

**Seattle's Shorelines Today and Tomorrow:
Updating Seattle's Shoreline Master Program**
Citizens Advisory Committee Discussion on Residential Development Standards
Tuesday, August 26, 2008

At its August 2008 meeting, the Seattle Shoreline Master Program (SMP) Citizens Advisory Committee (Committee) received a presentation from the Seattle Department of Planning and Development (DPD) on the changes to shoreline residential development standards that DPD is proposing as part of its SMP update. The Committee then discussed the proposed changes, with individual members asking questions and providing feedback. That feedback is captured below, alongside responses to questions provided by DPD (in parentheses). Feedback provided via email by a member who could not attend the meeting is also captured below.

The Committee intends to use this document as a record of its discussion and a starting point for recommendations when it crafts a report toward the end of the Committee process. *It is important to note that the feedback provided below represents the current opinion of individual members. It does not necessarily represent consensus positions among the Committee as a whole, and is subject to change as the process develops.*

- The proposed changes are a good guideline for driving changes to the Land Use Code.
- DPD needs to clarify that single family homes are exempt from the proposed change intended to include public access and view requirements based on the size or bulk of a project. (Yes, the intent is to keep larger developments from blocking public views and access, to meet the public access goal of the Shoreline Management Act)
- It would be nice to look at loss of ecological value cumulatively. What was this statement regarding?
- Residential shoreline setbacks work quite well. (The current residential setbacks are not based on protecting ecological function therefore we are proposing to develop residential setback standards that meet the requirement to protect ecological function.)
- What is the intent of the proposed prohibition against overwater residences? (The intent is to prohibit new overwater residences, but to accommodate existing floating homes. Existing homes can be rebuilt. DPD will clarify between new floating homes and new floating home moorages and that rebuilding or replacing an existing floating home does not count as a new floating home.)
- Are shoreline stormwater management requirements going to be more stringent than Stormwater requirements away from the shoreline?(We will have to wait until Seattle Public Utilities [SPU] finalizes its stormwater management regulations next March to know for sure. But DPD will provide the Committee with a link to SPU's website for that process.)

**Seattle's Shorelines Today and Tomorrow:
Updating Seattle's Shoreline Master Program**
Citizens Advisory Committee Discussion on Shoreline Environmental Designations
Tuesday, August 26, 2008

- If stormwater control is required in the entire 200' area of the shoreline jurisdiction, how will it work if you have a City right of way within that area?
- If the justification for increased setbacks is based on sea-level rise projections, the increased setback shouldn't apply to anywhere above the locks, since water level is regulated.
- (The City's Shoreline Alternative Mitigation Plan will provide the basis for measuring loss of ecological function.)
- DPD needs to be aware that originally the WAC standards used the term "shall" but now uses the term "should" . The former is more prescriptive.