

**Update  
Feb. 14, 2011**

A Newsletter For the Friends of WSSA

**ShoreScore**



### **Have you Lost Property to High Waters?**

As we've alerted you since last fall, water levels on these lakes are being mismanaged. Out flow channels are not being maintained leading to higher and higher water levels. The consequences are several and they're severe and costly!

- Mismanagement of water levels shift the OHWM higher on your property, doing damage to docks, bulkheads, and other legally established improvements.



For many on Phantom Lake, safety problems have been created and their shoreline has been converted to wetlands; posing further restrictions.

- The OHWM is the line from which restrictive setbacks are measured. Higher water levels will shift the setback and buffer restrictions further onto your property. They will also result in flood elevations moved higher, resulting in higher insurance costs.
- Higher water levels contribute unnecessary pollutant to the lakes, pulling in sediment, debris, and chemicals that otherwise would remain above water.

**What can you do to help WSSA help you?**

**Have you had damages to your property this winter?** If so, please contact us. Examples are needed to prove that property damage is occurring. Little action from the City (Phantom Lake) or County (Lake Sammamish) will occur otherwise!

### **Will You Lose Your Property as a Non-Conforming Use?**

Have you given up protecting your shoreline property and its value? It appears some of us have, thinking City regulations can't be changed. Here are some facts you need to know and what you can do to protect your property.

- In 2006 the City expanded shoreline restrictions from 25 ft. to 50 ft. If you have a beach house or other "improvement" in the first 25 feet from high water, they're likely non-conforming under those regulations.
- WSSA has been working for you to alter the 2006 restrictions, at least returning to the original 25 ft. (or less), and allowing existing uses such as boat houses and decks to remain.
- WSSA's presence has already led to the Planning Commission removing a stipulation that catastrophic damages could only be repaired to 75% of value. That has been removed, allowing complete replacement under these circumstances!

### **What can you do to help WSSA help you?**

WSSA is in process of developing "The Sensible Plan" using the services of experts in planning, shoreline science, and shoreline law. We will soon contact you asking your attendance at a shoreline property owner meeting to unveil "The Sensible Plan".

To help us achieve that goal to submit to the City and to assure our ability to have a thorough legal review of the final regulations, we need your financial support. If you have not contributed to date, please consider the cost of replacing your dock or the lost property value if you have a non-conforming use. If you've already

contributed, we urge your continued support. Checks made payable to "WSSA" should be sent to our treasurer at P.O. Box 6773, 98008 or donate on-line at [www.sensibleshorelines.org](http://www.sensibleshorelines.org).

### **SMP Schedule**

The next meeting of the Planning Commission is Feb. 23<sup>rd</sup> (6:30, City Hall). At that time, staff is due to release further information to the Commission and the public. We anticipate this will delay scheduling of an Open House until mid-March and, with it, delay of the final (Commission) hearings until early April. WSSA's ShoreScore Updates will keep you posted.