

Shoreline Master Program

U P D A T E



December 1, 2014



Meeting Objectives

- Provide Direction to Staff on final SMP Update Package
- Direction is necessary to:
 - Confirm that code responds to Council direction
 - Complete Cumulative Impact Analysis (CIA)
 - Finalize package for submittal to Ecology

Updated SMP Completion Plan

March 10: Endorse SMP Completion Process and receive PC Recommendation

April 14: High level review PC Recommendation

April 28: Review the Cumulative Impact Analysis prepared by Watershed Co.

May 5: Public Hearing on SMP Update Package

May – Early June: In-depth review of substantive topic areas:

- Public Access, Lake Levels, Nonconforming/Existing Uses (May 12)
- Setbacks/Buffers (May 27)
- Vegetation Conservation (June 9)
- Critical Areas, Moorage, and Shoreline Stabilization (June 23)

July: Development of Council SMP Update Package for Public Hearing and

Aug 4: Public Hearing on Council-Requested Variations to SMP

Sept: Direction to Staff for development of final draft

Council Direction

- Code Revisions
 - Council-Directed Code Revisions – Sept 8
 - Public Access
 - Park Development
 - Determination of Ordinary High Water Mark
 - Setbacks and Vegetation Conservation
 - Residential Moorage
 - Constitution Limitation of Application of the SMP – Sept 8
 - Utility System & Facility Mitigation – Sept 8
 - Light Rail Overlay SMP amendments – April 28
 - Ecology minor edits – March 10
- Stakeholder Engagement Expectations

Stakeholder Engagement

- November 4-5: Direct distribution to Stakeholders
 - Washington Sensible Shorelines Association (WSSA)
 - Save Lake Sammamish (SLS)
 - Newport Shores
 - Meydenbauer Bay Neighborhood Association (MBNA)
 - Meydenbauer Yacht Club
- November 7 – 20: Meetings with Stakeholders
- November 12: Posted to Shoreline Public Involvement Website with notice of December 1 Council study session
- November 26: Reposted to Shoreline Public Involvement website with responses to stakeholder feedback

Remaining Process Steps

- Code drafting will be completed based on Council confirmation of final SMP Update package contents
- Council will be asked to adopt the regulatory components of the final SMP Update package for transmittal to Department of Ecology
- Cumulative Impact Analysis will be completed based on final code language
- SMP Update Package with Cumulative Impact Analysis will be transmitted to Ecology
- Ecology will conduct its review, hold a public hearing on the final package, and provide mandatory and recommended amendments

Meeting Approach

- Summarize each topic area where Council direction was provided
 - Receive Council confirmation that code drafting was responsive to Council direction
 - OR -
 - Receive alternative direction from Council on code drafting

- Public Access -

- Retain Physical Public Access as a component of new or expanded public uses (such as transportation, utility and park projects).
- Add Visual Public Access as a component of new or expanded private shoreline recreation uses (such as private marinas, yacht clubs and community clubs).

Public Access Revisions:

- *LUC 20.25E.060.I.1 (Att E)*
- *LUC 20.25E.070.C.3.c.ix (Att G)*

- Park Development -

- Retain Conditional Use Permit requirement for beach parks with no Council-adopted master plan.
- Retain administrative shoreline permit requirement for beach parks with Council-adopted master plan.
- Treat Meydenbauer Bay Park the same as other beach parks.
 - Require administrative shoreline permit
 - Remove implementation principles

Park Development Revisions:

- *LUC 20.25E.030 (Att C)*
- *LUC 20.25E.280 (Att H)*
- *LUC Conformance Amendments (Att J)*

- Determination of OHWM -

- Measure shoreline jurisdiction (200 ft) based on statutory definition of OHWM
- Use static elevation as default for measurement of structure setback where statistically valid lake study had been completed.
 - Lake Sammamish elevation is 31.2 NAVD based on the 2004 Lake Study
- Retain option for site specific determination.

OHWM Revisions:

- *LUC 20.25E.010.C.2 (Att B)*
- *LUC 20.25E.050.B.2 (Att D)*
- *LUC 20.25E.065.E.1 (Att F)*

- Residential Moorage -

- Minimum moorage walkway width from 4 feet to 5 feet.

Residential Moorage Revisions:

- *LUC 20.25E.065.H.4 (Att F)*

Setbacks and Vegetation Conservation

- Impose flexible maximum setback at 50 feet with:
 - Footprint exception to allow redevelopment consistent with existing conditions on individual lots.
 - 200 SF one-time expansion within 25 feet of OHWM as recommended by the Planning Commission.
 - Modified Greenscape option to offset impacts with mitigation that has a nexus and rough proportionality to setback encroachment (units of impact : units of mitigation)

Setbacks and Vegetation Conservation

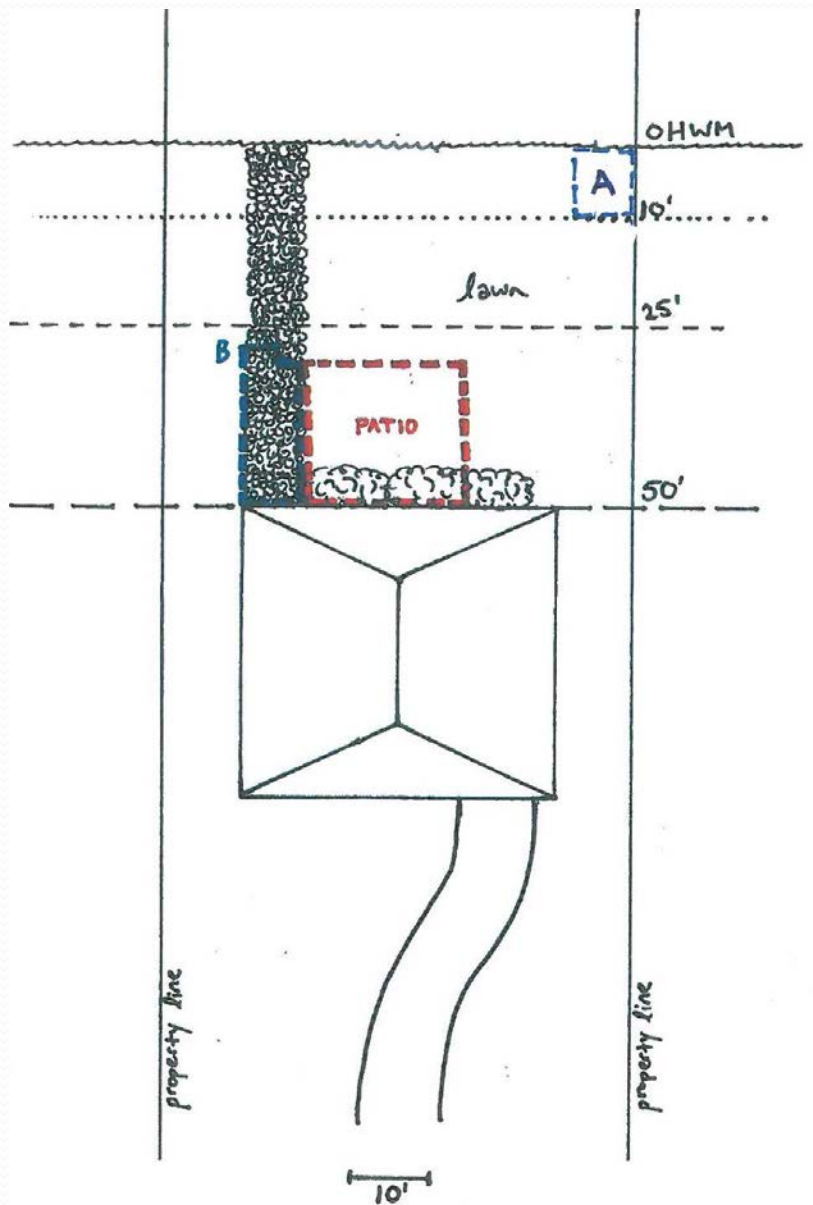
- Description of Revisions
 - Ensures No Net Loss of Shoreline Ecological Function
 - Built on Planning Commission-proposed Greenscape options that included a 50 foot activation line
 - Acknowledges urban context of Bellevue shorelines
 - Requires mitigation to have a nexus and rough proportionality to shoreline impacts
 - Gives credit that grows over time for vegetation enhancements

Setbacks and Vegetation Conservation (cont)

- Challenges of Impact Mitigation construct
 - Untested approach was developed to be Bellevue appropriate and meet Council-stated objectives
 - Complexity occurs when flexibility is provided. Code will be made more accessible with illustrations and user tools.

Setback and Vegetation Conservation Revisions:

- *LUC 20.25E.050.A (Att D)*
- *LUC 20.25E.060.K.5 (Att E)*
- *LUC 20.25E.065 (Att F)*
- *LUC 20.25E.280 (Att H)*
- *BCC 23.76.035 (Att K)*



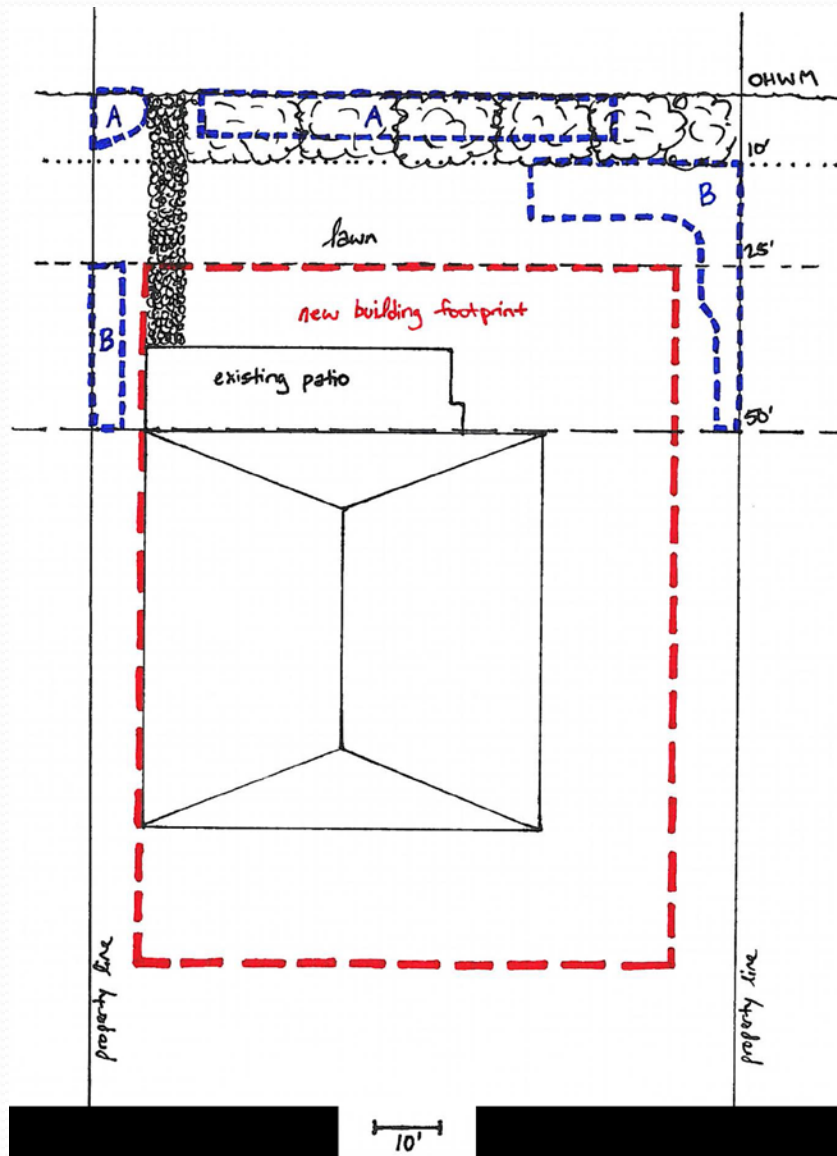
Basic Example

Direction Requested

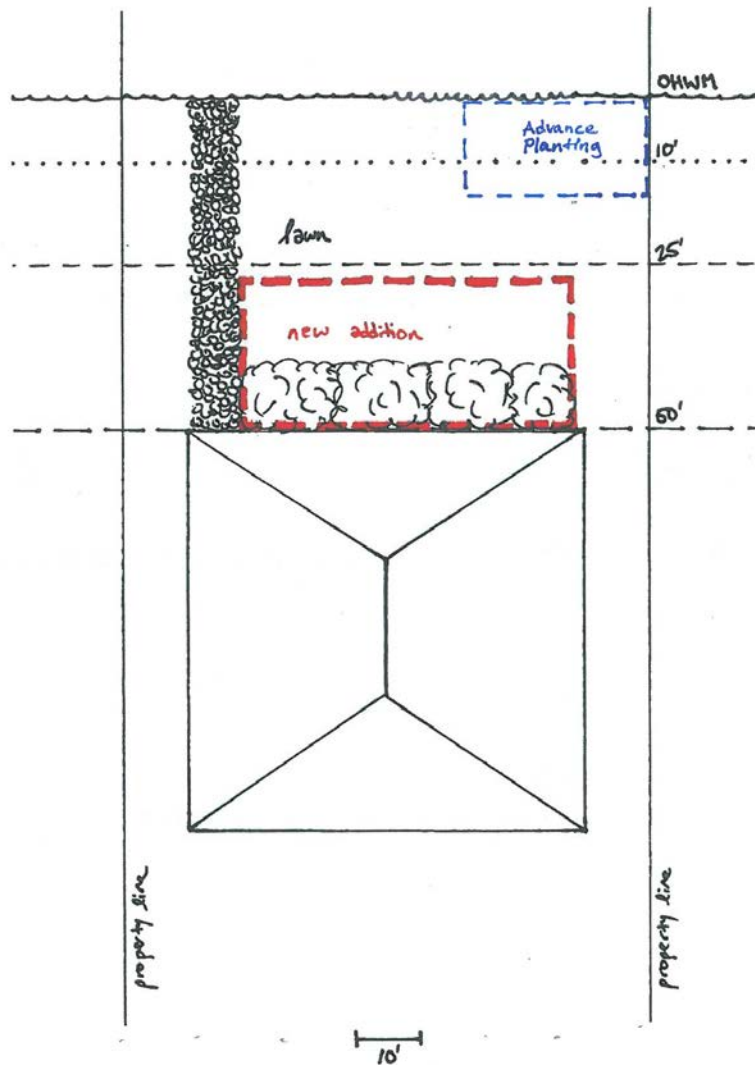
- Affirm edits achieve Council objectives

– OR –

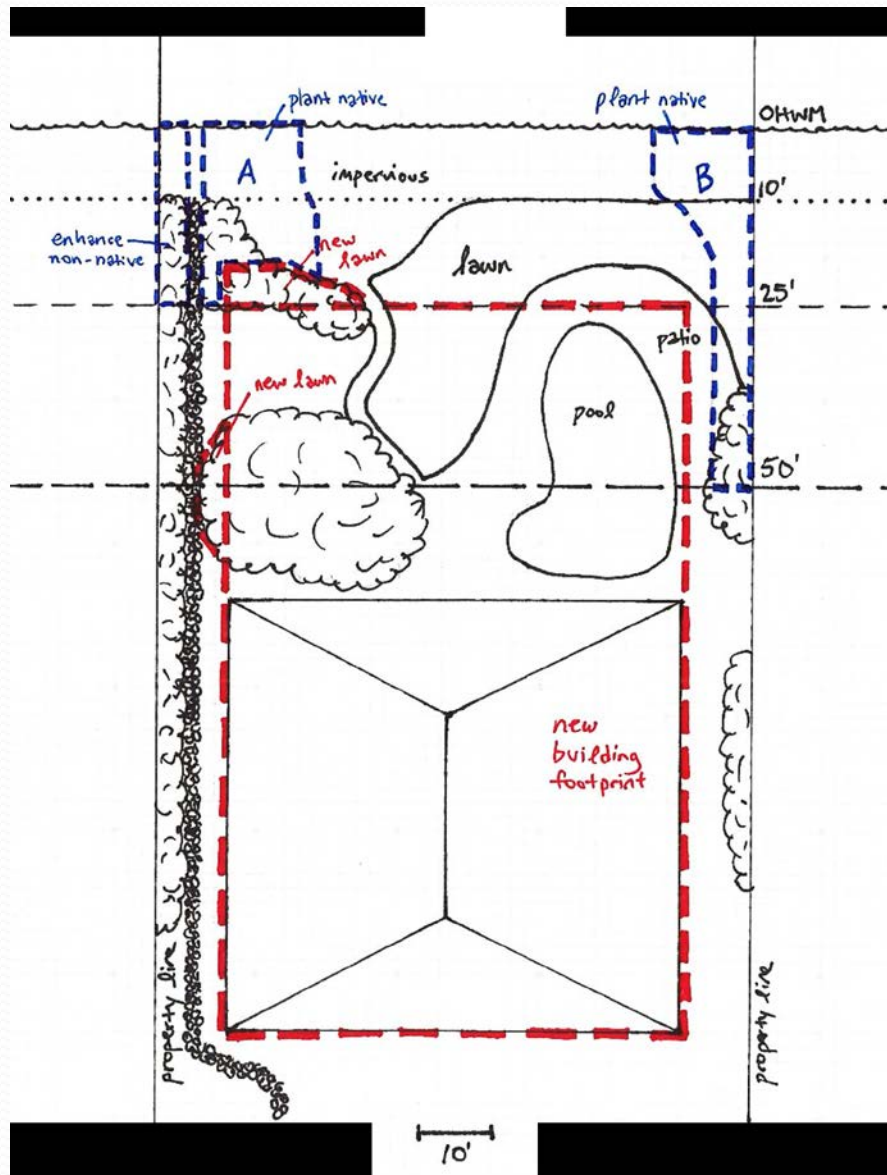
- Provide staff with alternative direction



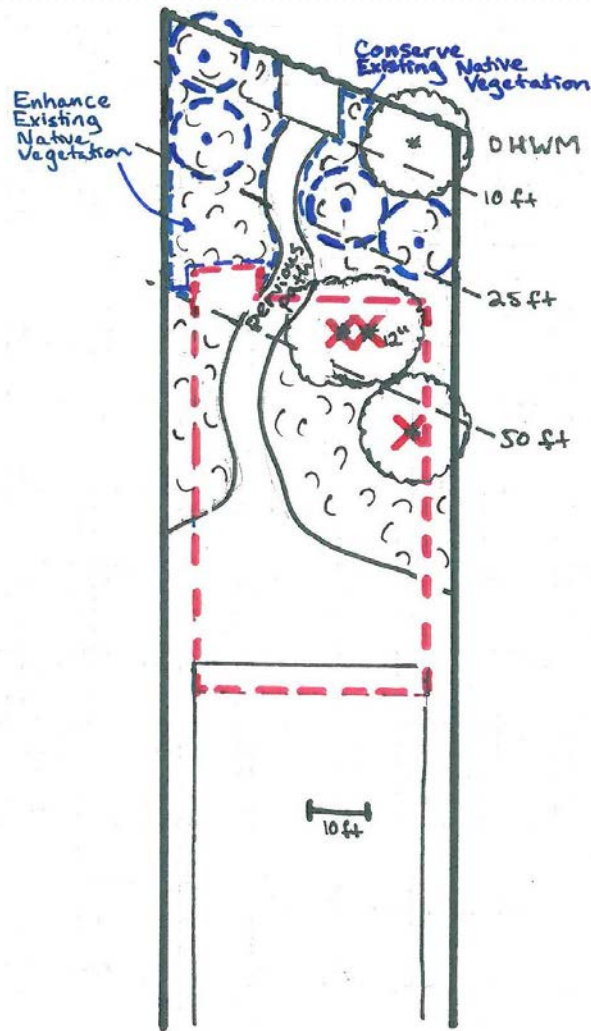
House Expansion
partially over
impervious surface



Use of Advance Credits



Development in the Residential Canal Environment



Narrow Lot with
Significant Trees
and Vegetation