

FLOODPLAIN ASSESSMENT EXCEPTIONS

Overview

Development activities occurring in the flood hazard zone must be consistent with Flood Damage Prevention standards of [SMC 15.10](#).

Questions?

[Submit Project Guidance](#)

[Visit the Permit Center](#)

City of Sammamish
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ABOUT HABITAT ASSESSMENTS

A Habitat Assessment is required to ensure that your proposal will not result in negative effects on several ESA-listed species in the Puget Sound basin, including Chinook salmon and Orca whales. There are no Orca whales in Lake Sammamish, but the lake does provide important habitat for migrating and rearing Chinook salmon, a major component of Orca whales' diet.

FULL EXCEPTIONS

Shoreline activities that may occur, which do not require a floodplain permit or habitat assessment, include the following:

- Routine maintenance of existing landscaping that does not involve grading, excavation, or filling;
- Removal of [noxious weeds](#), [hazard trees](#), and [replacement of non-native vegetation with native vegetation](#);
- Normal maintenance of above ground utilities and facilities, such as replacing power lines and utility poles; and
- Normal road maintenance that does not include any expansion

HABITAT ASSESSMENT EXCEPTIONS

Shoreline activities that may occur in the City of Sammamish that require a floodplain permit, but do not require a habitat assessment:

- Normal maintenance, repairs, or remodeling of structures, such as re-roofing and replacing siding, provided such work is not a [substantial improvement or a repair of substantial damage](#) (per NFIP). To comply, such work must be less than 50% of the value of the structure(s).
- Expansion or reconstruction of an existing structure that is no greater than 10% beyond its existing footprint.
- Activities with the sole purpose of creating, restoring or enhancing natural functions associated with floodplains, streams, lakes, estuaries, marine areas, habitat, and riparian areas that meet federal and state standards, provided the activities do not include structures, grading, fill, or impervious surfaces.
- Development of open space and recreational facilities, such as parks, trails, and hunting grounds, that do not include structures, fill, impervious surfaces or removal of more than 5% of the native vegetation on that portion of the property in the floodplain.
- Repair of an existing, functional bulkhead in the same location and footprint with the same materials when the identified Ordinary High Water Mark (OHWM) is waterward of the lakeside face of the bulkhead (i.e. if the work qualifies for a Corps exemption from Section 404 coverage)