

## ShoreScore Update

April 13, 2011



### Shoreline Master Program Open House – April 20 - 6-8pm – City Hall

#### WHY ATTEND?

City says: “Very few existing structures would become non-conforming”

Reality: More than 750 structures will be either non-conforming or will be limited to 500 sq. ft. lateral expansion.

City says: It’s required to increase current 25 ft. setback by 100% to a 50 ft. setback.

Reality: Law says City may change setbacks, but is not required to do so.

City says: “Improvements allowed...in the setback... do not trigger additional standards (restrictions)”

Reality: Very few improvements are allowed in the setback. Up to 60% of your shoreline would be converted to native vegetation & tall trees if your repair/ maintenance/ replacement exceed very arbitrary thresholds.

City says: “Provisions are flexible, predictable”

Reality: “Prescriptive mitigation options” are onerous penalties, not incentives! For instance, to “gain flexibility” you’d need to remove 75% of your bulkhead.

City says: “City recognizes owners’ interests in maintaining existing conditions (& structures).”

Reality: Regulations cover every aspect of repair, maintenance, & replacement.

**THE OWNER MUST:** 1) prove need, 2) hire expert consultants (biologists, geologists, landscape designers, contractors, wildlife experts), 3) meet specific %’s, \$’s and timelines for repair, 4) file for special permits, 5) re-plant from a specified list of plants in a layout approved by the City, and 5) post a 5 year assurance bond!

## **WSSA Supplemental Analysis of Draft SMP**

For a more in-depth analysis of the draft Shoreline regulations, we're including an additional attachment with this edition of ShoreScore Update. (You'll need [Adobe Acrobat Reader](#) to view it.) We hope you find the added analysis informative and will read it before going to the City Open House next Wednesday.

## **Decorum**

WSSA encourages your attendance at the City Open House. We expect, as you've seen in the City mailers announcing the meeting, you'll be told property owner input has been addressed by the draft regulations and there's little to be concerned about. Many attendees at a similar open house two years ago, found staff "over-simplifications" very frustrating. Do express your concerns and ask your questions, but please show respect for staff and the Commission members who will be present.

## **Support**

WSSA's board, our attorney and other professionals are developing a formal response to the draft SMP regulations. The City's draft code is over 350 pages! – more than all the pages of Redmond's, Mercer Island's, and Sammamish's SMPs combined! AND, they are terribly complex (see for yourself – [Click Here](#) or [Here](#) or [Here](#) ). Your financial support will make it possible to present the City Council with needed changes and alternatives. Please contribute, either sending a contribution to WSSA at P.O. Box 6773, Bellevue, 98008, or by PayPal at our home page – [SensibleShorelines.Org](#)