

Shoreline Overview

The shorelines in Washington State are protected by the Washington State Shoreline Management Act. This act recognizes the value of our shorelines and their various uses. In compliance with the Act, Sammamish has adopted the Shoreline Master Program to regulate development along three lakes and their associated wetlands: Lake Sammamish, Pine Lake, and Beaver Lake.



The purpose of the Shoreline Master Program is to promote the health, safety, and general welfare of the community and to manage the shorelines in a positive, effective, balanced, and equitable manner, while maintaining the ecological functions of the shoreline.

Our shorelines are used for private residences, public parks, and open space. The quality of our lake water affects the value of our property and our quality of life. It provides habitat for both aquatic and terrestrial wildlife. Shoreline property owners have worked together with their city representatives and city planning staff to produce the Shoreline Master Program.

This User Guide has been developed to assist shoreline property owners and others involved with shoreline development in working with Sammamish city staff to achieve their shoreline goals while meeting the requirements of the Shoreline Master Program.



How to Use This Guide

This guide is intended to help residents and applicants understand the provisions of the city's Shoreline Master Program. It includes diagrams and illustrations that help explain five of the most common topics of interest: docks, shoreline stabilization, shoreline setbacks, vegetation enhancement areas, and existing uses. It also includes guidance on selecting appropriate shoreline plants, navigating the permit process, and contacting appropriate agencies.

The diagrams and drawings in the User Guide are intended to illustrate examples of shoreline development that meet the requirements of shoreline regulatory agencies. Following them should help ensure that your project moves forward to completion in a timely manner.

The User Guide should be used along with Title 25 of the Sammamish Municipal Code and in consultation with city staff. To succeed, each project must respond to property owner needs and interests, work within the unique characteristics of the site, and follow shoreline regulations. Staff are ready to help find solutions that achieve your goals, benefit the community, and protect our environment.

Whether your intention is to construct a small do-it-yourself deck or build a new home for your family, the provisions of the Shoreline Master Program, paired with the help of city staff, should result in a project that will benefit your family and protect the natural environment for many years to come.

Frequently Asked Questions

What is a Shoreline Master Program and why does the City of Sammamish have one?

Shoreline Master Programs are local land use policies and regulations designed to manage use in accordance with the Shoreline Management Act in state law and Washington Administrative Code 173-26. These programs protect natural resources for future generations, provide for public access to public waters and shores, and plan for appropriate development. They are created in partnership with the local community and the Washington Department of Ecology.

Does the Shoreline Master Program apply to my property?

In Sammamish, the Shoreline Master Program applies to all new development that occurs within 200 feet of the Ordinary High Water Mark of Lake Sammamish, Pine Lake, and Beaver Lake and within their associated wetlands. Existing structures and uses may continue. If existing structures are being changed they will be subject to the existing development provisions of the Shoreline Master Program.

What kind of activities are regulated by the Shoreline Master Program?

Examples of activities that are regulated include building or expanding a house or addition, dock, deck, or adding new paving. If you are making changes to the design or structure of your landscape, such as removing trees, you should check with the city first. Routine maintenance and trimming, such as mowing your lawn or pruning a hedge, does not require a permit or approval under the Shoreline Master Program.

Do the same rules apply to everyone along the shoreline?

No. Since there are differences between the lakes and between different areas along the lakes some aspects of the Shoreline Master Program are specific to where you live. The specific regulations may vary depending on whether you live within an area designated Shoreline Residential or Urban Conservancy. They also vary between Lake Sammamish, which is designated a shoreline of statewide significance, and Pine and Beaver Lakes. You can find out your property designation online by using Northwest Maps: www.nwmaps.net/mapsearch.htm.

Links for permitting agencies can be found at the end of the User Guide on page 21.

Shoreline Terms

These definitions (excluding OHWM) are nontechnical summaries. For complete definitions see SMC 25.02 Definitions.

Accessory structure (normal appurtenance): a structure, site improvement, or use that is necessarily connected to the use and enjoyment of a principal use and is located landward of the ordinary high water mark.

Bio-stabilization or Bulkhead alternative: methods that achieve shoreline stabilization by using natural materials, such as plants and rocks, at or above the ordinary high water mark rather than building a wall or solid structure.

Bulkhead: a vertical structure placed parallel to the shoreline at or near the ordinary high water mark.

Hazard trees: trees with structural defect or disease (see 21A.15.586).

Ordinary high water mark (OHWM): the mark on all lakes and streams that will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual and so long continued in all ordinary years as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation, as that condition existed on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the Department of Ecology. Provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water (RCW 90.58.030(2)(b)).

Primary structure: the structure associated with the principal use of the property.

Setback: the minimum required distance between a structure and a specified line, such as a lot, easement or buffer line.

Stabilization: actions taken to prevent or mitigate erosion impacts to property or structures.

Substantial development : any development which exceeds a dollar threshold (\$5,718 in 2011) except that owner built single family residences and docks under \$10,000.00 fair market value are generally not considered substantial developments.

Topic 1: Docks

These lake specific diagrams illustrate the size requirements for new private docks. They also show an allowed accessory structure within the shoreline setback. See SMC 25.07.050 for specific requirements.

Lake Sammamish

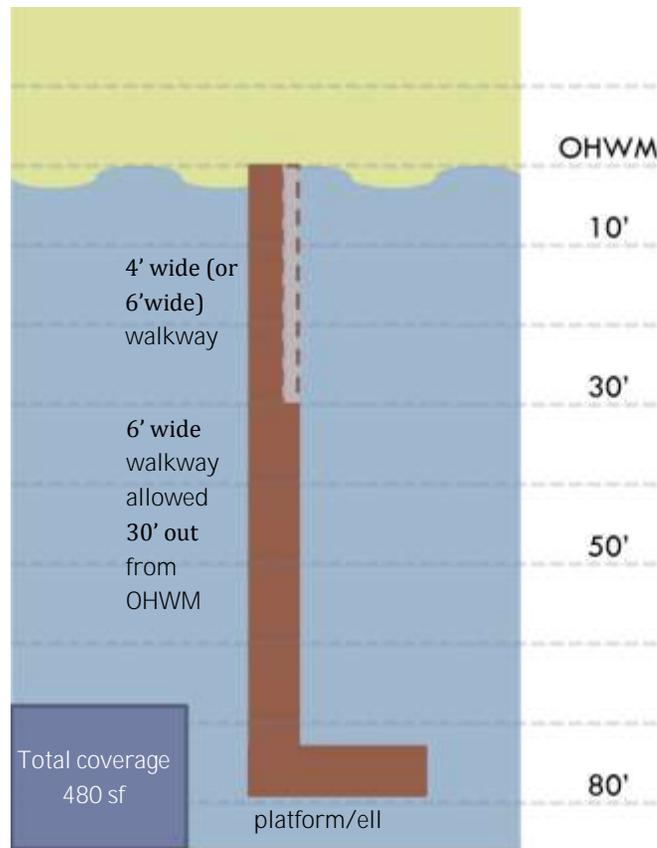
- Walkway width 4' within first 30'
- Walkway width for the disabled 6' within first 30'
- Walkway width 6' after 30' from the ordinary high water mark

Pine and Beaver Lakes

- Walkway width 4'
- Walkway width 6' with reduction of platform width
- Platform maximum size is 250 sf

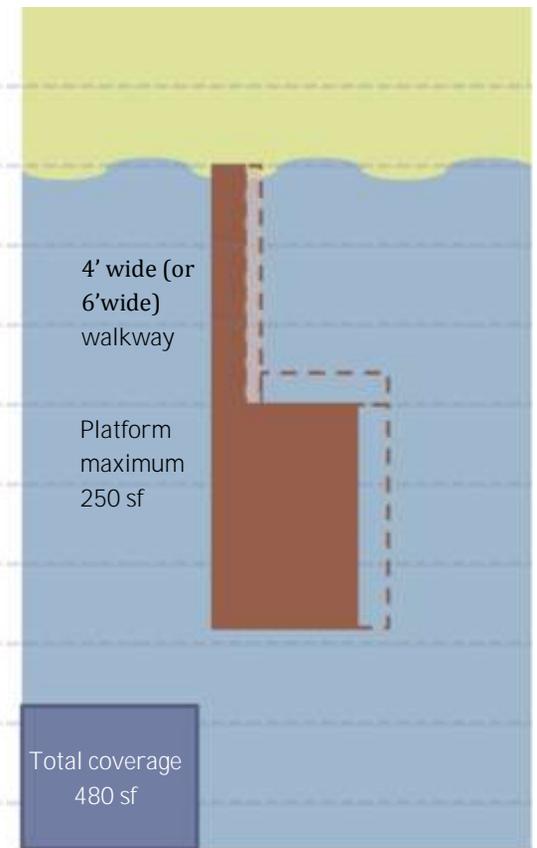
OHWM-ordinary high water mark
SMC-Sammamish Municipal Code
sf-square feet

□ Lake Sammamish



- Dock expansion options

□ Pine and Beaver Lakes



- Ordinary high water mark

These lake specific drawings show new dock platform or ell placement that is acceptable and unacceptable. The photo is an example of dock grating that allows light to penetrate through the dock to the water. See SMC 25.07.050 for specific requirements.



Sammamish

Platform at least 30 feet from OHWM



Pine and Beaver Lakes

Platform at least 10 feet from OHWM



Grating

As required

Not acceptable

This platform is too close to the OHWM



Residential Docks

- Are located consistent with setbacks
- Are equal to or smaller than the appropriate size limitations
 - walkway and platform, individually and combined
- Locate the platform
 - 10 feet beyond the OHWM (Pine and Beaver)
 - 30 feet beyond the OHWM (Lake Sammamish)
- Locate the pilings no closer than 18 feet of the OHWM (Lake Sammamish)
- Top surface no greater than 5 feet above the OHWM
- Use approved construction materials including appropriate grating

Topic 2: Shoreline Stabilization

These diagrams illustrate standard and limited shoreline stabilization methods that can be used to protect existing homes. New stabilization and hard stabilization that is relocated or expanded by more than 10% requires the planting of a Vegetation Enhancement Area (VEA). See SMC 25.07.070 for specific requirements.

All Lakes

Stabilization

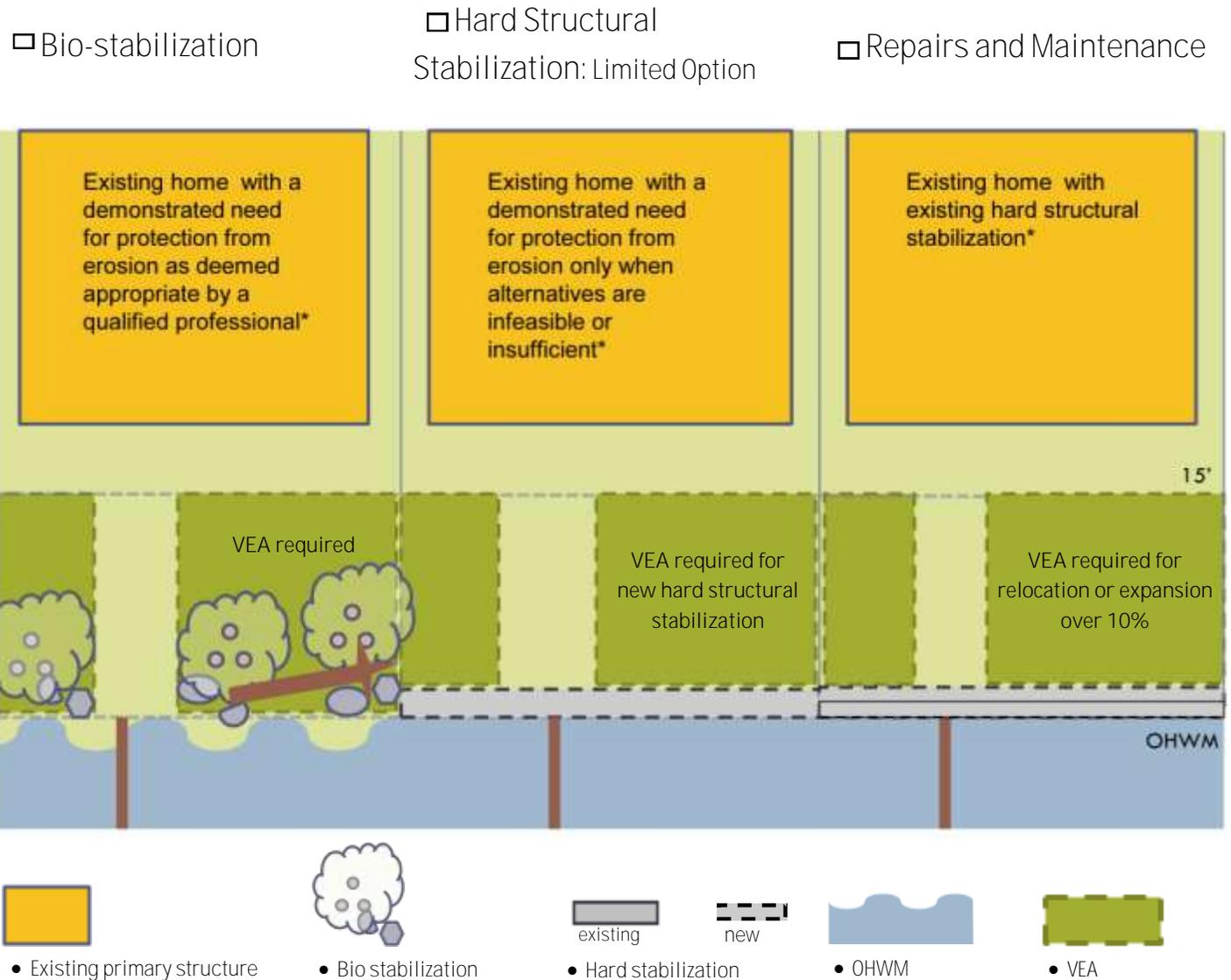
- Bioengineered using natural materials such as:
 - Rocks, root wads, plantings
- Bulkhead alternative, integrating:
 - Rocks with vegetation

Bulkhead replacement

Allowed only when:

- Alternatives are not feasible
- Need is demonstrated
- In the same location, with similar dimensions
- No closer to OHWM
- Compliant or approved by the appropriate, lake specific regulatory agencies: Washington Department of Fish and Wildlife, Federal Emergency Management Agency, U.S Army Corps of Engineers

OHWM– Ordinary High Water Mark
VEA-Vegetation Enhancement Area



These drawings show the difference between setback bio-stabilization for moderate sloped shorelines and bio-stabilization at the OHWM for steeper slopes. Bulkhead stabilization is only appropriate in limited circumstances. See SMC 25.07.070 for specific requirements.



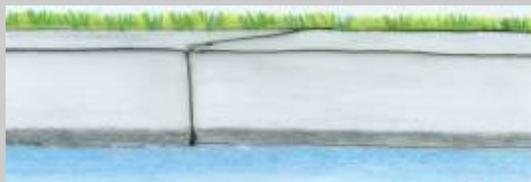
Preferred

*This bio-stabilization is setback from the shoreline—
Excellent lake access for moderate slopes*



Acceptable

*This bio-stabilization is at the ordinary high water mark—
Lake access option for steeper slopes*



Limited

Bulkhead repair or replacement

Limited option—bulkhead stabilization

- *Vertical or nearly vertical wall at or near the OHWM*
- *Geotechnical analysis must show bio-stabilization alternatives are not feasible*
- *Must be compliant or approved by appropriate, lake specific regulatory agencies*
- *Note: Only existing bulkheads are allowed on vacant land (no new bulkheads on vacant land)*

Topic 3: Shoreline Setbacks

These diagrams illustrate the standard 50' setback from the OHWM for all lakes as compared to the reduced setback available only on Lake Sammamish. Mitigation, in order of priority, must be used for a reduced Lake Sammamish setback. See SMC 25.06.020 for specific requirements.

All Lakes: standard setback—50'

- 50' shoreline setback (Lake Sammamish)
- 45' shoreline setback and 5' building setback (Pine and Beaver-no reductions)
- Accessory structures: 200 sf maximum total within the 50' setback

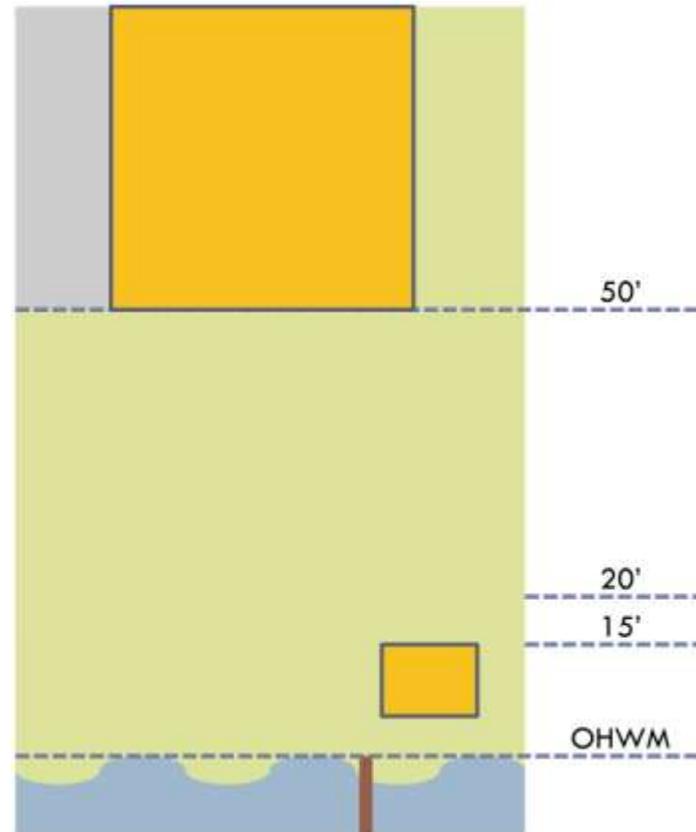
Lake Sammamish: setback reduction to a minimum of 20'

(additive with implementation of the following in priority order)

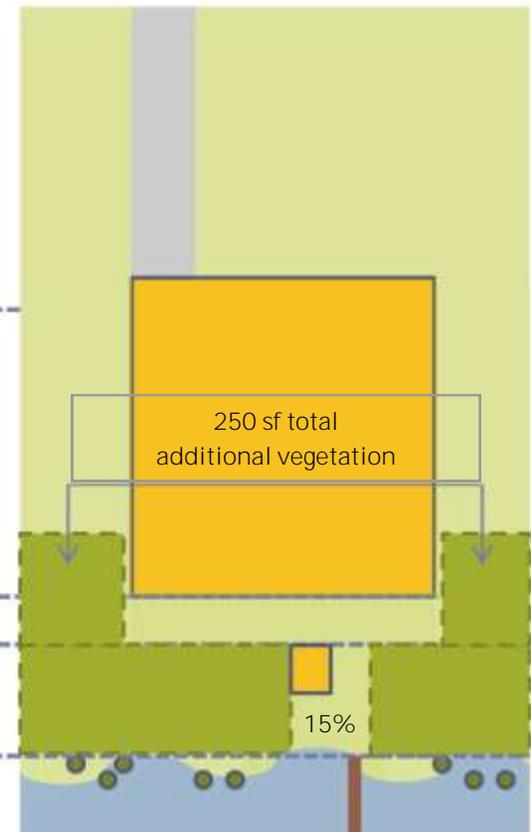
- 1) 15' reduction for vegetation area and 250 sf adjacent planting
- 2) 15' for bulkhead removal/ Shoreline restoration; OR
- 3) 10' for planting waterward of bulkhead
- 4) 5' for VEA active use area reduced to 15%
- 5) 5' for planting waterward of OHWM
- 6-8) 5' each options: Impervious surface and lawn reduction; vegetation management plan

OHWM—ordinary high water mark
sf—square feet
VEA—vegetation enhancement area

Standard Setback: All Lakes



Reduced Setback: Lake Sammamish



• Existing primary structure



• Accessory structure (200 sf max)

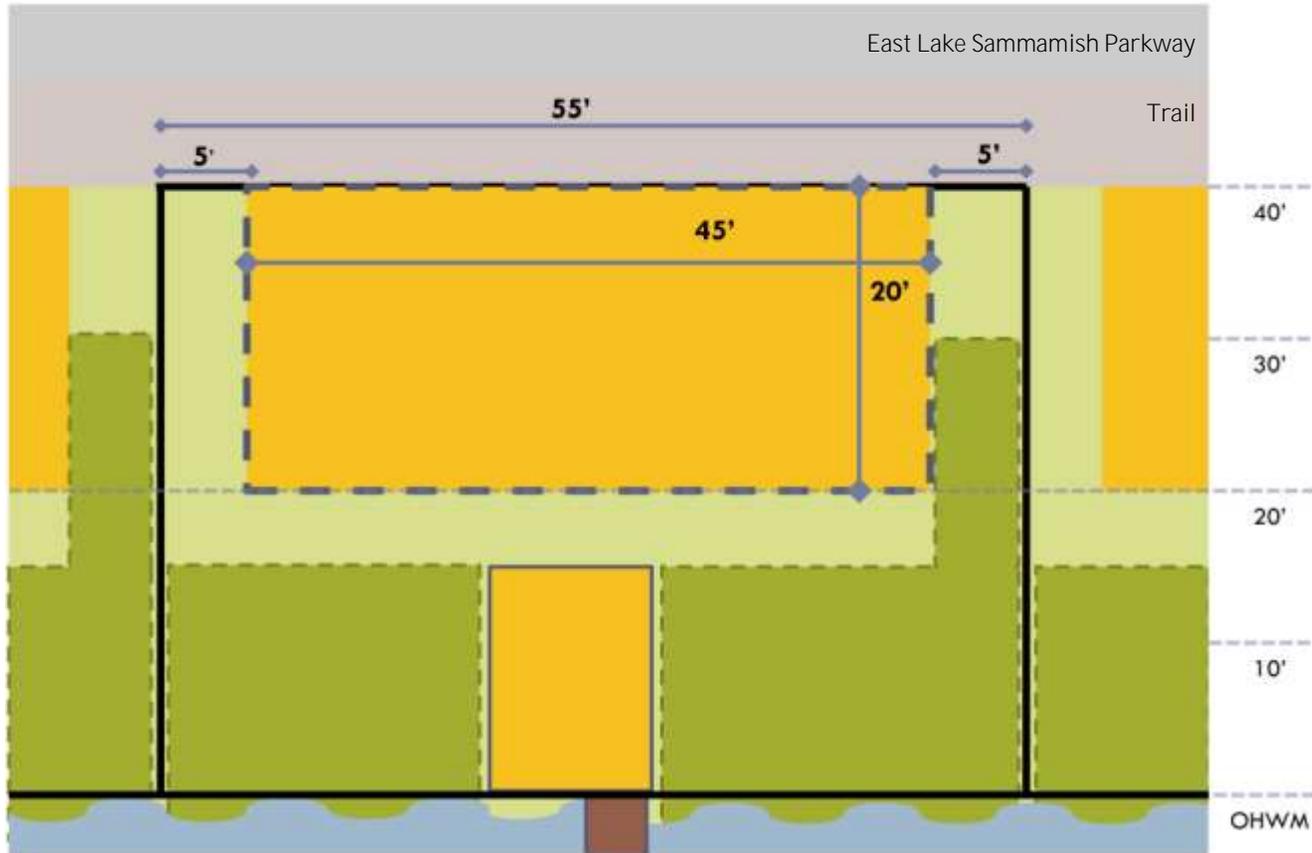


• VEA

This diagram is an example of the potential development area for a highly constrained vacant lot on Lake Sammamish. This example combines a shoreline setback reduction to 20' with a street setback zoning variance to 0'. Accessory structures up to 200 sf can also be accommodated within the active use area.

Topic 3: Shoreline Setbacks

□ Constrained—Vacant Lot:
Lake Sammamish only



Lake Sammamish only

Example:
Shoreline Residential
Median Vacant Lot

- Area—2200 sf
- Width—55'
- Depth—40'

Makes use of all setback reductions in shoreline residential including:

- 0' setback from trail (requires zoning variance)
- 15% of lot width or minimum 5' sideyard setback
- 20' OHWM setback

900 sf residence footprint

- 20' depth
- 45' width

OHWM—ordinary high water mark
sf—square feet
VEA—vegetation enhancement area



• OHWM



• Lot line



• New primary residence



• Accessory structure—200 sf maximum

Topic 4: Vegetation Enhancement Areas

This diagram illustrates the types of plantings and the active use options for vegetation enhancement areas. It shows that accessory use structures (max. 200 sf) are allowed in the active use area. See SMC 25.06.020(10) or (13) for specific requirements.

All Lakes

Standard Vegetation Enhancement Area **15' (when required)**

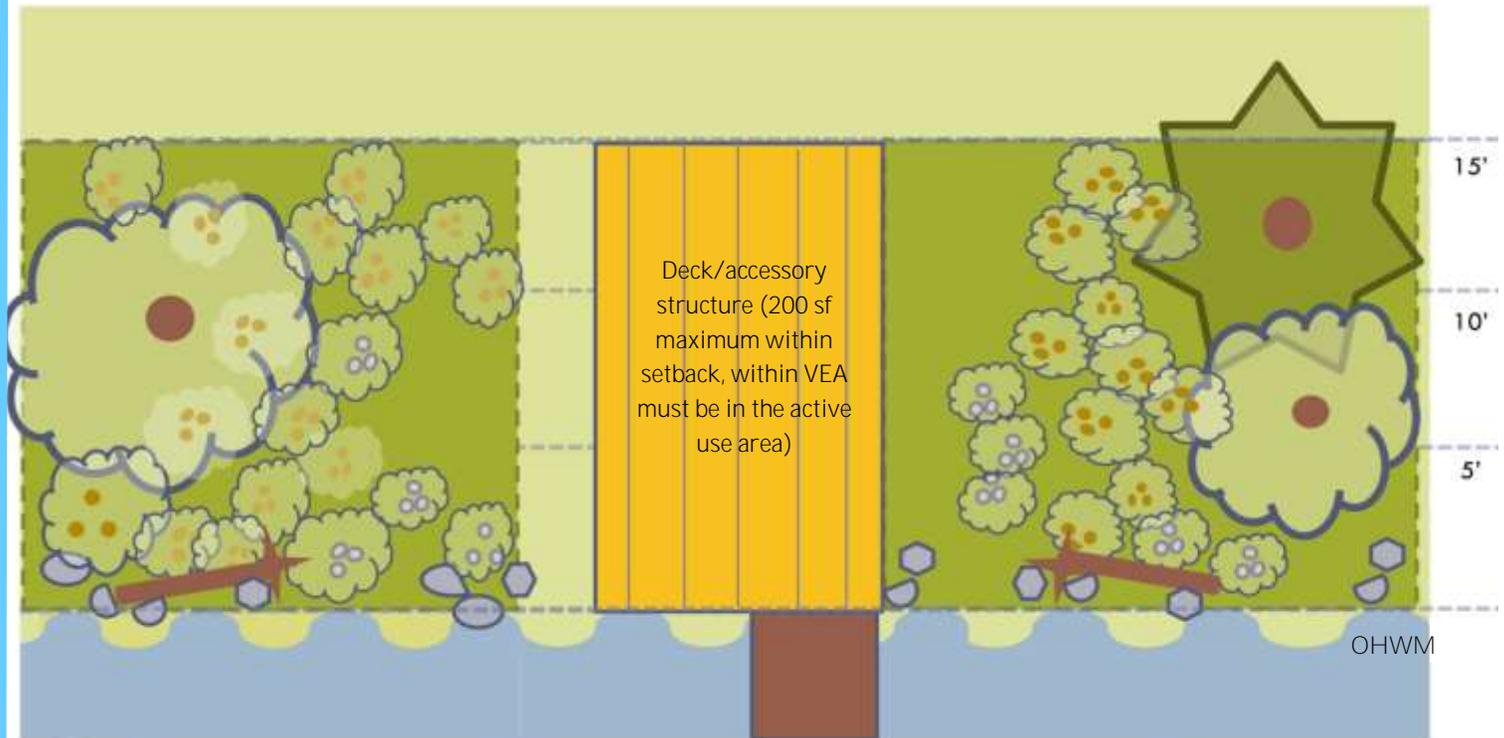
- Adjacent to OHWM
- At least 75% native vegetation
 - 1 tree for every 500 sf
 - 1 shrub for every 25 sf
 - 100% groundcover
- Up to 25% reserved for active use
 - Up to 200 sf impervious surface for structure, paving, deck, combined

Pine and Beaver Lakes New or expanded development outside of shoreline setback

- 80% tree retention required
- VEA not required

OHWM—ordinary high water mark
sf—square feet

□ Vegetation Enhancement Area



• Trees



• Shrub



• Groundcover



• Accessory structure/deck



• Wood and rock bio-stabilization

Topic 4: Vegetation Enhancement Areas

This drawing shows the type of planting that is preferred along the OHWM and required for a VEA. It includes photos of plants species appropriate for a variety of conditions that might occur along or near the OHWM. See SMC 25.06.020(10) or (13) for specific requirements.



Preferred

- Plants overhanging the water
- Plants in the water
- Cover at multiple layers—ground, mid-level and high canopy
- Shading of land and water
- Robust, intertwined roots

Right plant, right place
helps in planting success!

Below are a few examples of the many native plants suitable to the shoreline.



Trees

- Western hemlock
- Paper birch



Shrubs

- Myrica gale
- Native rhododendron



Ground covers

- Beach strawberry
- False lily of the valley



Emergent aquatics

- Hardstem bulrush
- Small-fruited bulrush



Photos courtesy of King County. For additional photos see www.kingcounty.gov/gonative and the plant list in this guide on pages 21-23.

Topic 5: Existing Use - Expansion

These diagrams illustrate the limited expansion of existing legal residences located in or partially in, the setback. The location and size of the expansion determines whether a VEA is required. See SMC 25.08.100 for specific requirements.

All Lakes

Standard Setback Total **—50'**

Expansion outside of setback (1)

- See Topic 3 for Lake Sammamish setback reduction
- No vegetation enhancement area required

Expansion inside setback: 200 foot maximum with expansion no closer to the OHWM (2)

- Vegetation area proportional (1:1) to expansion and adjacent to the OHWM
- Flexible design options

Expansion over 200 sf: within the building shadow (3)

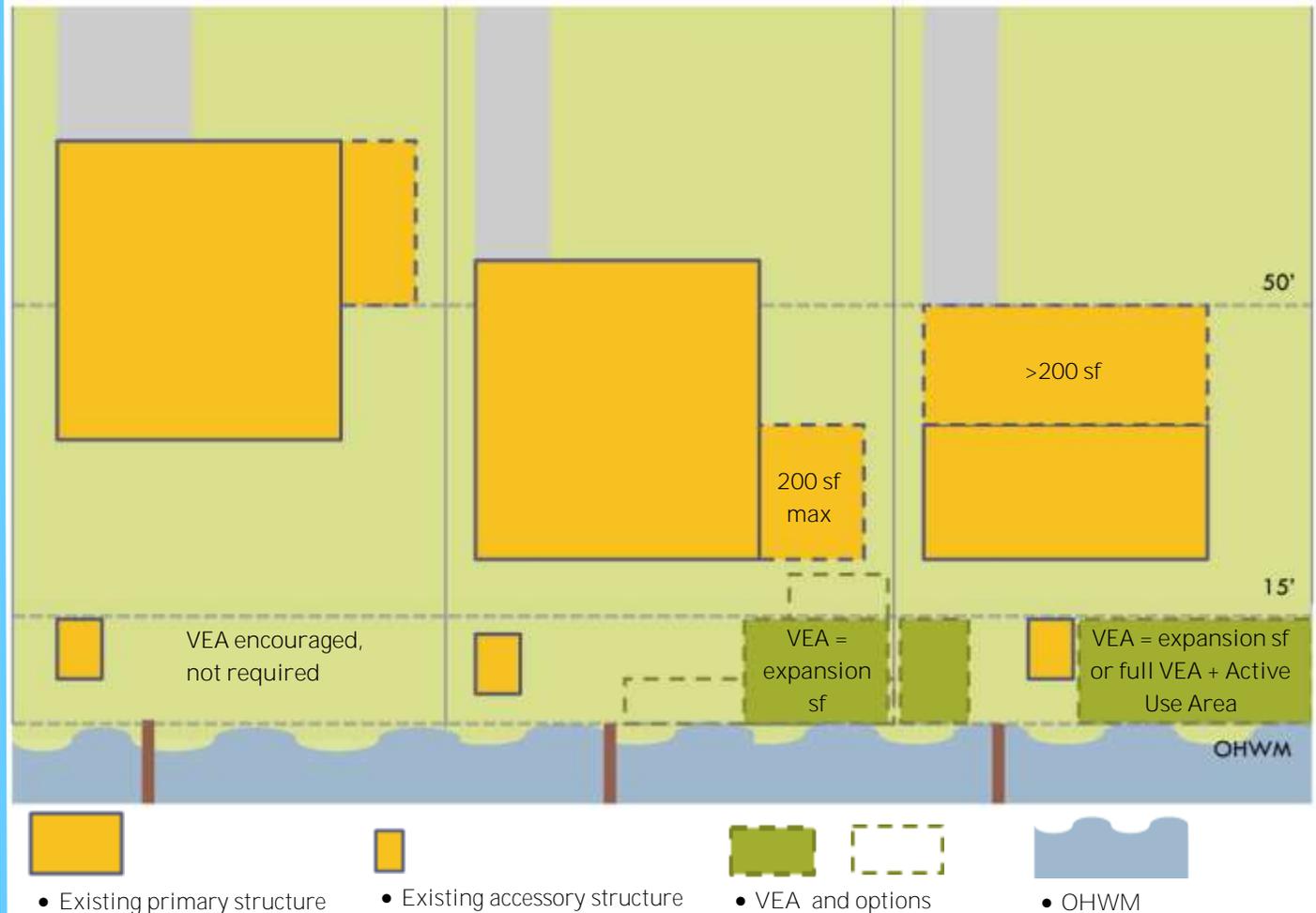
- Expansion between 200-500 sf — Vegetation area proportional (1:1) to expansion and adjacent to the OHWM
- Expansion over 500 sf — Full vegetation area with 25% allowance for Active Use

OHWM—ordinary high water mark
sf—square feet
VEA—vegetation enhancement area

□ (1) Outside Setback

□ (2) Inside Setback

□ (3) Within Shadow



Planting Guidance Trees

The native plant species listed here are appropriate for residential lots and shoreline environments. Although other species may be acceptable, these are the plants that are most likely to thrive in Sammamish shoreline conditions and to meet the VEA requirements. Site-specific appropriateness will be considered when planting plans are reviewed.

Latin name	common name	exposure	moisture
TREES			
<i>Abies procera</i>	noble fir	sun/part shade	dry/moist
<i>Acer macrophyllum</i>	bigleaf maple	sun/part shade	dry/moist
<i>Betula papyrifera</i>	paper birch	sun	moist
<i>Fraxinus latifolia</i>	Oregon ash	sun/part shade	moist/wet
<i>Malus fusca</i>	Pacific crabapple	sun/part shade	dry/moist
<i>Picea sitchensis</i>	Sitka spruce	sun/part shade	dry/moist
<i>Populus tremuloides</i>	trembling aspen	sun	dry/moist
<i>Pseudotsuga menziesii</i>	Douglas fir	sun/part shade	dry/moist
<i>Salix lucida ssp. lasiandra</i>	Pacific willow	sun/part shade	moist/wet
<i>Thuja plicata</i>	Western redcedar	part shade/shade	moist/wet
<i>Tsuga heterophylla</i>	Western hemlock	sun/part shade	dry/moist



Photos courtesy of: Native Plant Resources Directory (King County) green.kingcounty.gov/GoNative

Hazard Trees and Noxious Weed Control

Trees that are a hazard to people or property may be dealt with appropriately. If you have a tree that is of concern, contact city staff to learn how to find out if it is unsafe and what to do about it.

Noxious and invasive weeds need removal. Different types of weeds have different recommended control methods. In general it is important to use the least environmentally harmful control methods and to revegetate appropriately with native vegetation after weed removal. Be sure to contact the city regarding permit requirements before starting a weed removal project in a critical area.

Planting Guidance Perennials, Aquatics

The native plant species listed here are appropriate for residential lots and freshwater shoreline environments. Although other species may be acceptable, these are the plants that are most likely to thrive in Sammamish shoreline conditions and to meet the VEA requirements. Site-specific appropriateness will be considered when planting plans are reviewed.



Latin name	common name	exposure	moisture
PERENNIALS			
<i>Aruncus sylvestris</i>	goat's beard	sun/part shade	moist/wet
<i>Aster subspicatus</i>	Douglas' aster	sun/part shade	moist
<i>Athyrium filix-femina</i>	lady fern	sun/shade	moist/wet
<i>Aquilegia formosa</i>	Western columbine	sun/part shade	moist
<i>Blechnum spicant</i>	deer fern	part shade/shade	moist/wet
<i>Dicentra Formosa</i>	Pacific bleeding heart	sun/part shade	moist/wet
<i>Iris tenax</i>	Oregon iris	sun/part shade	moist/wet
<i>Lupinus polyphyllus</i>	large-leaved lupine	sun	moist/wet
<i>Polystichum munitum</i>	sword fern part	shade/shade	moist
<i>Sisyrinchium californicum</i>	golden-eyed-grass	sun/part shade	moist/wet
<i>Sisyrinchium idahoense</i>	Idaho blue-eyed-grass	sun/part shade	moist/wet
<i>Solidago canadensis</i>	goldenrod	sun/part shade	dry/moist
<i>Trillium ovatum</i>	Western trillium	part shade/shade	moist/wet
EMERGENT AQUATIC PLANTS			
<i>Alisma plantago-aquatica</i>	water-plantain	sun-part shade	wet
<i>Carex kelloggii</i>	Kellogg's sedge	sun/part shade	moist/wet
<i>Carex obnupta</i>	slough sedge	sun/part shade	moist/wet
<i>Carex stipata</i>	sawbeak sedge	sun/part shade	moist/wet
<i>Sagittaria latifolia</i>	arrowhead	sun/part shade	wet
<i>Scirpus microcarpus</i>	small-fruited bulrush	sun/part shade	wet
<i>Scirpus acutus</i>	hardstem bulrush	sun	wet

Photos courtesy of: [Native Plant Resources Directory \(King County\) green.kingcounty.gov/GoNative](http://NativePlantResourcesDirectory(KingCounty).green.kingcounty.gov/GoNative)

Latin name	common name	exposure	moisture
GROUNDCOVER AND SHRUBS			
<i>Acer circinatum</i>	vine maple	part shade/shade	dry/moist
<i>Allium cernuum</i>	nodding onion	sun	dry/moist
<i>Amelanchier alnifolia</i>	Saskatoon serviceberry	sun/shade	dry/moist
<i>Andromeda polifolia</i>	bog rosemary	sun/part shade	wet
<i>Cornus stolonifera</i>	red-osier dogwood	sun/shade	moist/wet
<i>Corylus californica</i>	beaked hazelnut	sun/shade	dry/moist
<i>Crataegus douglasii</i>	black hawthorn	sun/part shade	dry/moist
<i>Crataegus suksdorfii</i>	Suksdorf's hawthorn	sun/part shade	dry/moist
<i>Fragaria chiloensis</i>	beach strawberry	sun/part shade	dry
<i>Gaultheria shallon</i>	salal	part shade/shade	dry/moist
<i>Holodiscus discolor</i>	oceanspray	sun/shade	dry
<i>Lonicera involucrata</i>	black twinberry	sun/part shade	dry/wet
<i>Mahonia aquifolium</i>	tall Oregon grape	sun/shade	dry/moist
<i>Mahonia nervosa</i>	low Oregon grape	sun/shade	dry/moist
<i>Maianthemum dilatatum</i>	false lily-of-the-valley	part shade/shade	dry/moist
<i>Philadelphus lewisii</i>	mock-orange	sun/part shade	dry/moist
<i>Physocarpus capitatus</i>	Pacific ninebark	sun/shade	moist/wet
<i>Rhamnus purshiana</i>	cascara	sun/part shade	dry/moist
<i>Rhododendron macrophyllum</i>	Pacific rhododendron	part shade/shade	dry/moist
<i>Ribes sanguineum</i>	red-flowering currant	sun/part shade	dry/moist
<i>Rosa gymnocarpa</i>	bald-hip rose	sun/part shade	dry/moist
<i>Rosa nutkana</i>	nootka rose	sun/part shade	moist/wet
<i>Rosa pisocarpa</i>	cluster rose	sun/part shade	moist/wet
<i>Rubus spectabilis</i>	salmonberry	sun/shade	moist/wet
<i>Salix hookeriana</i>	Hooker's willow	sun/part shade	moist/wet
<i>Salix scouleriana</i>	Scouler willow	sun/part shade	moist/wet
<i>Salix sitchensis</i>	Sitka willow	sun/part shade	moist/wet
<i>Sambucus racemosa</i>	red elderberry	sun/part shade	moist/wet
<i>Sorbus sitchensis</i>	Sitka mountain-ash	sun/part shade	moist
<i>Spiraea douglasii*</i>	spiraea	sun/part shade	moist/wet
<i>Symphoricarpos albus</i>	snowberry	sun/shade	dry/moist
<i>Vaccinium ovatum</i>	evergreen huckleberry	part shade	dry
<i>Viburnum edule</i>	highbush cranberry	sun/part shade	moist/wet

Planting Guidance Shrubs

The native plant species listed here are appropriate for residential lots and freshwater shoreline environments. Although other species may be acceptable, these are the plants that are most likely to thrive in Sammamish shoreline conditions and to meet the VEA requirements. Site-specific appropriateness will be considered when planting plans are reviewed.



Agencies at local, state, and federal levels may review shoreline plans to ensure that development in and around shorelines will protect safety, the aquatic environment, endangered species, and water quality.

Use of this guidebook, in combination with following recommendations from staff, is likely to result in a noticeably easier and faster permitting process. Good design and thorough documentation are always necessary for obtaining permits, but proposed projects that feature beaches and plantings will tend to be more successful than those that emphasize armoring.

Any project that involves work in, over, under, or adjacent to water may require review. Each project may be required to obtain some or all of the following permits from the following agencies.

City of Sammamish

Shoreline substantial development permit or exemption

- **State Environmental Policy Act (SEPA)** review
- **General construction permits (reviewed for SMP conformance)**

Washington State

Department of Fish and Wildlife

- **Hydraulic Project Approval (HPA)**

United States

(Lake Sammamish)

Army Corps of Engineers

- **Discharge of Dredge or Fill Material, Section 404 Permit**
- **Work for Structures in Navigable Waters, Section 10 Permit**

You, your project designer, or contractor will need to provide at least the following information:

- Joint Aquatic Resources Permit Application (JARPA)
- Plans and, if applicable, surveys of existing conditions
- Plans for proposed construction including aerial view and cross sections
- Photos or aerial photos of existing conditions may be helpful
- Any additional studies of specifics you already have for your site—complete information will help your application through the process faster

More specific submittal requirements may be found at: www.ci.sammamish.wa.us

City of Sammamish
Community Development Department
801 228th Ave SE
Sammamish, WA 98075
(425) 295-0500
www.ci.sammamish.wa.us/



Department of Ecology,
Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
(425) 649-7000
www.ecy.wa.gov

Washington Department of Fish and Wildlife,
Region 4
1775 12th Ave NW
Issaquah, WA 98027
(425) 313-5660
<http://wdfw.wa.gov/about/regions/region4/>

Federal Emergency Management Agency
Region X, Federal Regional Center
130 228th St SW
Bothell, WA 98021-8627
www.fema.gov/about/regions/regionx

Governor's Office of Regulatory Assistance
1-800-917-0043
www.ora.wa.gov

United States Army Corps of Engineers,
Seattle District Office
Mailing Address:
P.O. Box 3755
Seattle, WA 98124
Street Address:
4735 E. Marginal Way South
Seattle, WA 98134
(206) 764-3742
www.nws.usace.army.mil

Original Edition

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Cover -Maren Van Nostrand

Page 2 - Staff

Page 4 - (left to right): Michael Collins, Maren Van Nostrand, Staff

Pages 16, 18-20 - Native Plant Resources Directory (King County) green.kingcounty.gov/GoNative

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