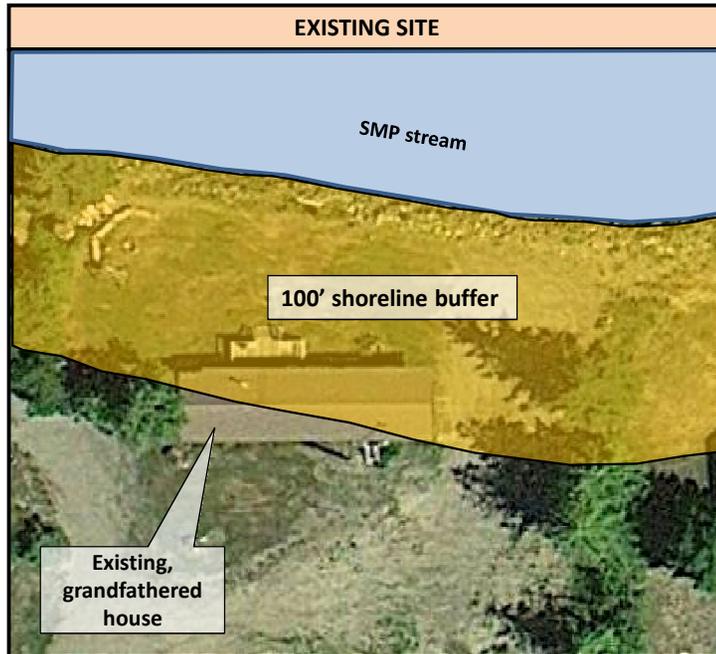


## Addition to single-family residence

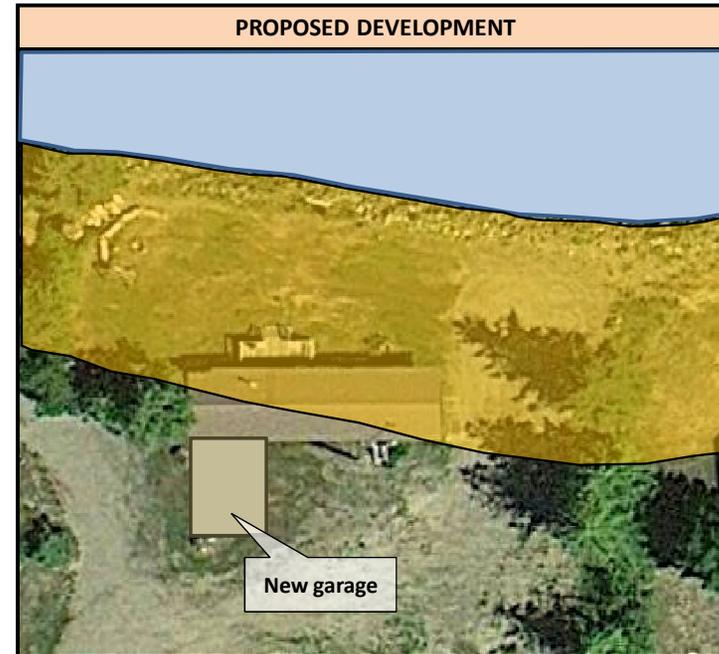


### EXISTING CONDITIONS

Existing single family residence within shoreline jurisdiction. Under the draft SMP, the stream is designated as "shoreline residential," and would receive a buffer of 100 feet. The existing residence and mowed lawn are located partially within the shoreline buffer, but are considered legal "grandfathered" structures. Some existing native vegetation (trees) are located on the property, within shoreline jurisdiction.

### PROPOSED DEVELOPMENT

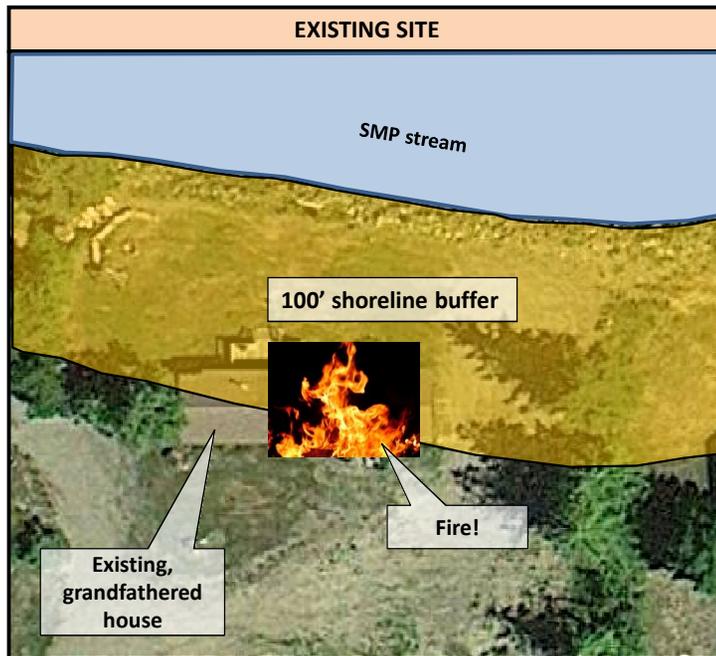
- Construct an addition to the house (garage).



### PROPOSED REGULATIONS

1. Additions are allowed to grandfathered structures, provided that the addition does not increase "the extent of nonconformity." (Section 6.D.2)
2. The addition is designed to be located landward of the shoreline buffer (Section 4.2.J.1). Buffer mitigation is not required (Sections 4.2.J & 4.5)
3. The addition is situated to minimize/avoid removal of native vegetation (Section 4.5.B.3).
4. The addition meets the dimensional standards listed in Section 5.21, Table 2. For example, the garage is less than 35 feet in height and maintains 10-foot side yard setbacks.
5. Project would receive a letter of exemption (Section 6.3.3) (i.e. a shoreline substantial development permit is not required, but the development is still subject to SMP regulations)

## Repairing damage to grandfathered structure

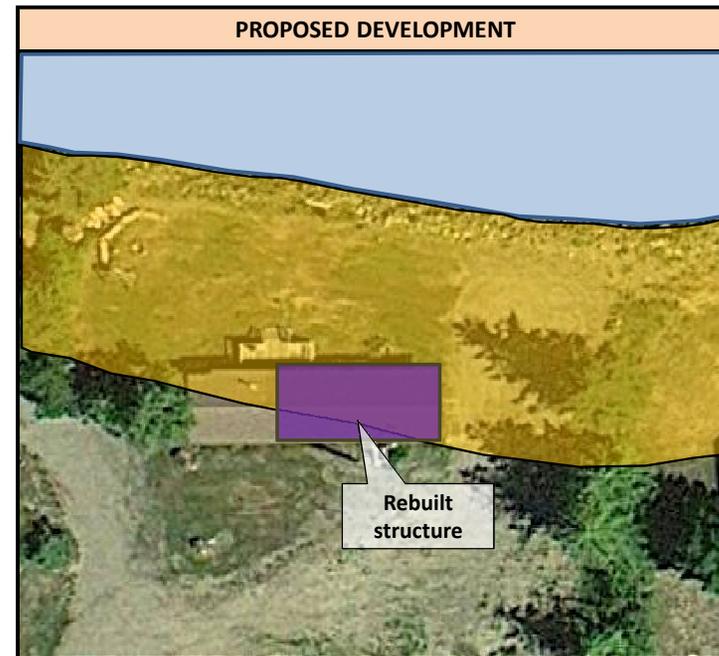


### EXISTING CONDITIONS

Existing single family residence within shoreline jurisdiction, that was partially destroyed by a fire. Under the draft SMP, the stream is designated as "shoreline residential," and would receive a buffer of 100 feet. The existing residence and mowed lawn are located partially within the shoreline buffer, but are considered legal "grandfathered" structures.

### PROPOSED DEVELOPMENT

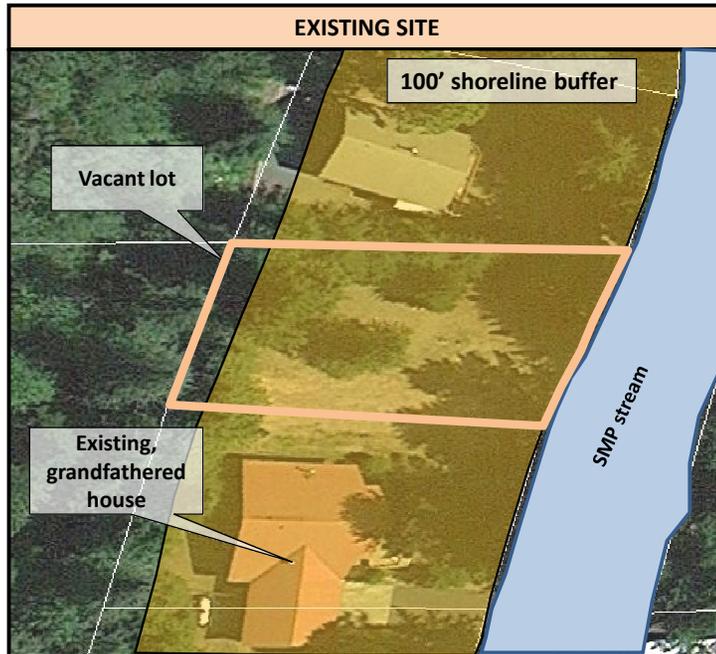
- Repair the damaged structure.



### PROPOSED REGULATIONS

1. The damaged/destroyed portion of the grandfathered house can be rebuilt as-is, provided that the damage did not exceed 75% of the replacement cost of the original development (Section 6.2.8). *Note: if over 75% of the replacement cost of the structure was damaged, the replaced structure must conform to all of the provisions of the SMP.*
2. Project would receive a letter of exemption (Section 6.3.3) (i.e. a shoreline substantial development permit is not required, but the development is still subject to SMP regulations).

## New single-family residence on non-conforming lot

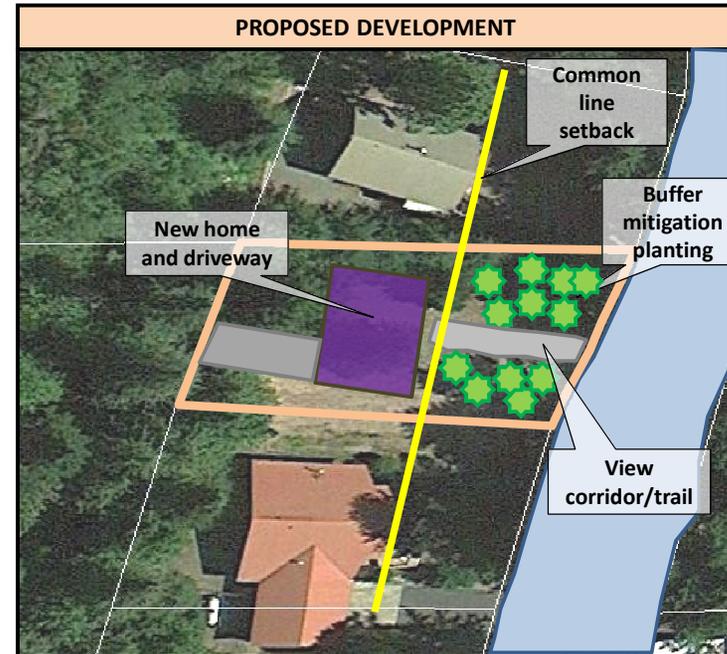


### EXISTING CONDITIONS

Existing, grandfathered lot that is almost entirely constrained by buffer. Under the SMP, the stream is designated as "shoreline residential" and would receive a buffer of 100 feet. Most of the lot has been historically cleared. The adjacent grandfathered homes are located within the proposed shoreline buffer.

### PROPOSED DEVELOPMENT

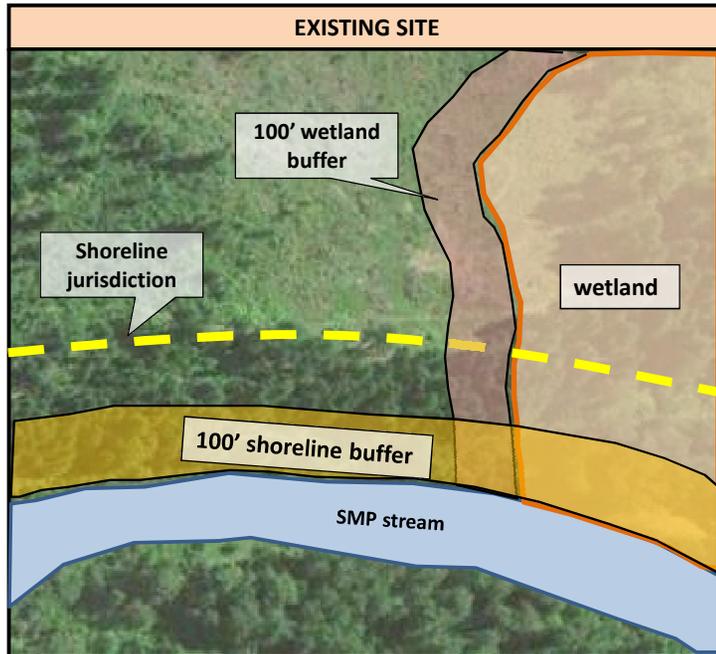
- Build a new single-family residence.



### PROPOSED REGULATIONS

1. If the lot was established before 1975 then a "common line" setback can be used to determine the buffer width (Section 5.20.7). The setback is based upon the location of existing, adjacent homes.
2. A mitigation plan must be prepared for the reduced buffer area, per the critical areas mitigation standards listed in Section 4.2.L.
3. A shoreline view corridor/trail is allowed within the buffer, provided that the corridor is limited to 25 percent of the width of the lot frontage, or 25 feet wide, whichever distance is less (Section 4.2.J.9).
4. The home meets the dimensional standards listed in Section 5.21, Table 2. For example, the home is less than 35 feet in height and maintains 10-foot side yard setbacks.
5. Project would receive a letter of exemption (Section 6.3.3) (i.e. a shoreline substantial development permit is not required, but the development is still subject to SMP regulations)

## New residential subdivision (short plat)

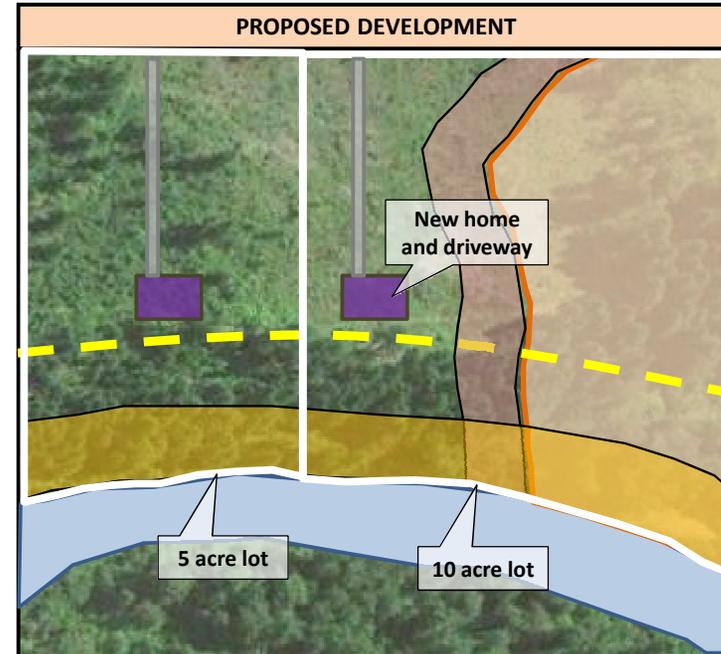


### EXISTING CONDITIONS

Undeveloped parcel, approximately 15-acres in area. Located within an R-5 zoning district, which allows one residence per 5 acres. Under the SMP, the stream is designated as "rural conservancy" and would also be limited to one residence per 5 acres. Properties in Rural Conservancy must establish a buffer of 100 feet. There is a wetland on the property that extends outside of shoreline jurisdiction. The associated wetland buffer is 100 feet wide.

### PROPOSED DEVELOPMENT

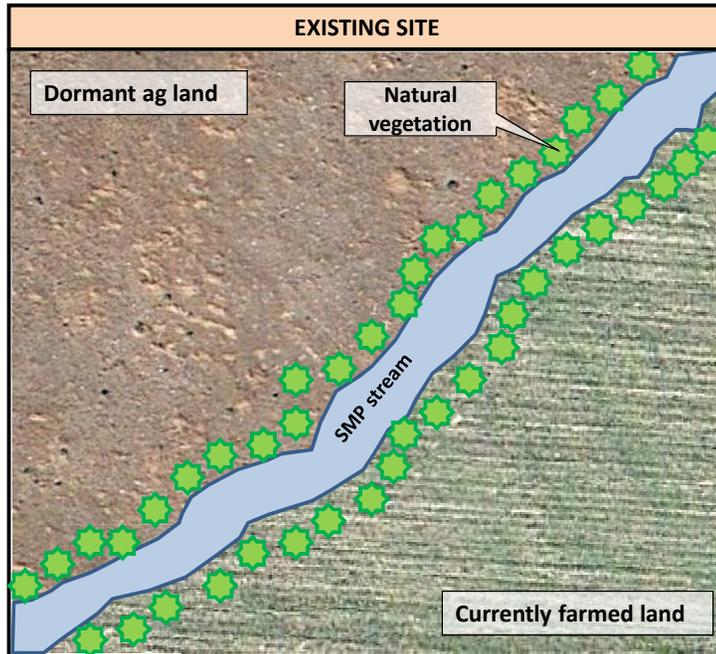
- Subdivide parcel into 2 residential lots.



### PROPOSED REGULATIONS

1. Creation of new lots within shoreline jurisdiction is regulated under the SMP. New lots must meet the buffer, bulk and dimensional standards of Section 5.21, Table 2.
2. A shoreline substantial development permit would be required for the subdivision (Section 6.3.1.d).
3. New lots must meet the minimum lot size requirements of Section 5.20, Table 2, and must contain at least one site that is suitable for development and not within a designated critical area (Section 4.2.B.9).
4. Dedicated public access is not required for residential subdivisions involving 4 lots or less (Section 4.4.B.9)
5. The new homes are located outside of shoreline jurisdiction; the SMP does not apply to the structures, however;
6. The portion of the wetland located outside of shoreline jurisdiction would still be regulated under the County's Critical Areas Ordinance (CAO) (KCC Title 17A).

## Agricultural stream crossing and utilization of dormant land

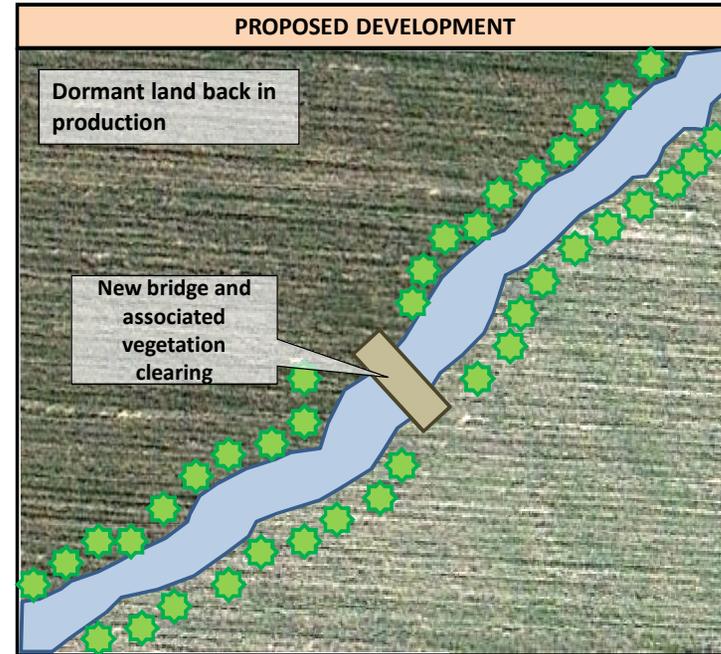


### EXISTING CONDITIONS

Half of parcel is currently farmed, while the area across the SMP stream is dormant agricultural land. There is currently no access to the dormant land. A narrow band (approximately 20') of naturally vegetated buffer borders the stream. Under the draft SMP, the stream is designated as "rural conservancy," and would receive a buffer of 100 feet.

### PROPOSED DEVELOPMENT

- Construct a stream crossing to access the currently-dormant agricultural land. The bridge and footings will be constructed outside of the stream channel.
- Bring the dormant land back into agricultural production.



### PROPOSED REGULATIONS

1. The 100' shoreline buffer does not apply on existing agricultural lands (Section 4.2.J.3).
2. Existing agricultural activities (which includes putting dormant ag land back in production) may continue as they historically have (Section 5.2.B.1).
3. Roads are allowed across designated stream corridors, provided they are located to minimize impacts (Section 5.18.B.1) and will not constrict the stream channel (Section 5.18.B.5). Bridges are the preferred crossing structure (Section 5.18.B.6).
4. The bridge would receive a letter of exemption (Section 6.3.3) (i.e. a shoreline substantial development permit is not required, but the development is still subject to SMP regulations)
5. The stream crossing would require review (and Hydraulic Project Approval) from WDFW. WDFW may require mitigation measures.