

Update

October 30, 2010

A Newsletter For the Friends of WSSA

ShoreScore



## New Faces at Shorelines Meeting

**Thanks** to all the new faces in attendance at last week's Planning Commission meeting! We'd be most interested in your feedback, which we would like to reflect to our readers and possibly elected officials (anonymously, of course). Tell us your impression.

As you'll recall, the topic last week was **setbacks** – the restricted distance buildings must stay from the shore. Coupled with this was the issue of what can occur in that restricted area? Staff proposes native vegetation and tall trees as in the current Critical Areas Ordinance (CAO) adopted in 2006.

**When is a Buffer not a Buffer?** – Last week staff described a setback concept similar to that adopted under the CAO which declared all lake shores must have a **50 foot setback**, the first **25 feet to be a “no touch” buffer across your full shore front**. Staff would now call the buffer a **vegetation conservation area**, AND they'd allow you to use 40% of your shoreline as you do now. They recommend **60% of your shoreline to be restricted**.

## Non-Conformity and Property Rights

These are the topics this week. **Non-conformity** is the way government slowly removes development when it decides what's there is not in the public interest. Under this oft questioned power, zoning regulations or other laws (such as the Shoreline Management Act) are used to “flag” houses or other improvements. Though the term “legally non-conforming” is used and there are often opportunities to maintain the offending structures, this designation may make it difficult to acquire insurance or to sell your property for what it was worth before having part of it designated non-conforming. If certain levels of deterioration or destruction occur, you are not allowed to repair or replace it.

**Next Commission Meeting – Nov. 3<sup>rd</sup>, 6:30PM City Hall** *Learn whether your house and shoreline structures will face designation as non-conforming uses. Let the Planning Commission know how this will impact you!*

## HELP - YOUR SUPPORT IS NEEDED

**Our recurring effort** is representing shoreline property owners in the SMP process. **Our recurring need is that of your support**. We understand there are many requests right now for that support and appreciate your willingness to dig a little deeper at this time. The legal intricacies of the SMP process continue to necessitate working with professionals. During the upcoming period of review of the draft regulations, those needs will increase. Please provide your support by either writing a check to WSSA and sending it to PO Box 6773, Bellevue, WA, 98008 or donating on-line at [www.SensibleShorelines.org](http://www.SensibleShorelines.org) where you'll find more shoreline information and resources. Thank you!