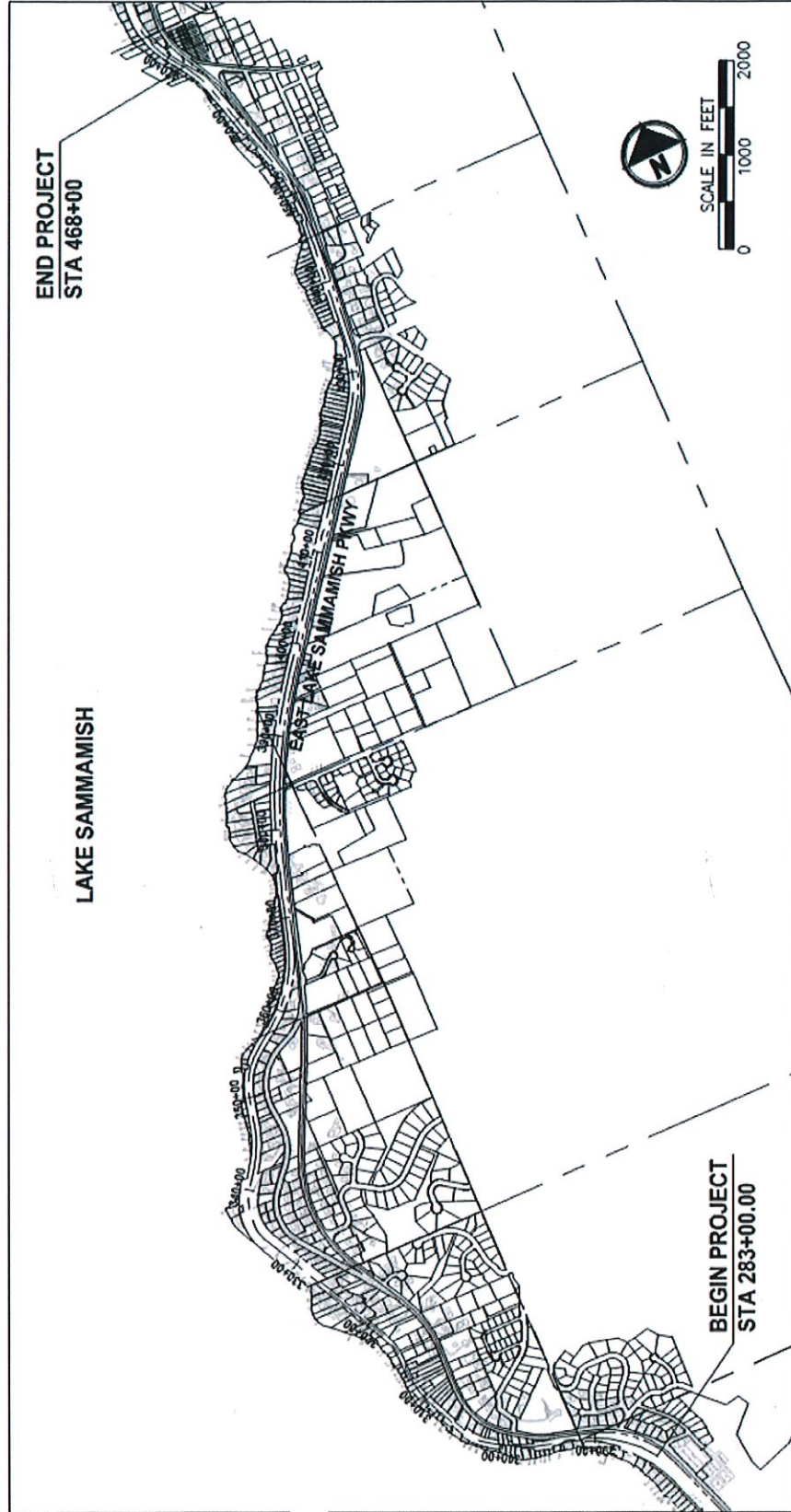


ELST Segment 2B
SSDP2016-00415

**Shoreline Substantial
Development Permit Hearing
Nov. 3, 6-9, & 20, 2017**

Vicinity Map



ELST Segment 2B - SSDP2016-00415

Process Review

Oct. –
Nov. 2016

- Application submitted
- Deemed incomplete
- Additional items submitted November 30

Dec. 2016

- Project Deemed Complete – December 13
- Notice of Application issued
- 30 day Public Comment Period begins December 28

2017

Continued City Review

- Public Comment review
- Shoreline Regulations
- GeoTech, Technical Info
- Critical Areas
- Stormwater
- Trees
- Address Concerns

ELST Segment 2B - SSDP2016-00415

Process Review Cont.

April
2017

1st City
Review
Complete

- Requested additional and revised information -
April 12

2016 &
2017

Continued City
Review

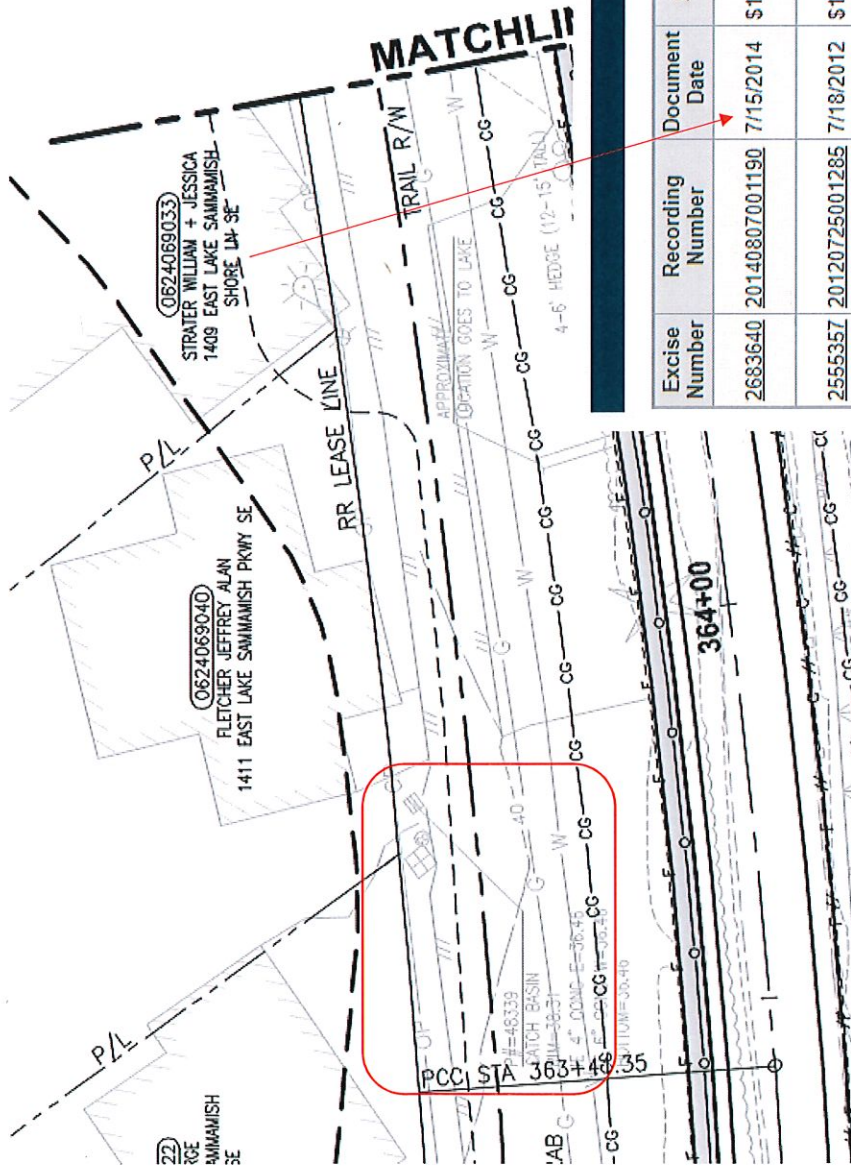
- Updated information submitted July 11
- Review updated information including, but not limited to:
 - Shoreline No Net Loss
 - Critical areas
 - Mitigation Sequencing
 - Trees
 - Trail Demand
 - Trail Width

Oct. 4
2017

Recommendation

- Recommendation to Hearing Examiner

Kaufman's state in comment letter there is a drainage pipe on their property that is not shown on this plan set.



SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2683640	20140807001190	7/15/2014	\$1,424,000.00	STRATER WILLIAM+JESSICA	KAUFMAN JAY S+CAROLINE N	Statutory Warranty Deed	None
2555357	20120725001285	7/18/2012	\$1,147,000.00	BARROS FERNANDO ROBERTO	STRATER WILLIAM+JESSICA	Statutory Warranty Deed	None
2385082	20090331000355	3/24/2009	\$0.00	DE BARROS FERNANDO R D E+NORRIS ARTHUR G	BARROS FERNANDO ROBERTO	Quit Claim Deed	Property Settlement
1278233	199211131702	11/4/1992	\$412,000.00	BISHOP WILLIAM A+KATHERINE A	BARROS FERNANDO ROBERTO+GAIL	Warranty Deed	None

Comment: SB-343
 Caroline and Jay Kaufman
 1409 E Lake Sammamish Shore LN SE

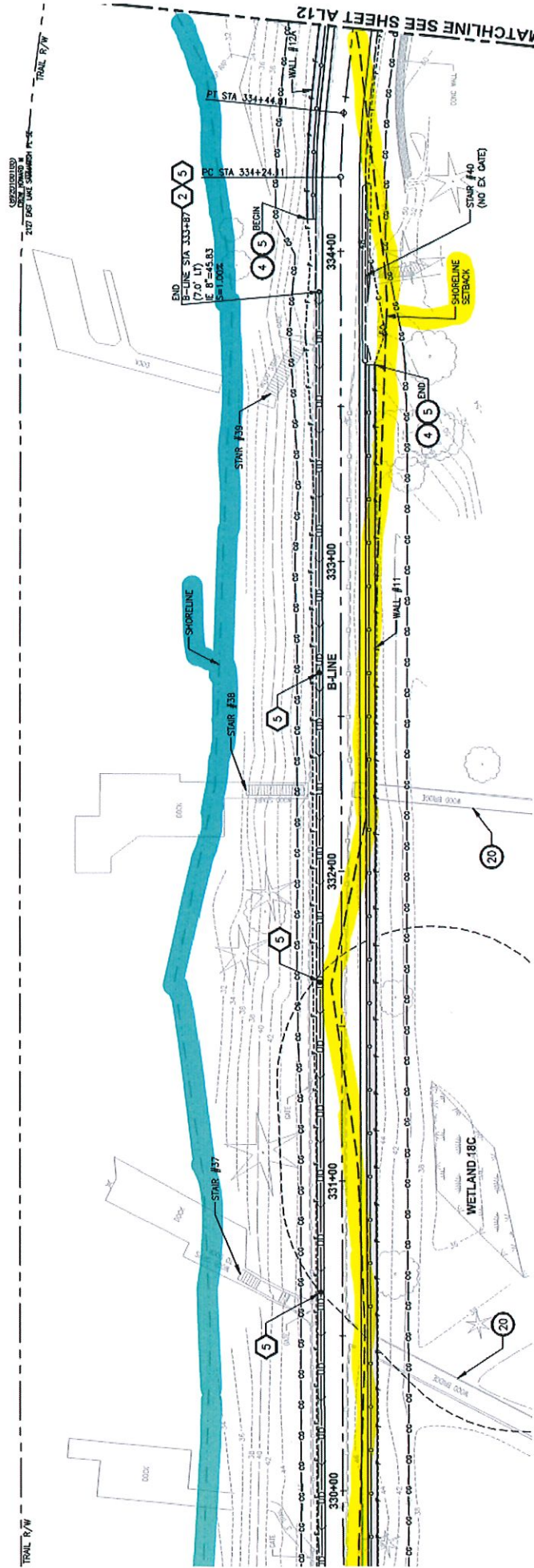
Shoreline Regulations

- Shoreline Management Act (RCW 90.58)
 - City shall manage Lake Sammamish by giving preference to uses/developments that:
 1. Recognize and protect the statewide interest over local interest;
 2. Preserve the natural character of the shoreline;
 3. Result in long term over short term benefit;
 4. Protect the resources and ecology of the shoreline;
 5. Increase public access to publicly owned areas of the shorelines;
 6. Increase recreational opportunities for the public in the shoreline environment.
- Main objectives consistent with SMA and SMP (SMC 25)
 - Coordinated (not piecemeal development); no-net-loss of ecological function; visual and/or physical access to the shoreline for benefit of the public.

Shoreline Setbacks

- Shoreline Setback = 50 feet from OHWM
- Pursuant to SMC 25.06.020(9)(d), this project may be located within the setback
 - Shoreline encroachments exist at approx. stations:
 - 600+00, 328+00 through 335+00, 340+00 through 344+00, 356+00 through 357+00, and 374+00
- Impact must be minimized
 - expansion occur landward of existing or narrow section
- VEA is required in a 15-foot area directly landward of OHWM
 - 75% native vegetation to improve ecologic function

Shoreline Setback encroachment



Stations 330+00 through 334+00

Environmental Impact Statement (EIS)

- Final EIS issued by King County in May 2010
 - No Appeal Filed
- Design is consistent with preferred Corridor Alternative.
 - This is a baseline design concept, should be further refined to minimize impacts.
 - Typical design is depicted in Figure 2-6 of FEIS Volume 1 – PDF page 75.

EIS Continued...

- Strategies to Avoid and Minimize Wetland Impacts
 - 7 strategies listed to minimize wetland and buffer impacts (See Page 3.3-17 of FEIS Volume 1 or PDF page 196)
- FEIS suggests typical section is elastic under AASHTO guidelines
 - Trail can be narrowed at certain points to avoid physical constraints (See Page 3.3-17 of FEIS Volume 1 or PDF page 196)

Critical Areas, Mitigation Sequencing & No-Net-Loss

- 37 wetlands and 17 stream crossing identified
- Project is replacing 8 culverts on 6 Type F streams with box culverts for fish passage
- Mitigation and no-net-loss is generally met, however mitigation sequencing has not been
 - Critical area impact avoidance was not demonstrated
 - FEIS considered techniques such as utilizing bridges or narrowing trail width to avoid a critical area.

Tree Preservation

- SMC 21A.37.230 – Removal and Retention Exemptions
 - Replacement is still required pursuant to SMC 21A.37.280 “Tree Replacement Standards”
- SMC 21A.37.270(5) & (7) – Prescriptive requirements and Alternative Measures

Tree Preservation

Example from Segment 2A

-these trees were supposed to be saved through the "Agreement on Satisfaction of Shoreline Substantial Development Permit Conditions" – June 22, 2016



Recommended Conditions

- Total of 16 Recommended Conditions
- Highlighting the following conditions:
 - 2 & 3 – Survey requirement of WAC 173-27-180(9)(f) and SMA/SMP objective of preventing uncoordinated and piecemeal development along the shoreline.
 - 4 & 5 – VEA conditions where plan set is updated to show no development to occur waterward of the current interim trail alignment. SMC 25.06.020(1) and SMC 25.06.020(5) require minimization of impact.

Recommended Conditions Continued

- 7 & 8 – Tree Protection to be consistent with SMC 21A.37; clearing & grubbing should be minimum necessary to allow permitted use [SMC 21A.30.210(3) & SMC 25.06.020(5)].
- 9, 10, & 11 – protection of critical areas regulated under Chapter 21A.50 SMC and Title 25 SMC. Conditions support compliance with Mitigation Sequencing, No-Net-Loss of Ecological Function, and critical area functions and values with be maintained on-site with mitigation.