City of Bellevue

MEMORANDUM

DATE: December 7, 2011

TO: Chair Turner and Members of the Planning Commission

FROM: Carol Helland, Land Use Director 452-2724
Shoreline Update Team
Development Services Department

RE: Shoreline Master Program Update
Direction Received To-Date and Feedback on Issue Topics for 2012

The Planning Commission met last on October 26 to test the new "issued based" approach to reviewing the SMP that came out of the 2011 Planning Commission retreat. At the retreat, Commission members agreed the issue best suited to beginning this prototype review process was vegetation conservation, so this topic was the focus of that October 26 meeting. This memo summarizes direction received from the Planning Commission to-date, and requests Planning Commission feedback on next issue topics for 2012.

Summary of Planning Commission Direction from October 26th Meeting

Shoreline vegetation conservation is addressed in the Guidelines at WAC 173-26-221(5). This section mandates that Master programs to include "planning and regulatory provisions" that address vegetation conservation and restoration to assure no net loss of shoreline ecological functions and ecosystem processes.

Regarding vegetation conservation, the Commission directed staff to make the following changes to the Public Hearing Draft SMP:

1. Delete the requirement for a tailored vegetation conservation area adjacent to OHWM. This approach is similar to that provided in the Mercer Island City Council resolution expressing an intent to adopt an update of the Shoreline Master Program and authorizing submittal of the proposed Master Program to the Department of Ecology.
2. Rely on citywide tree retention standards and critical areas regulations, located at LUC 20.20.900 and LUC 20.25H respectively. This approach is also similar to that provided in the Mercer Island draft and uses a city-wide standards rather than geographically specific standards that apply only within shoreline jurisdiction.
3. Remove specific standards for routine maintenance near OHWM (similar to Mercer Island).

In addition to vegetation conservation, the Commission also discussed setback dimensions and directed staff to:

1. Eliminate the 50-foot setback and establish a 25-foot setback in its place.

The Commission effectively addressed the setback issue as a component of the vegetation conservation discussion. As a result, staff did not prepare any materials for further discussion of the setback/buffer issue. If the Planning Commission feels that additional discussion is necessary on this issue topic, it can be scheduled to occur during a meeting in January.

Next Steps

At the October 26 meeting, the Planning Commission agreed preliminarily to the following list of issues that they felt should be subjected to the Issue-Based Review process. Items with the check marks have been reviewed and direction from the Planning Commission has been provided to staff. Items with the bullets are yet to be reviewed by the Planning Commission.

- ✓ Vegetation Conservation
- ✓ Setbacks/buffers
- Stabilization
- Docks
- Nonconformities
- Public Access
- Lake Levels (Ordinary High Water Mark)
- Phantom Lake (Critical Areas)
- Document Length/Ease of Use/Cross Reference
- Mitigation Sequencing

In order to adequately prepare for future Planning Commission meetings, staff requests the Planning Commission to identify the next issue for discussion starting in 2012.