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City of Bellevue Draft SMP Public Comment Topic Key

Comments Received Through June 15, 2011

Note: Use this topic key in conjunction with the Draft SMP Comment Matrix.

1. The Critical Areas topic includes general comments regarding the current Critical Areas Ordinance (CAO), footprint exception, permitting associated with the current CAO, threatened species, habitat and safety relating to wildlife. Comments on this topic relate primarily to existing sections of the CAO that are found in Part 20.25H Critical Areas Overlay District. Draft changes to this section will be developed following the Planning Commission deliberations on the Draft SMP in order to ensure consistency and accuracy in cross referencing.
2. The Docks topic includes general comments regarding the dock standards, safety, standards for repair and maintenance, and boatlifts. Draft code sections that are the primary focus of comments categorized under this topic include the residential dock standards found in 20.25E.065.I of the Draft SMP.
3. The Development Regulations and General Requirements topic includes comments regarding the dimensional chart, and performance standards applicable to public access, water quality, stormwater, and nonpoint source pollution. Draft code sections that are the primary focus of comments categorized under this topic include the development regulations and general requirements found in 20.25E.050 and 20.25E.060.H-J and 20.25E.060.L of the Draft SMP.
4. The Lake Levels topic includes general comments regarding changing water levels, weir maintenance, water levels specific to Lake Sammamish and Phantom Lake, Ordinary High Water Mark (OHWM), and safety issues created by changing lake levels. Comments on this topic relate primarily to changing lake levels and the effects on shoreline property owners, and not to any specific draft code section included in the Draft SMP.
5. The Environmental Protection and Science topic includes comments regarding no net loss, restoration, mitigation, ecological functions, scientific support for the regulations, and the restoration plan. Draft code sections that are the primary focus of comments categorized under this topic include the general requirements found in 20.25E.060.B-D and the Restoration Plan that is included in an appendix to the Draft SMP.
6. The Procedures topic includes comments regarding permitting, enforcement, and the process required to approve projects in shoreline jurisdiction. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.100-.140, 20.25E.150-.200, 20.25E.250-.270, and 20.25E.280.

7. The Regulatory Authority and Responsibility topic includes comments regarding the City's responsibility for managing areas which affect shoreline resources, effectiveness of the proposed regulations, concerns about measurement of outcomes (monitoring), questions about authority to regulate, suggestions to exempt Phantom Lake from the SMP, the cumulative impacts analysis, and expressed support for the Sensible Plan prepared by WSSA. Comments under this topic do not generally relate to code sections included in the Draft SMP.
8. The Residential topic includes comments regarding specific standards not addressed by the dock, setback, shoreline modification, vegetation, or use topics categorized elsewhere. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.065.A, B and D.
9. The Setbacks topic includes general comments regarding draft SMP dimensions for shoreline setbacks, the process for modifying the setback, and allowed activities within in the setback. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.065.C and E.
10. The SMP Adoption Principles topic includes concerns regarding document length, complexity, and usability, regulatory balance, and protection of private property rights. The primary focus of comments categorized under this topic is the overview contained in the Draft SMP policies.
11. The SMP Update Process topic includes general comments regarding the overall process to update the SMP. Comments under this topic do not generally relate to code sections included in the Draft SMP.
12. The Shoreline Environments topic includes specific comments regarding the proposed environment designations (shoreline zoning). Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.010.D-F of the Draft SMP.
13. The Shoreline Modifications topic includes comments regarding the performance standards for repair and maintenance of existing bulkheads, and construction of new shoreline stabilization. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.080 of the Draft SMP.
14. The Uses and Specific Use Regulations topic includes comments regarding specific uses for marinas, Meydenbauer Park master plan, nonconforming uses (both residential and nonresidential), and performance standards for recreation and transportation uses. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.020, 20.25E.030, 20.25E.040, and 20.25E.070 of the Draft SMP.

15. The Vegetation topic includes general concerns regarding the placement and type of vegetation required, safety concerns created by vegetation and wildlife, performance standards for allowed activities within the vegetation conservation area, and aquatic weeds. Draft code sections that are the primary focus of comments categorized under this topic include 20.25E.060.K, and 20.25E.065.F and G of the Draft SMP.