

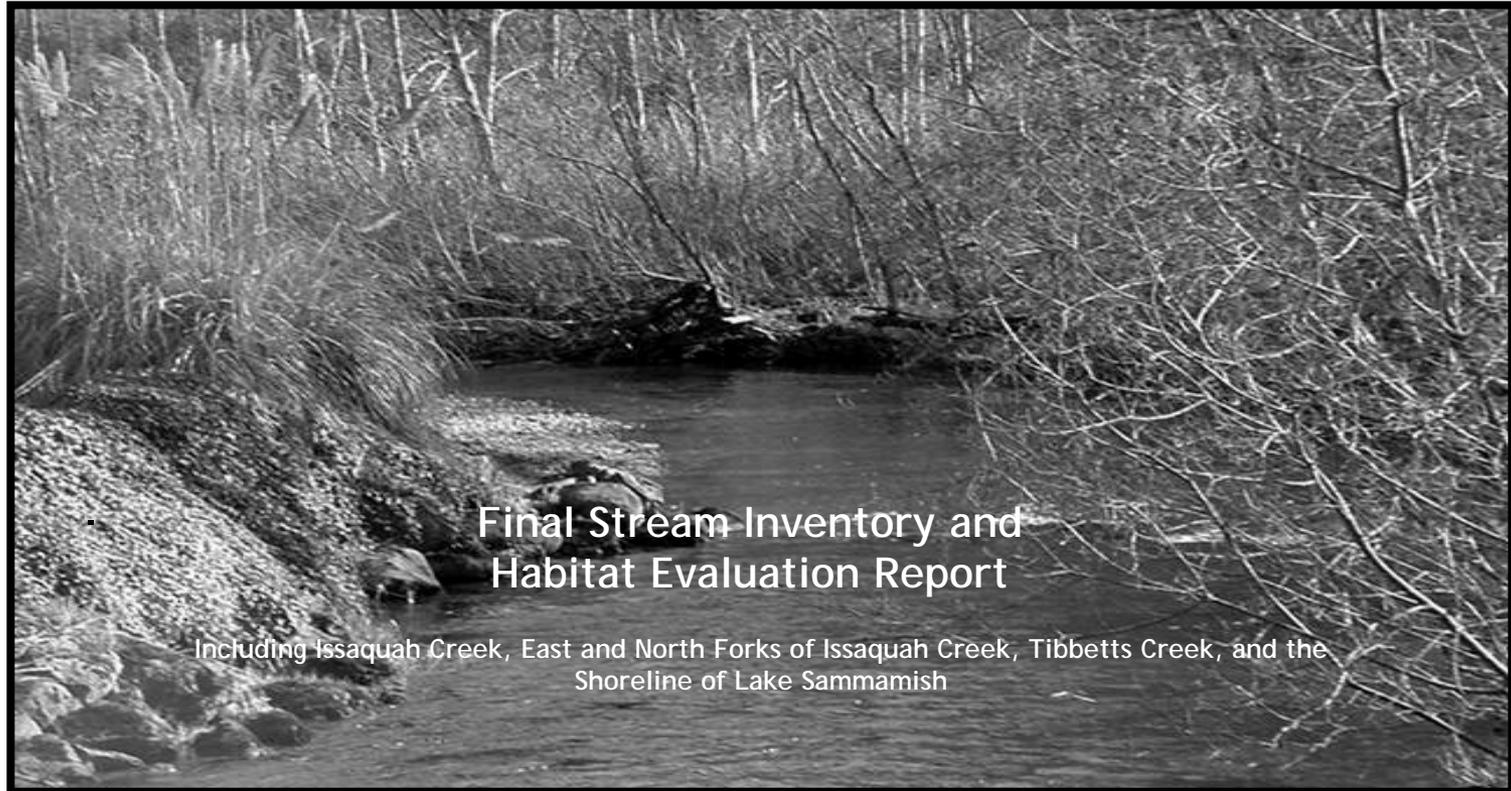
# City of Issaquah Shoreline Master Program Update



# Regional Context



# Stream Inventory and Habitat Evaluation Report (2003)



## Final Stream Inventory and Habitat Evaluation Report

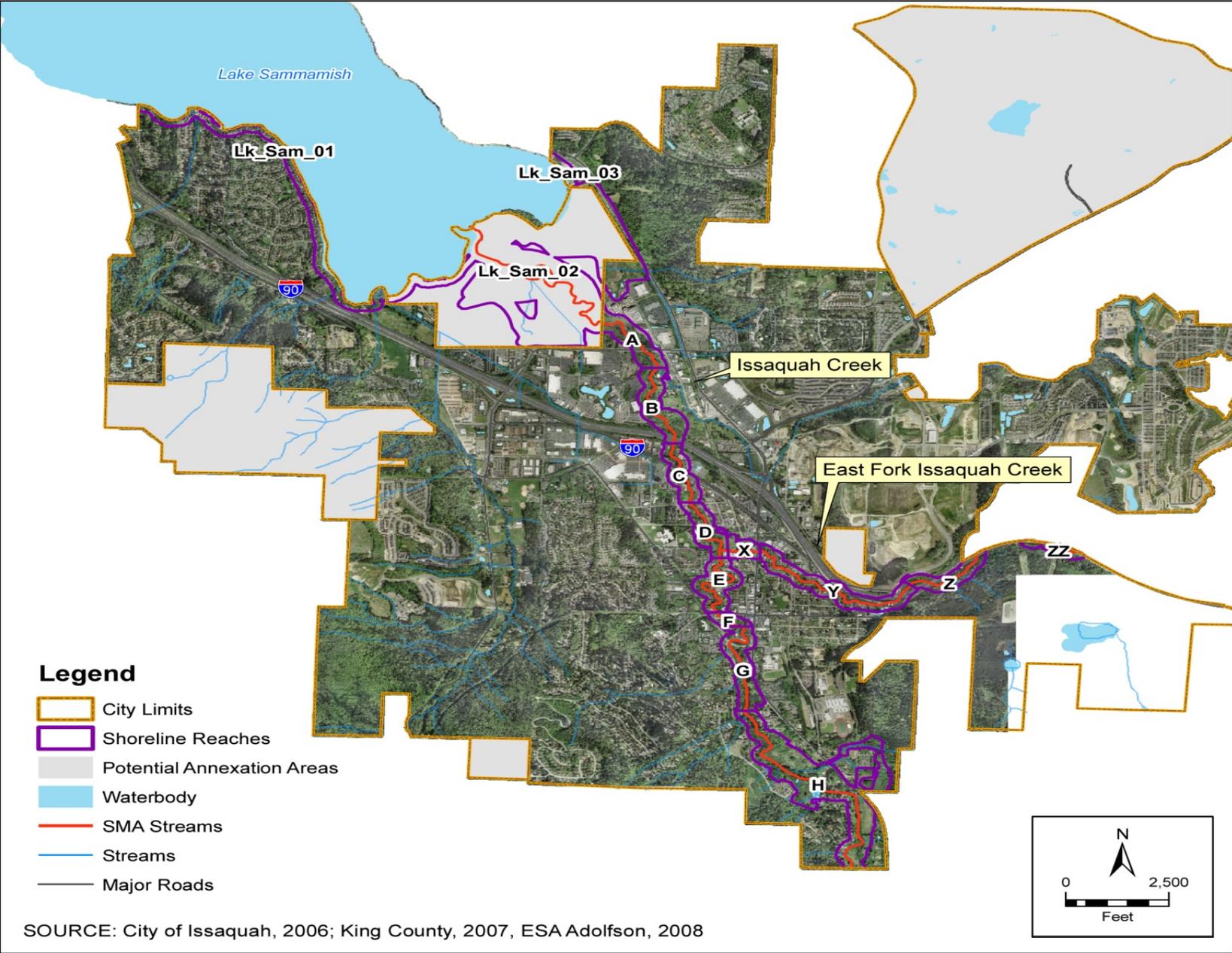
Including Issaquah Creek, East and North Forks of Issaquah Creek, Tibbetts Creek, and the  
Shoreline of Lake Sammamish

Prepared for

March 2003



Parametrix



# Stream Inventory and Habitat Evaluation Report - 2003

- **Stream Classification**
- **Existing Land Use** – impervious surface mapping, stormwater outfalls, culverts
- **Channel Migration Zone**
- **Wetlands, Riparian Vegetation**
- **Detailed In-Stream Survey:**
  - ✓ Channel pattern and bed form
  - ✓ Physical barriers
  - ✓ Bank condition
  - ✓ Large woody debris
  - ✓ Benthic Index of biotic integrity
- **Properly Functioning Conditions (NMFS Pathways and Indicators):**
  - ✓ Water Quality
  - ✓ Habitat Elements – LWD, substrate, off-channel habitat
  - ✓ Channel condition – streambank condition, channel hydraulics
  - ✓ Flow/Hydrology
  - ✓ Watershed Conditions



RIVERS AND STREAMS BOARD MEETING - JANUARY 22, 2008

DRAFT

TOPIC: DETERMINING THE SHORELINE JURISDICTION

Inset Map 1: OHWM + 200ft + Associated Wetlands

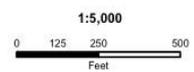


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This map is a general representation of shoreline areas for planning purposes and does not represent precise shoreline jurisdiction on any given parcel.

Map data shown here are the property of the sources listed below. Inaccuracies may exist, and ESA Adoffson implies no warranties or guarantees regarding any aspect of data depiction.

Source: City of Issaquah, 2007; King County, 2007; Parametrix, 2001



RIVERS AND STREAMS BOARD MEETING - JANUARY 22, 2008  
 TOPIC: DETERMINING THE SHORELINE JURISDICTION  
 Inset Map 2: OHWM + 200ft + Associated Wetlands + Floodway

**DRAFT**



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1:5,000



### MAP 3:

### OHWM+200ft + Associated Wetlands + Floodplain within 200ft of Floodway



# Public Participation

- River & Streams Board – technical review committee
- Shoreline property owners
- HOA – moorage buoy group
- Planning Commission

# Lake Sammamish





## Legend

### Overwater Structures

- ⊗ No Dock
- ⓓ Private Residential Docks
- ⓐ Private Residential Docks, Covered
- ⓕ Floats
- ⓙ Joint Use Private Residential Docks
- Ⓡ Major Public Boat Ramp Facility

### Shoreline Modifications

- Natural / Un-modified
- Some Modification / Partially Vegetated
- Hard Armoring
- Alternatively Modified and Natural

### Building Setbacks

- Less than 20 ft
- 20 to 50 ft
- More than 50 ft
- Only Accessory Structure /  
Large Impervious Surface Within 50 ft

### Other

- Parcels

## Lake Sammamish Existing Conditions

Category	Lk_Samm01		Lk_Samm02		Lk_Samm03	
	# of parcels	% of total	# of parcels	% of total	# of parcels	% of total
Total parcels	128	100	3	100	5	100
Parcels with private residential docks	110	86	Not applicable: Lk. Sammamish State Park contains a major public boat ramp facility and no other docks		3	60
Parcels with joint use residential docks	7	5			1	20
Parcels with hard shoreline armoring	88	69	0	0	1	20
Parcels with moderate shoreline armoring (no bulkhead, some vegetation and/or areas of natural vegetation)	35	27	2	66	3	60
Parcels with natural (unmodified) shorelines	5	4	1	33	1	20
Parcels with building setback of less than 50 feet	65	51	0	0	0	0

Sources: Orthophotography (King County, 2002 AND 2007) and oblique photography (Ecology, 2007)

# Management Objectives – Lake Sammamish

- Allow redevelopment and expansion of existing homes without degrading shoreline ecology
- Facilitate conversion to environmentally friendly docks
- Enable bulkhead removal or ‘softening’
- Improve nearshore vegetation without significant constraints on use

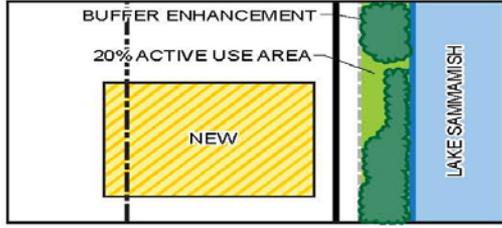
# Development and Expansion on Lake Sammamish

**LEGEND**

-  OHWM
-  35' Shoreline Buffer
-  35' Shoreline Buffer + 15' Building Setback
-  Shoreline Jurisdiction
-  Buffer Enhancement Area
-  Active Use Area

NOTE: These drawings are not to scale. They are intended for illustration purposes only.

## New Development/Voluntary Redevelopment



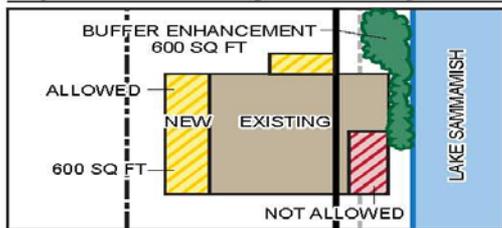
- New development/redevelopment located wholly or partially within shoreline jurisdiction is permitted
- Development must be landward (outside) of shoreline buffer and building setback
- Requires enhancement of 80% of buffer; 20% of buffer may be used for "active use"

## Expansion of Existing Use/Development Outside Shoreline Buffer



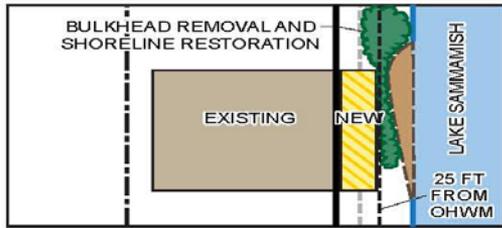
- Expansion of existing use located wholly or partially within shoreline jurisdiction is permitted
- Expansion must be landward of shoreline buffer and building setback
- For all expansions > than 500 sq ft, an equal area of the buffer must be enhanced

## Expansion of Existing Use/Development within Shoreline Buffer



- Expansion of existing use located wholly or partially within shoreline buffer must be landward of existing foundation walls
- Expansion waterward of existing foundation walls is prohibited
- For all expansions > than 500 sq ft, an equal area of the buffer must be enhanced

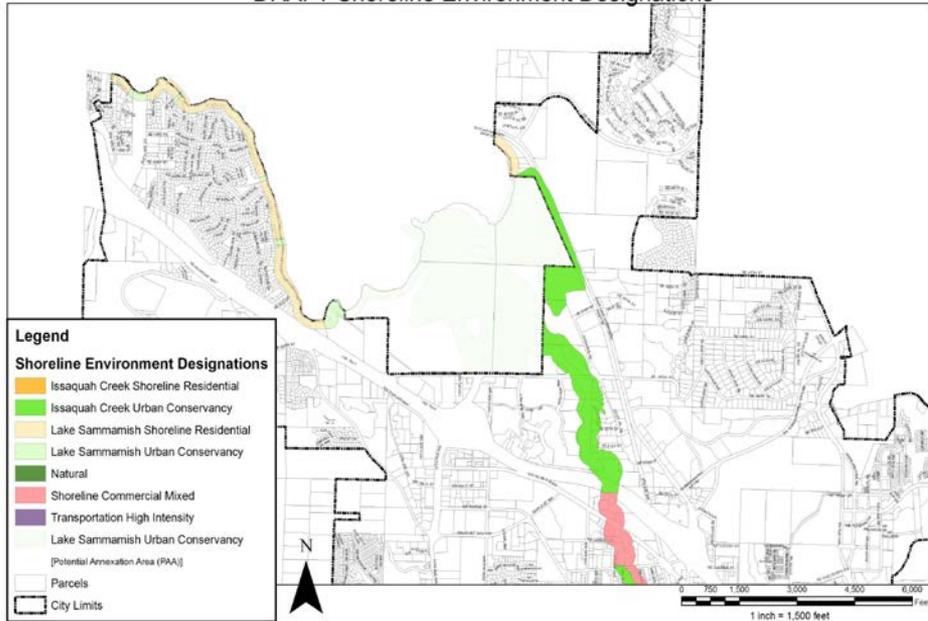
## Buffer Reduction with Bulkhead Removal



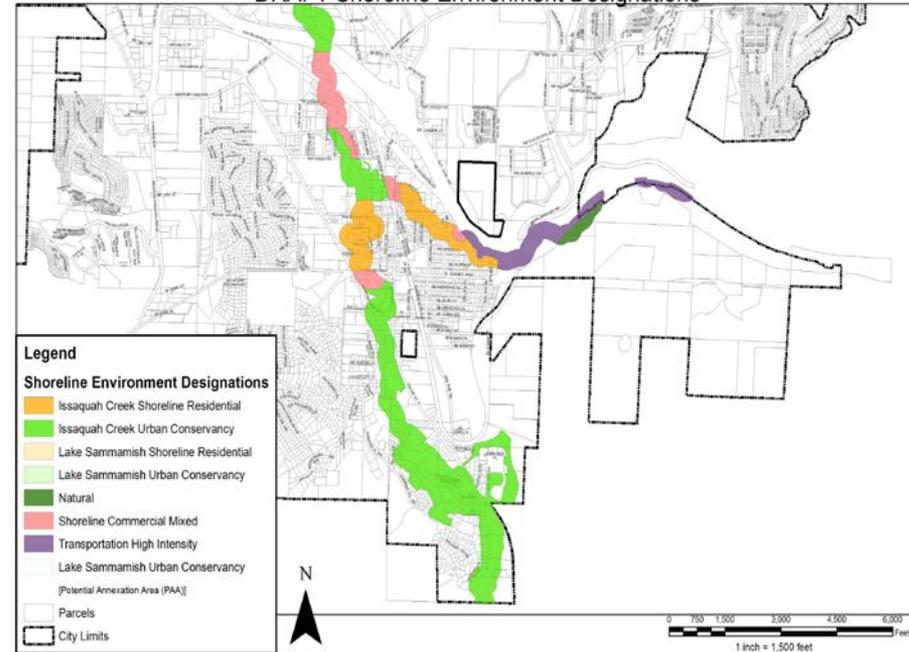
- The standard shoreline buffer may be reduced from 35 ft to a minimum of 10 ft if a property owner removes an existing bulkhead and replaces it with natural softshore stabilization
- New/expanded structure must be at least 25 ft from OHWM
- Approval of shoreline buffer reduction shall be contingent on City review of bulkhead removal and shoreline restoration plan

# Shoreline Environments

DRAFT Shoreline Environment Designations



DRAFT Shoreline Environment Designations



# Shoreline Master Program Update City of Issaquah

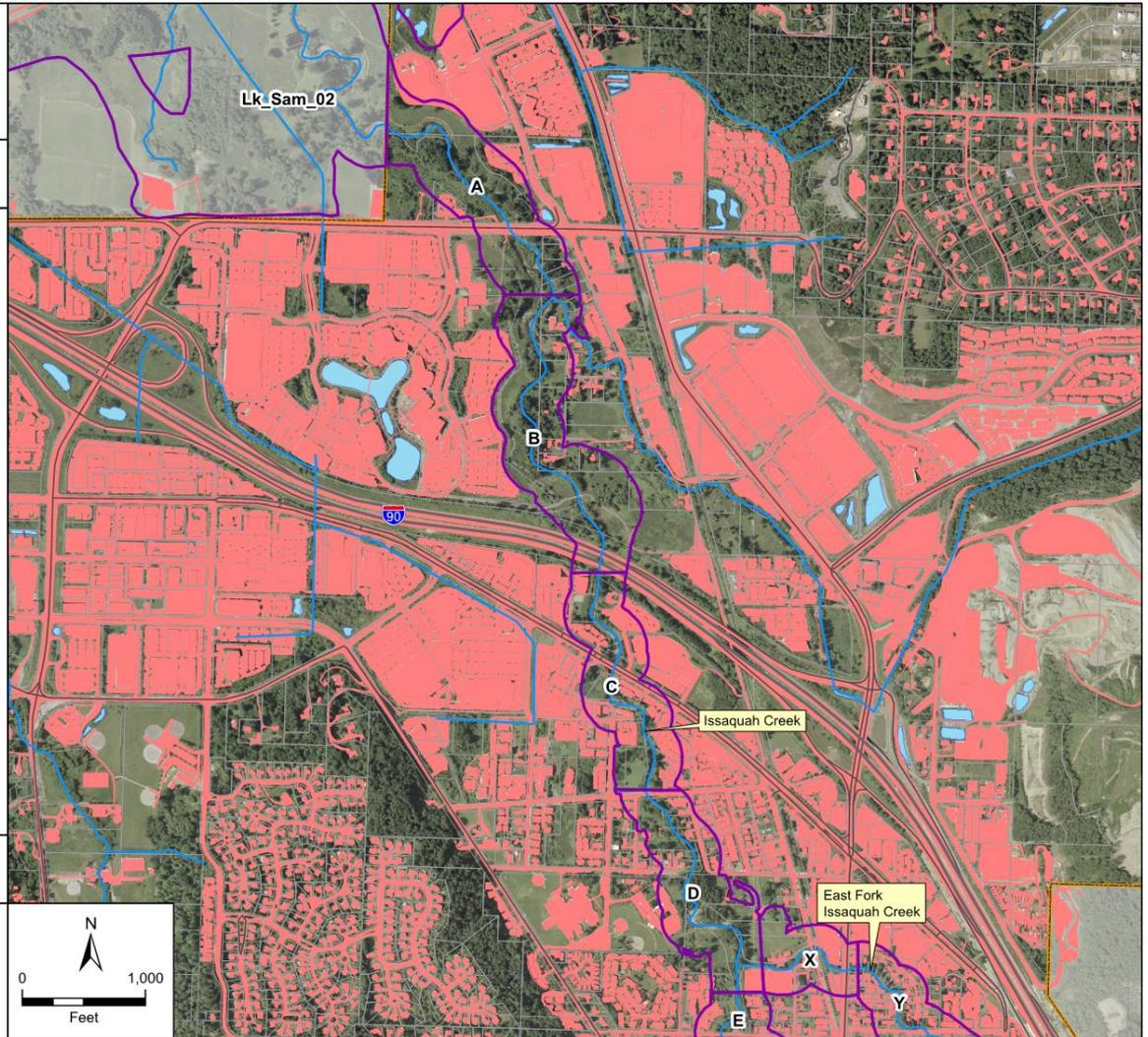
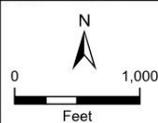
Map 26  
Impervious Surfaces (B)

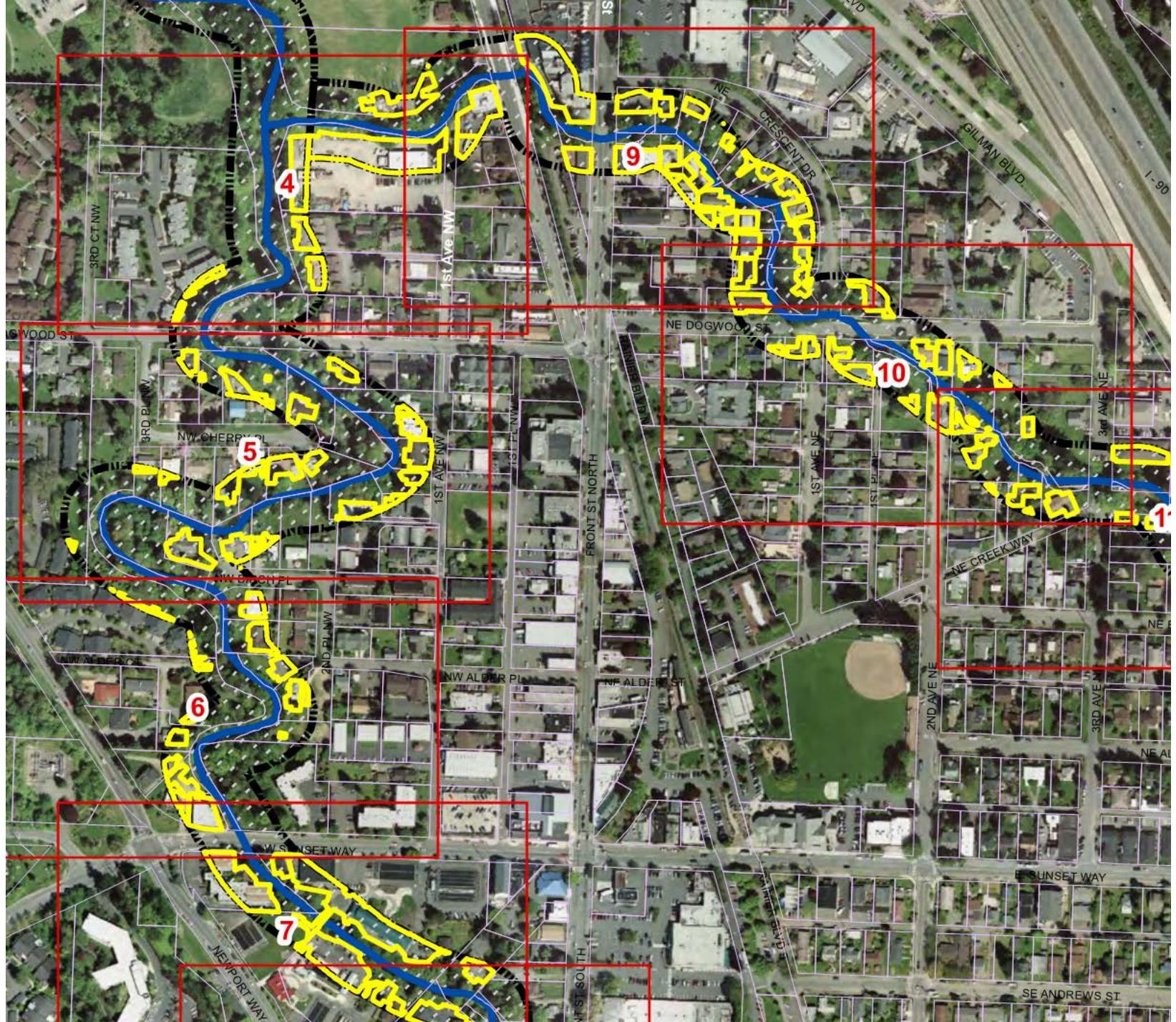
## Legend

-  Reaches
-  City Limits
-  Potential Annexation Areas
-  I-90
-  Major Roads
-  Streams
-  Waterbodies
-  Parcels
-  Impervious Surface

This map is intended for planning purposes only.

SOURCE: City of Issaquah, 2006, 2007





4

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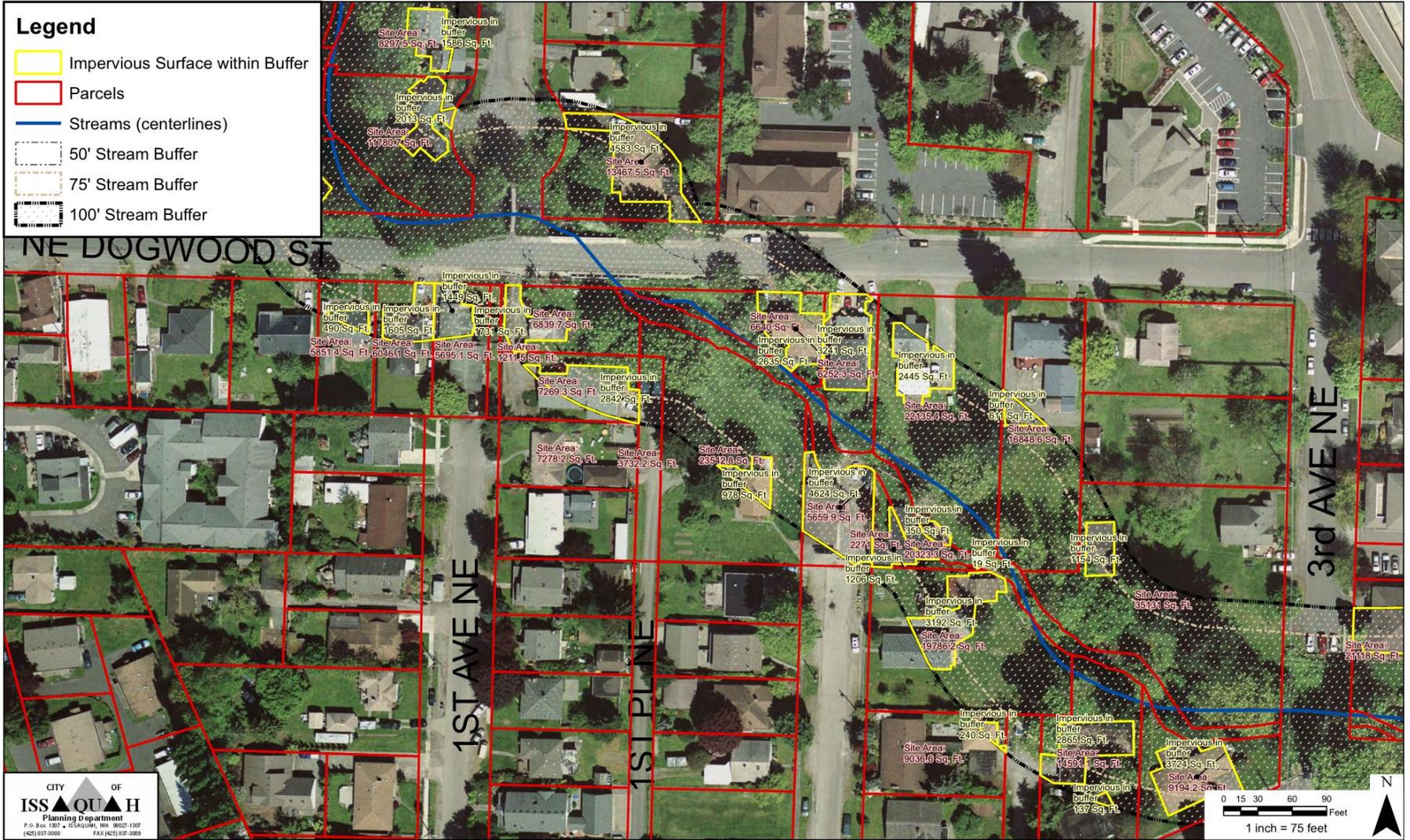
10

11

6

7

# [10] NE Crescent Dr to 3rd Ave NE



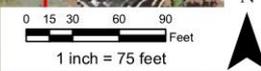
# [2] NW Gilman Blvd to NW Locust St

**Legend**

- Impervious Surface within Buffer
- Parcels
- Streams (centerlines)
- 50' Stream Buffer
- 75' Stream Buffer
- 100' Stream Buffer



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# Nonconforming Development

- New Development and Redevelopment
  - Comply with buffer standards
- Expansion of Existing Nonconforming Development
  - Allowed outside buffer areas
  - Expand vertically, add upper stories
  - Expansion over existing impervious area: no closer toward wetland/stream, enhancement equal to building expansion required