



# Burien

Washington, USA

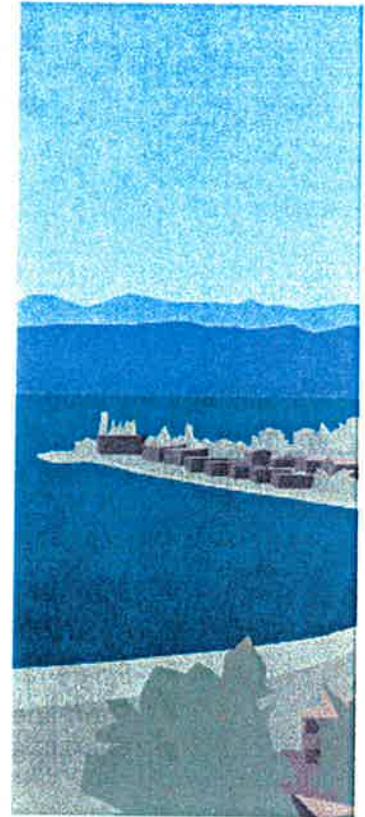
You are invited to ...

**WHAT:** Community Open House Regarding Burien's Update to its Shoreline Master Program

**WHEN:** Monday Evening, November 30, 2009  
6:00 – 8:00 p.m.

**WHERE:** Burien City Hall, Council Chambers  
400 SW 152<sup>nd</sup> Street  
Burien, WA 98166

**QUESTIONS:** Contact David Johanson, City of Burien Senior Planner  
(206) 248-5522



The City of Burien is updating its Shoreline Master Program, a set of goals, policies and regulations managing shorelines within the city of Burien. The master program specifically addresses land use and ecological functions adjacent to Lake Burien and Puget Sound. Burien has been awarded a grant by the State of Washington to update its master program; Burien's program has not been amended since the city incorporated in 1993.

The Burien Shoreline Advisory Committee has been considering input received at the first open house in May 2008 and has assisted in creating a new draft Shoreline Master Program. The November 30<sup>th</sup> open house is an opportunity for residents to talk with members of the committee, city staff and the consultant team and learn more about the new draft program. In the near future, the new draft Shoreline Master Program will be presented to the Planning Commission for its consideration and possible recommendation to the City Council.





## Community Open House Format

Participants are invited to drop in anytime between 6 and 8 p.m. to talk with city staff, members of the Shoreline Advisory Committee and the consultant team. Information will be available on a number of topics, including:

- Shoreline vegetation management
- Buoys/docks/bulkheads
- Single-family construction and additions
- Shoreline restorations
- Shoreline Master Program adoption process.

The draft Shoreline Master Program will be available soon on the City website -- [www.burienwa.gov](http://www.burienwa.gov) -- and at City Hall, 400 SW 152<sup>nd</sup> Street, Suite 300. Comments on the draft should be submitted prior to the Planning Commission public hearing on Tuesday, January 12, 2010.

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Seattle, WA 98116

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Seattle, WA 98168

Mr. Brian Bennett  
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Burien, WA 98146

Mr. Patrick Haugen  
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Burien, WA 98146

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Seattle, WA 98104

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13637 3rd Ave S  
Burien, WA 98168

Ms. Annie Phillips  
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Mr. Don Warren  
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Mr. Bruce Berglund  
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Liz

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Parks Department

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Duwamish Longhouse  
& Cultural Center  
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19232

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7781600100

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7636800420

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7632400185

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8606 90TH AVE NW  
GIG HARBOR WA,98332

4161600050

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7779200350

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1827200295

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7631200100

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1923049352

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7784000265

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12139 SHOREWOOD DR SW  
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7779200275

ARMSTRONG MICHAEL+JANE LOHRY  
12857 SHORE CREST DR SW  
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7779200210

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7631800125

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DES MOINES WA,98188

2623039081

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7632400125

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7632400095

BERGLUND BRUCE THEOS  
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2423039186

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1600 SW 156TH ST  
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1923049298

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8096000060

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2623039025

BARRETT MARTIN A+ BETH A  
16903 MAPLEWILD AVE SW  
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8096000075

BAUSANO J A  
3154 SW 172ND ST  
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7784000307

BENITEZ ELSA M  
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SEATTLE WA,98146

1223039094

BIANCHI JOHN C+BIANCHI DEBRA R  
12055 30TH AVE SW  
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8096000130

BOYLE WILLIAM E & MARGARET  
3108 W 172ND  
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1923049117

BROWN DAVID N  
15423 11TH AVE SW  
BURIEN WA,98166

7631200005

BUCHAN GORDON K+DEBRA A  
16733 MAPLEWILD AVE SW  
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7636800140

BURROWS JAMES W  
14521 25TH AVE SW  
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7784000305

CAMPBELL THOMAS  
85 LITTLE NAHANT RD  
NAHANT MA,01908

7632400205

CHARD JOSEPH T+LISA JO MARQ  
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7631200311

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7631800065

BEACH GRANT W  
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EVERETT WA,98201

2623039046

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3735 SW 171ST  
SEATTLE WA,98166

7632400362

BILES ANDREW R JR  
16035 MAPLEWILD AVE SW  
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7110000049

BRANDLI THOMAS Q+JANA L  
11824 SEOLA BEACH DR SW  
BURIEN WA,98146

1223039253

BROWN MARIE ANNETTE  
12550 SHOREWOOD LN SW  
BURIEN WA,98146

7784400006

BUCHSBAUM STEVEN B+LORI L  
12249 SHOREWOOD LN SW  
BURIEN WA,98146

8096000140

BUSHELL MARY J ET AL  
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9175600005

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2523039009

CHESNUTT NANCY L  
16069 MAPLEWILD AVE SW  
SEATTLE WA,98166

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7632400053	1323039033	2623039018
CHRISTIANSON GARY B 15075 MAPLEWILD AVE SW SEATTLE WA,98166	CLARK HOWARD E 13011 STANDRING LN SW SEATTLE WA,98146	CLEVENGER BARBARA M 2300 RIVER RD #10 YAKIMA WA,98902
1223039225	1223039269	7631800200
CONOVER ARLENE 12051 30TH SW SEATTLE WA,98146	CONOVER JOSEPH M 12051 30TH AVE SW SEATTLE WA,98146	COPELEN RANDALL PO BOX 1333 SEAHURST WA,98062
7781600050	2523039018	1827200450
CRARY STEPHEN A 12825 STRANDRING LN SW SEATTLE WA,98146	CREEK SCOTT MERRILL+KAREN M 16411 MAPLEWILD AVE SW SEATTLE WA,98166	CREIGTON JOHN & STANFORD TE 2111 SW 174TH ST SEATTLE WA,98166
1923049242	1827200350	7631800105
CROTHAMEL FREDERICK W PO BOX 333 SEAHURST WA,98062	CUSTER DONALD W+LORAIN T 2451 SW 172ND ST SEATTLE WA,98166	DAILY LINDA B 16535 MAPLEWILD AVE SW SEATTLE WA,98166
7631200293	1223039089	1827200455
DAVEY JOHN J 3519 SW 171ST ST SEATTLE WA,98166	DAVIS ANN M CREDIT SHELTER TRUST 12045 30TH AVE SW SEATTLE WA,98146	DAVIS MARGARET LYNN 2103 SW 174TH ST SEATTLE WA,98166
00310	7779200115	8096000235
DEGROOT EDWARD B 13001 SHOREWOOD DR SW BURIEN WA,98146	DELASHMUTT KEVIN C PO BOX 46755 SEATTLE WA,98146	DELICH GERRY & SHARON 2801 SW 172ND ST SEATTLE WA,98166
7631200045	3606600031	2423039107
DETUERK GREG A 16761 MAPLEWILD AVE SW BURIEN WA,98166	DEVINCENTIS BARBARA J 14301 23RD AVE SW SEATTLE WA,98166	DEYMAN ROY E 1817 SW 152ND ST SEATTLE WA,98166
2623039042	1827200360	7779200085
DOW MURRAY L+JULIE 9 SW THREE TREE POINT LN BURIEN WA,98166	DOWNES GARY M PO BOX 637 ROCK ISLAND WA,98850	DOWNES ALICE ELVINA 12607 SHOREWOOD DR SW SEATTLE WA,98146
8096000220	9175600004	2423039012
DUDLEY MYRTLE M 2813 W 172ND SEATTLE WA,98166	DUFFY GILBERT L PO BOX 884 SEAHURST WA,98062	DUFFY GILBERT L 2700 SW 156TH ST SEATTLE WA,98166
1923049364	7631200025	2423039101
E NDA PO BOX 389 SEAHURST WA,98062	ECKERSLEY ALFRED & SUSAN 16745 MAPLEWILD AVE SW SEATTLE WA,98166	EDGAR ROBERT L+CHESTINE H 1811 SW 152ND ST BURIEN WA,98166

7784000321	1923049078	7636800180
ENGDahl DAVID E&DIANE M PAT 12723 SHOREWOOD DR SW BURIEN WA,98146	ENGESET TANYA 1449 SW 152ND ST BURIEN WA,98166	ERICKSEN MARTIN 2545 SW 146TH LN BURIEN WA,98166
1223039101	7631200050	1827200400
EVANGER GAY R+JOAN E PO BOX 900 SEAHURST WA,98062	EYKEL PO BOX 1227 SEAHURST WA,98062	FAGOTHEY DWIGHT E PO BOX 304 SEAHURST WA,98062
2423039116	7781600106	2623039008
FEROE T L PO BOX 875 SEAHURST WA,98062	FINCH BRIAN & JERYL A 13035 STANDING LN SW SEATTLE WA,98146	FINN FREDERICK D+JANIS M 16933 MAPLEWILD AVENUE SOUTHWES BURIEN WA,98166
2623039069	8096000185	2423039097
FOSBERG MICHAEL A 3765 SW 171ST ST SEATTLE WA,98166	FOSBERG THEODORE M+HELEN A 2841 SW 172ND ST SEATTLE WA,98166	FOSTER BARBARA J 1803 SW 152ND SEATTLE WA,98166
8096000210	2623039033	7781600085
FRANZ RONALD A+CARMELLA A 2821 SW 172ND ST SEATTLE WA,98166	FRARY LYNN R & PATRICIA A 3764 SW 171ST ST SEATTLE WA,98166	FREY THEODORE D+ESTER E 13005 STANDRING LN SW BURIEN WA,98146
778160070	7632400391	1795000050
FURSMAN JAMES M+BARBARA JEA 16915 MAPLEWILD AVE SW BURIEN WA,98166	GALBRAITH ANN K 16051 MAPLEWILD AVE SW BURIEN WA,98166	GARTIN MARC S+ROBIN T 13111 SHOREWOOD DR SW SEATTLE WA,98146
7632400030	7632400080	7779200105
GILBERT DANIEL H+CHARLOTTE 15615 MAPLEWILD AVE SW BURIEN WA,98166	GILLESPIE ERIC+DENISE BURDE 15631 MAPLEWILD AVE SW BURIEN WA,98166	GILLIES PETER R 12623 SHOREWOOD DR SW BURIEN WA,98146
2623039034	1223039083	2523039047
GLOBET 5652 132ND AVE NE BELLEVUE WA,98005	GOEHRING STEPHEN M 4112 NE 9TH CT RENTON WA,98059	GOLKA WANDA J+BOLT KRIS F 16331 MAPLEWILD AVE SW BURIEN WA,98166
2623039003	7631200290	3606600035
GREEF ARTHUR R+COLLEEN M HENTON 16763 MAPLEWILD AVE SW BURIEN WA,98166	GREER TIMOTHY 3528 SW 172ND BURIEN WA,98166	GUTHRIE FRANK J 14307 23RD AVE SW SEATTLE WA,98166
2623039067	7631800035	6102400155
HANSEN TERENCE S 3512 SW 172ND ST SEATTLE WA,98166	HAINES GENEVIEVE ESTATE OF 3505 W GOVERNMENT WAY APT 302 SEATTLE WA,98199	HANSEN DAYNE & ALICE K PO BOX 237 SEAHURST WA,98062

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7636800060

HANSEN ROBERT K+KATHRYN G  
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7636800065

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7632400277

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1223039254

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12515 SHOREWOOD LN SW  
SEATTLE WA,98146

1901600101

HOWELL ROBERTA JEAN  
15240 20TH SW  
BURIEN WA,98166

19063

HULSMAN TONARD A  
1425 SW 152ND  
SEATTLE WA,98166

1827200355

ISLANDVIEW INC  
2443 SW 172ND ST  
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7632400130

JAMES JENNIFER  
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2623039049

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7784000285

JANSKI GREGORY J & SHARON  
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SEATTLE WA,98146

7636800070

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14405 25TH SW  
BURIEN WA,98166

1223039067

HARTLEY JONATHAN+ROMANOVA E  
12267 SHOREWOOD LN SW  
BURIEN WA,98146

7781600065

HAZELTINE DR FREDERICK G  
12909 STANDRING LN SW  
SEATTLE WA,98146

7781600035

HOSSMAN CARL L JR  
12801 STANDRING LN SW  
SEATTLE WA,98146

7631200280

HUBBS ROBERT L  
3540 SW 172ND ST  
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1923049346

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1827200335

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7636800175

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2523039036

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7784400025

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8096000055

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1827200345

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7632400331

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7779200320

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7779200345

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8096000035

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8096000200

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7631800170

JOHNSON DANE C+JUSTIN KATHLEEN M  
16705 MAPLEWILD AVE SW  
BURIEN WA,98166

2523039014

KASEBURG KARL G+NANCY  
16319 MAPLEWILD AVE SW  
BURIEN WA,98166

7636800020	7779200095	2523039034
KELLOGG DARWIN+MARTHA 14103 24TH AVE SW SEATTLE WA,98166	KELLY MIKE J+QUIJADA VILMA E 12615 SHOREWOOD DR SW SEATTLE WA,98146	KENNELLY JOHN M JR PO BOX 48246 SEATTLE WA,98148
8096000205	7781600111	7781600112
KIRSCH DONALD RESIDUARY TR 4060 CALLE DEL SOL THOUSAND OAKS CA,91360	KITSON JR HAROLD 13045 STANDRING LN SW SEATTLE WA,98146	KITSONS FAMILY TRUST 13045 STANDRING LN SW SEATTLE WA,98146
7779200080	1795000040	7631200016
KNOWLTON MARK A 12605 SHOREWOOD DR SEATTLE WA,98146	KOENKOW TRUST AGREEMENT 1919 SW COVE POINT RD SEATTLE WA,98146	KOKESH ELISA ANNA 16741 MAPLEWILD AVE SW BURIEN WA,98166
1827200385	2423039124	7110000036
KRAMER GIDEON A 2401 SW 172ND ST SEATTLE WA,98166	KROPACK MARC A+JENNIFER A 2681 SW 151ST PL BURIEN WA,98166	KRUEGER WANDA J+RICHARD E RUPERT 3317 SW SEOLA LN BURIEN WA,98146
3623039006	2423039193	1323039022
LANG CURTIS M+MICHELLE M 23175 224TH PL SE #A MAPLE VALLEY WA,98038	LARSON GEORGE M 1635 SW 152ND SEATTLE WA,98166	LARSON JAMES+PATRICIA A 12849 SHORECREST DR SW BURIEN WA,98146
J0035	7632400220	1827200330
LEASURE LANCE E+ASHLEY C 12273 SHOREWOOD DR SW SEATTLE WA,98146	LEFFLER ARDEN W 15907 MAPLE WILD DR SW SEATTLE WA,98166	LEMMEL STAN 3138 SW 172ND ST SEATTLE WA,98166
7636800021	8096000225	1923049151
LEVENSON ROBERT M JR 14407 24TH AVE SW SEATTLE WA,98166	LEZLIE JANE 2809 SW 172ND ST BURIEN WA,98166	LIEVERO JOHN 1222 W 157TH ST SEATTLE WA,98166
1923049164	1923049322	2423039044
LOBERG ERIC+MIYAKO 1216 SW 157TH ST BURIEN WA,98166	LOCHER STEVEN R+GEORGIA T 15708 15TH PL SW SEATTLE WA,98166	LOCKETT DR HOMER E 1825 SW 152ND SEATTLE WA,98166
7636800170	8096000025	2423039105
LONGRIDGE DAVID C+GRETCHEN 2527 SW 146TH LN SEATTLE WA,98166	LUCAS R DAVID PO BOX 10251 JACKSON WY,83002	LUTHY GENE A+SUSAN 1807 SW 152ND SEATTLE WA,98166
1901600100	7779200255	7779200260
L...CH PROPERTIES INC 15703 13TH AVE SW BURIEN WA,98166	MA MOSES H 12837 SHORECREST DR SW SEATTLE WA,98146	MA MOSES H+KRISTINE S BRECH 12843 SHORE CREST DR SW BURIEN WA,98146

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8096000176

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1901600110

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763000100

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SEATTLE WA,98166

7631200281

MCKINLAY MICHAEL L+VICKI  
3536 SW 172ND ST  
BURIEN WA,98166

10240

MEYER PEGGY H  
14635 25TH AVE SW  
SEATTLE WA,98166

1223039294

MISTEREK DEAN+HOPE  
12259 SHOREWOOD LN SW  
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7632400360

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2523039016

MORELL PATRICK W+DEBORAH A  
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7631800055

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1223039085

MALMANGER THERESA A+JOHN A  
12007 30TH AVE SW  
BURIEN WA,98146

7779200340

MASON DOROTHY W  
13031 SHOREWOOD DR SW  
SEATTLE WA,98146

1901600112

MCCARROLL PAUL  
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NORMANDY PARK WA,98198

7779200335

MC GEE T W  
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SEATTLE WA,98146

7636800341

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1923049076

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SEATTLE WA,98166

2623039010

MOEN KENNETH  
16947 MAPLEWILD DR SW  
SEATTLE WA,98166

2623039063

MOORE JUDY L  
3770 SW 171ST ST  
BURIEN WA,98166

2623039056

MOUNSEY H CLARK  
3721 SW 171ST ST  
SEATTLE WA,98166

7632400311

NAVE KENNETH M  
211 S NORMANDY RD  
SEATTLE WA,98148

1218000309

MALONE DONALD M  
15612 12TH AVE SW  
SEATTLE WA,98166

2623039058

MATEER MILO JR+PAULETTE  
3717 SW 171ST ST  
SEATTLE WA,98166

1827200415

MCCLEAN HUGH  
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SEAHURST WA,98062

2623039019

MCGINNIS DON & MARJEAN  
3514 SW 172ND ST  
BURIEN WA,98166

7631800195

MCQUISTON JON D+SALLY M  
16709 MAPLEWILD AVE SW  
SEATTLE WA,98166

7636800040

MILLER DENNIS K  
22535 W ASHLEIGH MARIE DR  
BUCKEYE AZ,85326

7779200295

MOFFAT PAUL L  
12879 SHORECREST DR SW  
SEATTLE WA,98146

7781600070

MOORMEIER LARRY I+BONNIE L  
12915 STANDRING LN SW  
SEATTLE WA,98146

1901600115

MOUNT ELDON A JR+H ROJEAN  
15260 20TH AVE SW  
SEATTLE WA,98166

8096000110

NELSON A NOEL  
3126 W 172ND  
SEATTLE WA,98166

7631800045	7631200085	6102400180
NEWSON JAMES A 16445 MAPLEWILD AVE BURIEN WA,98166	NG MAIN 16935 MAPLEWILD AVE SW BURIEN WA,98166	NGUYEN MIKE S 15203 28TH AVE SW SEATTLE WA,98166
2523039006	7632400386	1827200430
NOMURA RICHARD PO BOX 913 SEAHURST WA,98062	NOMURA RICHARD Y 16039 MAPLE WILD AVE SW SEATTLE WA,98166	NOREEN SANDRA 904 21ST AVE E SEATTLE WA,98112
7781600075	7636800202	2623039002
OEHLER GARY B+ELIZABETH 12923 STANDRING LN SW SEATTLE WA,98146	OLSEN RAY H+BEDIA Y 14615 25TH AVE SW SEATTLE WA,98166	OLSON RANDY C+DEBRA J 16759 MAPLEWILD AVE SW SEATTLE WA,98166
8096000105	1218000308	2623039024
OTTOLINO MARK S+MARIA K 3130 SW 172ND ST BURIEN WA,98166	OZURA RALPH 15602 12TH S W SEATTLE WA,98166	PARKER DAVID A+PRISCILLA RA 16767 MAPLEWILD AVE SW BURIEN WA,98166
1827200395	1923049082	7781600015
PARKS JASON+JESSICA 2323 SW 172ND ST BURIEN WA,98166	PARR ROGER & PRICILLA 1215 SW 152ND ST SEATTLE WA,98166	PATERSON JEAN MARIE 12711 STANDARING LN SW SEATTLE WA,98146
00440	1827200320	2523039053
PATTON RODGER A+SHARON L 2129 SW 174TH ST SEATTLE WA,98166	PEARCE VIRGINIA G 2607 W 172ND ST SEATTLE WA,98166	PECK LARRY & DANA 10603 227TH AVE E BUCKLEY WA,98321
2523039039	1923049124	1923049102
PEELO TORBJORN 16343 MAPLEWILD AVE SW SEATTLE WA,98166	PERRI MINNIE 15413 11TH AVE SW SEATTLE WA,98166	PERRY ROBERT LEO 15407 11TH AVE SW SEATTLE WA,98166
7781600020	2623039082	8096000076
PETERSON LAWRENCE P 9429 37TH AVE SW SEATTLE WA,98126	PETERSON MILO A+PETERSON AUDREY A 16747 MAPLEWILD AVE SW SEATTLE WA,98166	PETERSON SCOTT B 3156 SW 172ND ST BURIEN WA,98166
2423039109	2623039073	7631800120
PIERSON ROBERT JEROME+DEBRA 1620 SW 156TH SEATTLE WA,98166	POINT HOUSE LLC 16808 26TH AVE SW SEATTLE WA,98166	PORTER RALPH EARLE 19319 160TH AVE NE WOODINVILLE WA,98072
1827200390	7781600080	7632400390
PRICE JANET RAYMOND W 2329 SW 172ND ST SEATTLE WA,98166	PRICE JANET J 12929 STANDRING LN SW SEATTLE WA,98146	PROBACH MICHAEL R+JACQUELINE K 16047 MAPLEWILD AVE SW BURIEN WA,98166

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7631800025 RAZA MIR ALI 16427 MAPLE WILD AVE SW SEATTLE WA,98166	7631800130 REA STEVEN W 16611 MAPLEWOOD AVE SW BURIEN WA,98166	2623039062 REED DENNIS 3741 W 171ST ST SEATTLE WA,98166
7784000315 REIS WILLIAM M 12225 SHOREWOOD DR SW SEATTLE WA,98146	1827200281 RETYSKI JOHN R+GLORIA P 2653 SW 172ND ST BURIEN WA,98166	2623039016 RICE B RAY & LOUISE M 3777 SW 171ST ST SEATTLE WA,98166
1827200375 RICHARD JOHN A+PATRICIA L 2415 SW 172ND ST SEATTLE WA, 98166	1223039187 RICHARDSON SHAWN PO BOX 21352 SEATTLE WA, 98111	1827200270 RJJ PARTNERS 600 JEFFERSON ST #STE 300 HOUSTON TX, 77002
1223039072 ROBERTS RICHARD W 12263 SHOREWOOD LANE S W SEATTLE WA, 98146	6102400167 ROBINSON KEITH I PO BOX 259 SEAHURST WA, 98062	7779200285 RODDA JOHN+BARBARA 12867 SHORECREST DR SW BURIEN WA, 98146
1827200310 RONGEY GAIL C+DICKSON JEFFREY L 2619 SW 172ND BURIEN WA, 98166	7631200345 ROSENFELD CAROLYN 3332 SW 172ND ST BURIEN WA, 98166	8096000150 ROTH JEFFREY P 2852 SW 172ND ST SEATTLE WA, 98166
778400015 ROWE CLIFFORD G 12249 SHOREWOOD DR S W SEATTLE WA, 98146	7636800300 RULE ANN R PO BOX 98846 SEATTLE WA, 98198	7632400345 RUMANS GENE E+SHARON T 16029 MAPLEWILD AVE SW BURIEN WA, 98166
2523039037 RUSSELL RANDALL L+ROSALVA 16412 MAPLEWILD AVE SW SEATTLE WA, 98166	1923049054 RUTH DYKEMAN CHILDRENS CTR BURIEN STATION SEATTLE WA, 98166	7631800076 RYAN ANDREW F+DIANE M 16525 MAPLEWILD AVE SW BURIEN WA, 98166
1223039222 S W SUBURBAN SEWER DIST 431 SW AMBAUM BLVD SEATTLE WA, 98166	7638000090 SANDERS LEE A+CAROLINE R 2685 SW 151ST PL SEATTLE WA, 98166	1223039249 SATTERBERG RICHARD A 12544 SHOREWOOD LN SW SEATTLE WA, 98146
7632400425 SAVAGE M PO BOX 809 SEAHURST WA, 98062	7631200330 SAXWOLD BRENT C 3501 SW 172ND ST SEATTLE WA, 98166	2623039004 SAXWOLD JACK G+BARBARA A 16915 MAPLEWILD SW SEATTLE WA, 98166
778400080 SIF WILLIAM H PO BOX 66718 BURIEN WA, 98166	1923049373 SCHILLING CATHLEEN C 1208 SW 157TH ST SEATTLE WA, 98166	3623039013 SCHMIDT WILLIAM F+ALICIA 1673 SW 176TH ST SEATTLE WA, 98166

2623039038  
SCHNEEBECK DAVID E+ANDREA LUNGREN  
3000 THREE TREE POINT LN  
BURDEN WA, 98166

7631800150  
SCHNEEBELI KENNETH  
199 S 15TH ST  
SAN JOSE CA, 95112

2623039070  
SCHORSCH JAMES F+JUDITH A  
3743 SW 171  
SEATTLE WA, 98166

2423039002  
SCHRAMM CHARLES L  
1603 SW 152ND ST  
BURIEN WA, 98166

7781600040  
SCHROETER CAROL  
12811 STANDRING LN SW  
SEATTLE WA, 98146

1923049308  
SCHULZ BARBARA HOPE  
15700 14TH AVE SW  
BURIEN WA, 98166

7779200250  
SCOTT LOWELL E  
3590 ROUNDBOTTOM RD  
CINCINNATI OH, 45244

2423039158  
SEALEY R  
1804 SW 156TH  
SEATTLE WA, 98188

7781600005  
SEGALE MARIO A+MARK A+COVY  
PO BOX 88028  
TUKWILA WA, 98138

1827200325  
SHAHAN ERIC R -LIVING TRUST  
2601 SW 172ND ST  
BURIEN WA, 98166

7784000240  
SHANKLAND DONN G & CAROLE E  
12105 SHOREWOOD DR SW  
BURIEN WA, 98146

7784000040  
SHAW DOROTHY N  
11955 MARINE VIEW DR SW  
SEATTLE WA, 98146

8096000190  
SILVER MERILYN F  
2837 SW 172ND  
SEATTLE WA, 98166

2623039071  
SIMMONDS RICHARD  
3745 SW 171ST  
SEATTLE WA, 98166

2423039166  
SIMS STEVEN C  
1616 SW 156TH  
SEATTLE WA, 98166

2623039015  
SITTERLEY MARY B  
PO BOX 832  
SEAHURST WA, 98062

1923049091  
SIVERTS ROBERT L+DANNA J  
15709 14TH PL SW  
BURIEN WA, 98166

7631800175  
SIWIEC STEPHEN T+NANCY  
16703 MAPLEWILD AVE SW  
SEATTLE WA, 98166

2423039001  
SKARBO INGE P  
1621 SW 152ND ST  
SEATTLE WA, 98166

2423039086  
SKARBO KATHERINE L  
1621 SW 152ND  
SEATTLE WA, 98166

7636800120  
SLATT CHRISTOPHER & JEANINE  
14511 25TH AVE SW  
SEATTLE WA, 98166

7631200060  
SLYE JOSEPH G+DEBRA A  
16901 MAPLEWILD AVE SW  
SEATTLE WA, 98166

7631200075  
SMALLWOOD FLORENCE E  
16923 MAPLEWILD AVE SW  
SEATTLE WA, 98166

1923049148  
SMITH DURWOOD  
1201 SW 152ND ST  
BURIEN WA, 98166

2623039041  
SMITH KENNETH W III  
3773 SW 171ST ST  
SEATTLE WA, 98166

2623039044  
SMITH M A+ K W III LVG TRST  
3775 SW 171ST ST  
SEATTLE WA, 98166

7110000053  
SMITH TIMOTHY D+CHRISTINE  
3323 SW SEOLA LN  
BURIEN WA, 98146

700300  
SMITHMEYER KATHERINE C  
12209 SHOREWOOD DR SW  
SEATTLE WA, 98146

1223039087  
SMITHMEYER LOUIS P C+MARTHA  
12009 30TH AVE SW  
BURIEN WA, 98146

7779200300  
SNAVELY DAVID A+THOMASON CARO  
12885 SHORECREST DR SW  
BURIEN WA, 98146

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8096000180  
SNYDER MARK S+SONDRA L  
25 SW 1/2ND ST  
BURIEN WA, 98166

1827200340  
SONSTEBY STEVEN P  
2459 SW 172ND ST  
BURIEN WA, 98166

2623039075  
SPANI MARCO  
3671 SW 171ST ST  
SEATTLE WA, 98166

1827200305  
SPRAGUE MARILYN D  
2625 SW 172ND ST  
SEATTLE WA, 98166

7631800185  
SPRAGUE MAX B+KRISTA  
16711 MAPLEWILD SW  
SEATTLE WA, 98166

7631200040  
ST ARNAUD GARY G  
16751 MAPLEWILD AVE SW  
BURIEN WA, 98166

7779200205  
STCLAIR CYNTHIA +STEVEN  
1843 SW SHOREVIEW LN  
BURIEN WA, 98146

7631200095  
STEELE MARGARET T  
16955 MAPLEWILD SW  
SEATTLE WA, 98166

1223039121  
STEINER MICHAEL D  
12073 30TH AVE SW  
BURIEN WA, 98146

7784000250  
STICKEL ETHEL  
41410 299TH AVE SE  
ENUMCLAW WA, 98022

7631800030  
STOUT DAVID M  
16425 MAPLEWILD AVE SW  
SEATTLE WA, 98166

7784400045  
STURMAN MELVIN J+LEENA I  
12515 SHOREWOOD DR SW  
SEATTLE WA, 98146

1827200371  
SUDDUTH JIM  
224 SW 153RD ST #139  
BURIEN WA, 98166

7631800115  
SULLIVAN DIANA  
16539 MAPLEWILD AVE SW  
BURIEN WA, 98166

6102400165  
SYKES DOUGLAS W & MARIA N  
PO BOX 353  
SEAHURST WA, 98062

1827200445  
TAYLOR MELVIN R+SHARON M  
2115 SW 174TH ST  
SEATTLE WA, 98166

1923049125  
TAYLOR WILLIAM J  
15427 11TH AVE SW  
SEATTLE WA, 98166

7631800110  
TD3 L L C  
PO BOX 543  
PRESTON WA, 98050

8096000090  
TENNANT HUGH T+ALLISON S  
3142 SW 172 ST  
SEATTLE WA, 98166

7110000050  
THOMAS DOLORES F  
11822 SEOLA BEACH DR SW  
SEATTLE WA, 98146

7632400050  
THOMPSON ANN  
808 W 8TH ST  
CORONA CA, 92882

1827200280  
THOMPSON RICHARD P  
2651 SW 172ND ST  
BURIEN WA, 98166

7631800215  
THOMPSON SUSAN M  
16719 MAPLEWILD AVE SW  
SEATTLE WA, 98166

7631800096  
THOMPSON WILLIAM B  
19250 39TH AVE S  
SEATAC WA, 98188

8096000065  
THURSTON BRIAN J+PAMELA  
3304 SW 172ND ST  
SEATTLE WA, 98166

7636800181  
TONELLA PAUL A+SCOTTI E  
14605 25TH AVE SW  
BURIEN WA, 98166

8096000115  
TORGERSON ROBERT+LONG DAWN  
3122 SW 172ND ST  
BURIEN WA, 98166

7631800280  
TRACY NANCY  
15931 MAPLEWILD AVE SW  
BURIEN WA, 98166

7631800085  
TRAN LISA NHUYEN  
PO BOX 921086  
DUTCH HARBOR AK, 99692

7632400415  
TRENARY BARBARA A  
16215 MAPLEWILD AVE SW  
BURIEN WA, 98166

7784000308  
TURPING ROBERT  
57714 CORTONAAR  
F. ., 00000

7631800015  
UELAND P CRAIG & NICOLE S  
16419 MAPLEWILD AVE SW  
SEATTLE WA, 98166

7784000115  
ULRICH JAMES R  
12033 STANDRING CT SW  
SEATTLE WA, 98146

2423039121  
UPTHEGROVE JOHN L+CYNTHIA C  
1808 SW 156TH ST  
SEATTLE WA, 98166

7636800400  
VAGI ANDREW A+SUSAN M PLECKO  
PO BOX 290  
SEAHURST WA, 98062

7784000245  
VAN DERHOEF STEPHEN  
12115 SHOREWOOD DR SW  
SEATTLE WA, 98146

7781600045  
VAN HOUSEN JUDITH A  
12817 STANDRING LN SW  
SEATTLE WA 98146, 98146

7632400005  
VERMEF GEORGE C JR  
PO BOX 923  
SEAHURST WA, 98062

7636800401  
WAGEMANS GREG+LAUREN  
PO BOX 1343  
MILTON WA, 98354

7779200110  
WAGNER GREG  
12635 SHOREWOOD DR SW  
SEATTLE WA, 98146

1923049187  
WALLACE ELIZABETH M  
PO BOX 827  
SEAHURST WA, 98062

3606600030  
WALTON WILLIAM  
14300 23RD AVENUE SOUTHWEST  
SEATTLE WA, 98166

7784000035  
WANG CHENG  
12621 44TH ST E  
EDGEWOOD WA, 98372

4161600045  
WARREN DONALD R+TERRY M LEE  
15702 13TH AVE SW  
SEATTLE WA, 98166

7632400300  
WATKINS BOYD D+SUSAN C  
804 SW 148TH  
SEATTLE WA, 98166

1923049209  
WEBER DOUGLAS T  
15602 16TH AVE SW  
BURIEN WA, 98166

1827200275  
WEINBERGER RALPH K+DIANE L  
2657 SW 172ND ST  
BURIEN WA, 98166

7636800042  
WELBORN MARK+JANET  
2406 SW 144TH PL  
BURIEN WA, 98166

2523039017  
WELLS FARGO BANK NA  
PO BOX 4116  
PORTLAND OR, 97208

1223039260  
WESTON ROLLA G  
12505 SHOREWOOD LN SW  
SEATTLE WA, 98146

2623039005  
WETZEL CLAUDE E &  
16925 MAPLEWILD AVE SW  
SEATTLE WA, 98166

7784000295  
WHEELOCK DANA J  
12203 SHOREWOOD DR SW  
BURIEN WA, 98168

7636800440  
WHITE LESLIE B  
15021 28TH AVE SW  
SEATTLE WA, 98166

2423039011  
WIECHMANN SUSAN  
15406 20TH AVE SW  
SEATTLE WA, 98166

7631800075  
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16519 MAPLEWILD AVE SW  
BURIEN WA, 98166

7781600060  
WILCOX FRANKLIN R  
12905 STANDRING LN SW  
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7779200120  
WILEY PAUL R  
1417 S TRENTON  
SEATTLE WA, 98108

7 00460  
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SEAHURST WA, 98062

1223039176  
WILLIAMS DARRELL D+BARBARA  
12065 30TH AVE SW  
SEATTLE WA, 98146

7636800340  
WINSTON VICKI  
14901 28TH AVE SW  
SEATTLE WA, 98166

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8096000145  
WINTERMUTE WILLIAM ARTHUR  
28 SW 172ND ST  
BURIEN WA, 98166

7784000125  
WITTMAN MARK A+DURBIN DOUGL  
12043 STANDRING CT SW  
BURIEN WA, 98146

7632400255  
WOLTZ DAVID R & SUSAN N  
15925 MAPLEWILD AVE SW  
SEATTLE WA, 98166

1923049050  
WOOD ANDREA P+ANGUS K  
1413 SW 152ND ST  
BURIEN WA, 98166

1923049066  
WOODING KENNETH & LEONA  
1435 SW 152ND ST  
SEATTLE WA, 98166

1795000060  
WOODS URSEL  
1922 COVE POINT RD SW  
SEATTLE WA, 98146

7784400010  
WULFF DAVID E  
12245 SHOREWOOD DR SW  
SEATTLE WA, 98146

7779200330  
YEN GEORGE  
13017 SHOREWOOD DR S W  
SEATTLE WA, 98146

2623039032  
YOUNGBERG RUSH A+KAY L  
3760 SW 171ST ST  
BURIEN WA, 98166

1223039078  
YOUNGER WILLIAM J & JANET D  
12253 SHOREWOOD LN SW  
SEATTLE WA, 98146

7632400011  
ZABALLOS JULIE  
15613 MAPLEWILD AVE SW  
BURIEN WA, 98166

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Michele Neumann  
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Burien, WA 98166

Sue & Howard Nye  
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Burien, WA 98166

Susan Plecko  
15009 25th Ave SW  
Burien, WA 98166

Randal  
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## City Of Burien Holding Open House On Shoreline Master Program Nov. 30th

No Comments



The City of Burien is holding an Open House on its Shoreline Master Program update on Monday, Nov. 30th from 6pm to 8pm at the Burien City Hall council chambers.



30th from 6pm to 8pm at the Burien City Hall council chambers.

The city has been awarded a grant from the state to update its master program, and the city's program has not been amended since incorporation in 1993. The Shoreline Master Program is a set of goals, policies and regulations managing shorelines within the city of Burien, and this forum is intended to give residents a chance to share their thoughts, concerns and ideas.

The master program specifically addresses land use and ecological functions adjacent to Lake Burien and Puget Sound.

The Burien Shoreline Advisory Committee has been considering input received at the first open house in May 2008 and has assisted in creating a new draft Shoreline Master Program. The Nov 30th open house is an opportunity for residents to talk with members of the committee, city staff and the consultant team and learn more about the new draft program. In the near future, the new draft Shoreline Master Program will be presented to the Planning Commission for its consideration and possible recommendation to the City Council.

Here are the details:

**WHAT:** Community Open House Regarding Burien's Update to its Shoreline Master Program

**WHEN:** Monday evening, November 30, 2009 from 6:00 – 8:00 p.m.

**WHERE:** Burien City Hall, Council Chambers, located at 400 SW 152nd Street, Burien, WA 98146

**REQ:** For more information, please contact David Johanson, City of Burien Senior Planner at (206) 248-5522

Community Open House Format:

Participants are invited to drop in anytime between 6 and 8 p.m. to talk with city staff, members of the Shoreline Advisory Committee and the consultant team. Information will be available on a number of topics, including:

- Shoreline vegetation management
- Buoys/docks/bulkheads
- Single-family construction and additions
- Shoreline restorations
- Shoreline Master Program adoption process.

The draft Shoreline Master Program will be available soon on the City website -- [www.burienwa.gov](http://www.burienwa.gov) -- and at City Hall, 400 SW 152nd Street, Suite 300. Comments on the draft should be submitted prior to the Planning Commission public hearing on Tuesday, January 12, 2010.

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Posted by Scott Schaefer on Wednesday, November 25, 2009 at 12:08 pm

Labels: Burien, City of Burien, Open House, Shoreline Master Program

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- Julie Bar on Burien's New Futures Scores Big With Youth Soccer Program
- Leonard G. on County's Stealth Attempts To Sell Puget Sound Park May Postpone Official Annexation
- Christy on UPDATE: Bad Time At Cooritime Ernie's As Man Killed In Double Slabbing
- Iorraine drake on Update On Hit & Run Victim Jeff Keamey: His Birthday Is Saturday & Suspect Is Still At Large
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1-680

Police Officers in the 7<sup>th</sup> grade Health classes at Sylvester Middle School. The lessons focus on building positive beliefs and behaviors, in fact, only 1 of the 13 lessons deals directly with gangs. Some of the things students learn include: Identifying realistic goals and how to reach them, how to communicate well, developing empathy for others, how to deal with peer pressure, and how to resolve conflicts.

More information can be found at [www.great-online.org](http://www.great-online.org).

**N. Annexation Area Phone Survey**

The City has contracted with the White Center Community Development Association (WCCDA) to perform a telephone survey in the annexation area during November and early December. WCCDA staff will conduct the survey of approximately 15 questions on outreach planning to a minimum of 200 persons in the area to be annexed to Burien in 2010. The information gathered from this survey will be used to develop an outreach plan specific to that area as we move forward with implementing the annexation that voters approved in August of 2009. The survey takers will be able to conduct the survey in Spanish, Vietnamese and Cambodian as well as in English.

**O. Shoreline Master Program Open House (Pg. 75)**

The City of Burien will be hosting an open house on November 30 from 6-8 p.m. for the purpose of providing the public with information regarding updates to its shoreline master program. The Burien Shoreline Advisory Committee has been considering input received at the first open house in May 2008 and has assisted in creating a new draft Shoreline Master Program. The November 30 open house is an opportunity for residents to talk with members of the committee, City staff and the consultant team and learn more about the proposed draft program that will be presented to the Planning Commission and City Council.

**P. U. S. Census 2010 Update**

On November 13, 2009 staff attended the 2010 Census Seattle Region's Complete Count Committee Convening in Spokane, WA. Best practices were shared on promoting the 2010 Census for hard to count populations as well as the general public. Staff will continue to participate in the King County Complete Count Committee and work with community partners in order to ensure the most complete count possible for the City of Burien. The U.S. Census Bureau will hire local office staff in December and then begin recruitment for local temporary, part-time census takers in the spring of 2010. Key dates in the process include:

- March 2010: Census forms are mailed or delivered to households.
- April 1, 2010: Census Day (Send your completed forms back in by mail.)
- April – July 2010: Census workers visit households that did not return a form by mail.
- December 2010: By law, the Census Bureau delivers population information to the President for apportionment.

1-68a



# Introduction to Washington's Shoreline Management Act (RCW 90.58)

Washington's Shoreline Management Act (SMA) was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

The Act establishes a broad policy giving preference to uses that:

- protect the quality of water and the natural environment,
- depend on proximity to the shoreline ("water-dependent uses"), and
- preserve and enhance public access or increase recreational opportunities for the public using shorelines.

The SMA establishes a balance of authority between local and state government. Cities and counties are the primary regulators but the state (through the Department of Ecology) has authority to review local programs and permit decisions.

## Shoreline master programs

Under the SMA, each city and county adopts a shoreline master program that is based on state guidelines but tailored to the specific needs of the community. More than 200 cities and all 39 counties have shoreline master programs.

Local shoreline master programs combine both plans and regulations. The plans are a comprehensive vision of how shoreline areas will be used and developed over time. Regulations are the standards that shoreline projects and uses must meet.

Local governments may modify master programs to reflect changing local circumstances, new information, or improved shoreline management approaches. All changes to master programs require public involvement. At a minimum, local governments must hold public

hearings. Substantial revisions are usually written with help from citizen advisory committees.

Ecology provides technical assistance to all local governments undertaking master program amendments. Ecology also provides grants (approx-

mately \$425,000 per year) to local governments within the state's Coastal Zone (jurisdictions within the 15 counties with saltwater shorelines).

Most shoreline master programs were originally written between 1974 and 1978. Since then, approximately 25% of these

## Where does the Shoreline Management Act apply?

The Shoreline Act applies to:

- all marine waters;
- streams with a mean annual flow greater than 20 cubic feet per second;
- water areas of the state larger than 20 acres;
- Upland areas called "shorelands" 200 feet landward from the edge of these waters;

and the following areas when they are associated with one of the above:

- biological wetlands and river deltas; and
- some or all of the 100-year floodplain including all wetlands within the entire floodplain.

## Shorelines of State-wide Significance

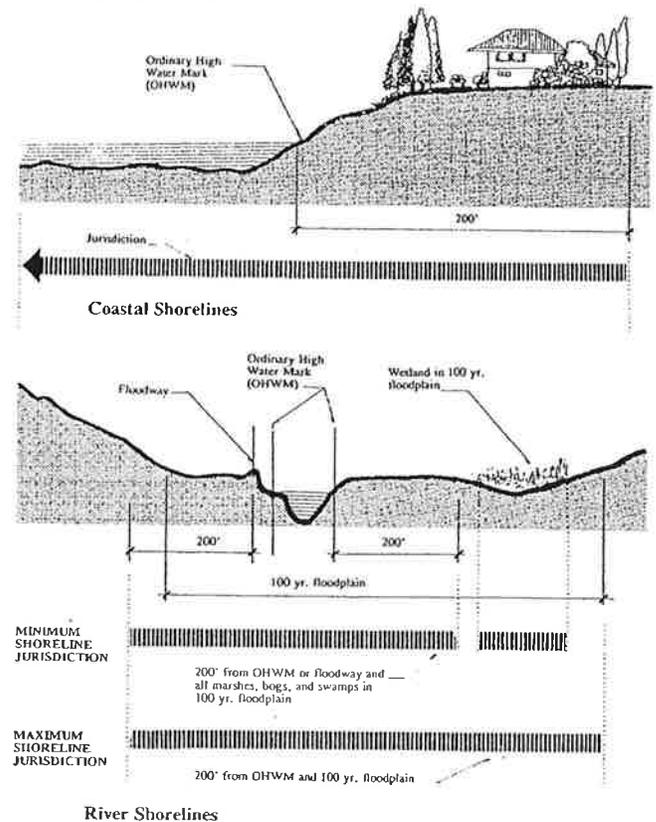
The Shoreline Act also states that "the interests of all the people shall be paramount in the management of shorelines of statewide significance."

These shorelines are defined in the Act as:

- Pacific Coast, Hood Canal and certain Puget Sound shorelines;
- all waters of Puget Sound and the Strait of Juan de Fuca;

- lakes or reservoirs with more than 1,000 surface acres;
- larger rivers (1,000 cubic feet per second or greater for rivers in Western Washington, 200 cubic feet per second and

- greater east of the Cascade crest); and
- wetlands associated with all the above.



The Shoreline Management Act applies to more than 20,000 miles of shorelines: 2,300 miles of lake shores, 16,000 miles of streams, and 2,400 miles of marine shoreline.

programs have been significantly updated; 50% have only had minor amendments, and 25% have never been amended.

Master program amendments are effective after **Ecology's approval**. In reviewing master programs, Ecology is limited to a decision on whether or not the proposed changes are consistent with the policy and provisions of the Act and state master program guidelines.

### Shoreline permits

Each local government has established a system of permitting for shoreline development.

**Substantial Development Permits** are needed for projects costing over \$5,000, or those which materially interfere with the public's use of the waters.

Some projects and activities are simply prohibited by local master programs or under the policy of the Act. However, it is far more common that the issue is *how* a development should be done - not whether or not it should be done.

Local governments may also issue **Conditional Use or Variance** permits to allow flexibility and give consideration to special circumstances. Ecology must approve all conditional use and variance permits.

Local governments issue approximately **750 permits every year**.

### Permit exemptions

The Shoreline Management Act **exempts** certain developments from the need to obtain a substantial development permit. Among other things, permits are not needed for:

- Single family residences
- Normal protective bulkheads for single family residences
- Normal maintenance and repair of existing structures
- Docks worth less than \$5,000 (salt water) or \$10,000 (fresh water).

- Normal farming activities
- Emergency construction needed to protect property

Activities exempted from the need to acquire a permit must still comply with all substantive policies and regulations of the local master program.

### Public involvement and appeals

The Act strongly supports **public involvement** in shoreline decision making. Citizens participate on advisory boards preparing local master programs, and public comment is required for individual permits.

The **Shorelines Hearings and Growth Management Boards** are quasi-judicial bodies whose members representing citizen interests. Any aggrieved party may appeal a shoreline permit to the Shorelines Hearings Board. Master program amendments or adoptions may be appealed to a Growth Management Hearings Board (for GMA jurisdictions) or the Shorelines Hearings Board (for non-GMA jurisdictions).

### Ecology's role

Most of Ecology's work involves providing technical assistance *prior* to a local decision.

- Ecology shoreline specialists work with local planners on the phone, at pre-application meetings, and through site visits.
- Ecology works with applicants to make sure the project does not harm shorelines - in many cases the project can be redesigned so that it meets the policies and regulations of the local master program.
- Ecology often receives early notice of a project through SEPA, and works with applicants and local governments before the permit is filed.

After local government issues its permits, Ecology has 21 days to review substantial development permits and 30

## Federal Coastal Zone Management Act

In 1976, Washington became the first state to develop an approved coastal management program under the federal Coastal Zone Management Act, a voluntary federal program that fosters active state involvement in managing the nation's coastal zones. The Shoreline Management Act is the basis of Washington's CZM program.

The coastal program benefits jurisdictions within the **fifteen counties** bordering Washington's 2,337 miles of saltwater shorelines. The coastal zone is home to almost 4 million people, 69% of the state's population.

The Coastal Zone program gives the state **legal muscle** over federal projects. The state can require federal projects (*and private projects that need federal approval*) to meet state standards. This requirement for "federal consistency" is in many

cases the only leverage that the state has to influence federal projects.

The CZM program also provides **money** to Washington State. Since 1976, the state has received \$2 million every year. This grant pays for Ecology's review of shoreline permits, enforcement, technical assistance, and education. Ecology also awards grants (\$425,000 annually) to local governments for shoreline master program updates, waterfront revitalization plans, education programs, and public access.



days to review conditional use and variance permits. Ecology's role is to determine if the local action is consistent with the local master program and the policy of the Act.

If Ecology disagrees with a local decision on a **substantial development permit**, Ecology may appeal the decision to the Shoreline Hearings Board.

Ecology must approve or deny **all conditional use or variance permits**.

Ecology's decisions on conditional use or variance permits may be appealed to the Shorelines Hearings Board.

From 1993 - 2002, local governments issued 7,733 substantial development permits. Of those Ecology appealed 36 to the Shorelines Hearings Board and 453 were appealed by other parties. During those same years local governments issued 2,626 conditional use permits and variances of which 101 were denied by Ecology.

While the primary responsibility to enforce the SMA rests with local governments, Ecology has a duty to insure compliance. This is done through permit review, technical assistance, orders, and penalties.

## Shoreline Master Programs

Until about 40 years ago, development in Washington's shoreline areas tended to be piecemeal and uncoordinated. To improve and protect state shoreline areas, the Washington Legislature passed the state Shoreline Management Act in 1971. The public adopted the Act in a 1972 referendum vote.

To regulate shoreline development, the state law established a cooperative relationship between local governments and the Washington Department of Ecology (Ecology). The Shoreline Management Act applies to rivers, lakes greater than 20 acres, and marine waterfronts as well as associated shorelands, wetlands, and floodplains. The law has three main purposes:

- Encourage reasonable and orderly development of shorelines, with an emphasis on water-dependent and related uses that control pollution and prevent damage to the natural environment.
- Protect the natural character of Washington shorelines, the land, vegetation, wildlife, and shoreline environment.
- Promote public access and provide opportunities to enjoy views and recreational activities in shoreline areas.

"Shoreline master programs" are the cornerstone for carrying out the Shoreline Management Act. Under state law, Washington's 266 towns, cities and counties that have shoreline areas covered under the Act must develop these individual, locally-tailored programs to guide construction and development in regulated shoreline areas.



Dungeness Spit in the Strait of Juan de Fuca.

**Q: What do shoreline master programs do?**

**A:** Development of each shoreline master program begins with an inventory and analysis of all shoreline areas in a given jurisdiction. Shoreline master programs help local governments avoid or lessen environmental damage as shoreline areas are developed. Based on current conditions and long-term needs, shoreline master programs reserve appropriate areas for water-oriented uses. They promote public access opportunities. Master programs include requirements for new development to stay well away from flood, landslide, erosion hazard and wetland areas. They are more than simply plans. A master program combines local plans for future shoreline development and identifies areas appropriate for restoration and preservation. They include statewide as well as local policies and related specific permitting requirements.

**Q: Why are shoreline master programs important?**

**A:** Shorelines are where the land meets state waters. If we ever hope to restore and protect state shoreline areas – including Puget Sound – at the same time we accommodate necessary and appropriate new development, we must be sure to manage our limited shoreline resources wisely. Whenever we build in our shoreline areas, we transform a unique and precious aspect of our natural environment. We clear native vegetation, build bulkheads, armor shoreline banks, and put in driveways, roads, roofs and other impervious surfaces. This development often has negative effects on our environment. Shoreline master programs are critical because they establish each community's goals for its shoreline areas and implement policies and regulations to:

- Help protect water quality for our marine waters, lakes and stream systems.
- Increase protection of lives and property from flood and landslide damage.
- Protect critical habitat as well as fish and wildlife.
- Promote recreational opportunities in shoreline areas.

**Local Governments: Roles and responsibilities****Q: Why do local governments have to update their shoreline master programs?**

**A:** In 2003, the state Legislature set up a timetable for local governments to update local shoreline master programs. Most haven't done so comprehensively since the mid 1970s. Since voters passed the Act in 1972, Washington's statewide population nearly doubled from about 3.4 million to 6.5 million people. The old shoreline master programs need review, updated to address current conditions, consider new science, and



better align with other related laws. An effective shoreline master program update will reduce unsustainable development and provide shoreline land owners with a clearer set of standards.

**Q: What economic and legal benefits do communities gain by updating their shoreline master programs?**

**A:** Shoreline master programs help communities save time and money by integrating their shoreline programs with other existing land use and resource protection instruments such as local Comprehensive Plans and critical areas ordinances. Local governments will get economic benefits from integrating their shoreline master programs with port development plans, park and trail system development, watershed management, and salmon recovery plans.

Communities also benefit economically because shoreline master programs:

- Protect lives, property, and tax expenses by keeping development from occurring in unstable or unsafe areas.
- Help towns, cities, and counties realize their vision for future waterfront development and uses.
- Allow appropriate new development to occur in the shoreline areas.
- Provide more certainty to the development community through shoreline building ordinances and permitting requirements.
- Avoid costly restoration of degraded shorelines in the future.

**Q: What is the role of local governments in shoreline management?**

**A:** Local governments are responsible for starting the shoreline master program planning, deciding which areas are in shoreline jurisdiction, analyzing the present uses and long-term needs for waterfront lands, and locally adopting a shoreline master program. Local governments must consult with other agencies, tribal governments, and all individuals interested in developing their shoreline master programs. Once adopted, local government is the shoreline master program administrator. The local government reviews new development proposals and uses the permit system to decide what is consistent with state law and the local program.

**Q: Is the public involved in developing shoreline master programs?**

**A:** The state Shoreline Management Act requires people representing different community interests develop local shoreline programs and permit processes. These interests usually include shoreline property owners, developers, businesses, environmental and conservation groups, recreation organizations, Indian tribes, farmers and agricultural interests, and local and state governments.

**Q: Who approves local shoreline master programs?**

**A:** Each local government approves its program after a public review and comment period. Then local government sends the shoreline master program to Ecology, who reviews it for consistency with state guidelines. Ecology must approve the locally approved and submitted

master program, before it takes effect. To ensure respect for private property rights, local and state legal authorities are required to review a shoreline program before formal adoption.

**Q: Who pays to have a local master program updated?**

**A:** The Shoreline Management Act requires the state to provide "reasonable and adequate" funding for shoreline master program updates. Ecology gives the money provided by the

Legislature to local governments in the form of grants. For the current

budget cycle (from July 1, 2009, through June 30, 2011), state lawmakers authorized \$7.5 million in grants to jurisdictions in Clark, Clallam, Island, King, Kitsap, Mason Pierce, San Juan, Skagit, and Snohomish counties to update their shoreline master programs.

**Q: How is each grant amount determined?**

**A:** Ecology determines each jurisdiction's grant award based on a number of factors. The department considers past levels of funding provided to local jurisdictions for shoreline master program updates to date. Ecology also looks at:

- Miles of shoreline in each jurisdiction
- Number and complexity of kinds of shoreline (marine, streams and rivers, and lakes)
- Population
- Area
- Growth rate

**Q: What if a local government doesn't want to update its shoreline master plan?**

**A:** Ecology is required by law to prepare and adopt master program updates for any local jurisdiction that fails to update prior to the deadline established in the law. In that case, much of the opportunity for local determination of how to regulate shoreline areas would be reduced.

**Q: What if a local government can't get their update done by Dec. 1, 2014?**

**A:** Once a jurisdiction has received a grant from Ecology to help them update their Shoreline Master Program, they have three years to locally adopt and submit the completed update to Ecology for approval.



Homes destroyed in 1997 Perkins Lane landslide on Magnolia Bluff in Seattle

## Guidelines, Funding and Review: Ecology's role

### Q: What is Ecology's role in the shoreline master program process?

**A:** Ecology provides state guidelines to local jurisdictions outlining the essential elements their individual shoreline master programs must address. Ecology provides financial support technical assistance, guidance materials and regular training in support of local updates.

### Q: What is the purpose of Ecology's 2003 Shoreline Management Act guidelines?

**A:** The guidelines set minimum procedural and substantive standards for local governments updating their programs. Ecology and state Growth Management Hearings Boards also use the guidelines to review and approve local shoreline master program updates. The 2003 guidelines now in place resulted from a negotiated settlement between business interests, ports, environmental groups, shoreline user groups, cities and counties, Ecology, and the courts. Also in 2003, the state legislature provided funding and established a mandatory schedule for local shoreline program updates through 2014.

### Q: What types of action can Ecology take when it receives an updated shoreline program?

**A:** After Ecology reviews the local program to determine if it complies with state guidelines requirements, the department can approve it as submitted by the local jurisdiction, approve it with changes, or reject it. Once Ecology approves a local shoreline master program, it becomes part of the statewide shoreline "master" program. At that point, local jurisdictions are responsible for carrying out shoreline development ordinances and deciding how the code applies to individual projects.

### Q: Why is it important for local governments to get Ecology's approval?

**A:** The Legislature appointed Ecology responsible for ensuring statewide policies are upheld and implemented when local shoreline master programs are adopted. Under the Shorelines Management Act, a locally approved program must meet state guidelines. Once an updated program receives approval at the local and state levels, the state becomes a full partner in defending any legal challenges to the updated program.

## Legal Issues

### Q: Aren't requirements for shoreline vegetation buffers a "taking" of private property rights?

**A:** No. The U.S. Constitution allows state and local governments to limit private property activities provided it's for a legitimate public benefit and they do not deprive the landowner of all reasonable use of the property. For example, state and local governments can adopt regulations that prevent sediment from running off private property and entering a salmon-spawning stream. These regulations protect salmon, a public resource. In most cases, buffers do not deprive landowners of all reasonable use of their property and, in fact, all property tends to benefit from reasonable setbacks and buffers. In those limited instances where the buffer precludes or significantly interferes with a reasonable use, the property owner may obtain a variance.

**Q: Hasn't Whatcom County's Shoreline Master Program been challenged and overturned in court?**

**A:** No. A local developer and the Building Industry Association of Whatcom County took Whatcom County and Ecology to court and lost on all issues except one. All other issues addressed by the Western Washington Growth Management Hearings Board, and in a separate Skagit County Superior Court case, were found in Whatcom County and Ecology's favor. The issue the Board found in the appellant's favor was "despite critical areas being originally approved through a county critical areas ordinance public process, they need to be revisited and justified if incorporated into an updated shoreline master program."

The Western Washington Growth Management Hearings Board ruled:

- Ecology's approval of the shoreline master program was valid as originally approved on August 8, 2009.
- The public process was proper and legally correct.
- The county's inventory and analysis supported the designation of all marine near shore areas, streams, and lakes as critical areas.
- The issue challenging the required 100 to 150 foot buffers was dismissed.

The Skagit County Superior Court found:

- The shoreline master program is not subject to certain statutory limitations on the regulation of development because shoreline master programs constitute state, not merely local, regulations.

**Q: We keep hearing that "junk science" is being used, our property rights are being stolen, and that our land is being condemned. Is this true?**

**A:** Unfortunately, some people are worried and angry at times based on misinformation about how buffer zones or shoreline regulations would affect their property values. Many exaggerated claims have been made about how shoreline master programs will affect what they can and can't do on their property. The Shoreline Management Act requires local and state government to include the views of all interested persons in developing shoreline master program goals, policies, and regulations. We encourage open and honest dialogue with all stakeholders to develop strong shoreline programs supported by the best, sound science.

## Property Issues

**Q: Won't buffers and other shoreline regulations decrease my property values?**

**A:** Property values are relatively unaffected by buffers. Waterfront property has skyrocketed in value in the past 30 years despite shoreline buffers of 25 to 125 feet being in place for the same period. Protecting native vegetation along the shoreline actually enhances property values by:

- Stabilizing slopes.
- Screening adjacent development from view.

- Providing attractive landscaping and habitat.
- Blocking noise and glare from adjacent properties.

**Q: Is it true if my house burns down I can't rebuild it in the same location?**

**A:** No. Each local jurisdiction may modify their approach to this issue but, generally, a "grandfathered" house that burns down can be re-built in the same footprint. The exception would be if the existing location was dangerous or unsafe for building such as on a failing bluff.

**Q: Whatcom County updated its shoreline master program in 2008. Have property owners applying for improvements such as new additions and garages run into any problems?**

**A:** Since Whatcom County adopted its updated shoreline program, the county has received 20 applications to make building improvements. These building permits received approval and were issued in a timely manner. No decisions have been appealed.

**Q: Could updating the local shoreline master program require me to tear down my existing shoreline structure?**

**A:** No. Updating a local shoreline program only applies to development occurring after adoption. There are no retroactive shoreline master program requirements.

**Q: Will waterfront property owners still be able to protect their property with a bulkhead under an updated shoreline master program?**

**A:** If property owners can clearly demonstrate a need exists, they can use an approach that has the least impact on the natural shoreline.

**Q: Will homeowners face more limits on building new docks?**

**A:** That depends on the local circumstances and the choices made locally about how a community wants its future shoreline to look. If new docks can be shown not to harm the natural shoreline they can be allowed.

**Q: Could there be limits on repairing houses, barns, fences, bulkheads, docks or other structures?**

**A:** Provisions in state law allow the repair and maintenance of existing, lawful constructed structures. State shoreline guidelines allow repair and maintenance of existing structures, subject to any building requirements imposed separately by local jurisdictions.

## **Bulkheads, Sea Walls and Armoring**

**Q: What is hard armoring? What are its impacts on the shoreline?**

**A:** The natural character of shorelines and many organisms living there depend on a continuous and uninterrupted relationship between upland areas and the water. Beaches depend on erosion to supply sand and gravel. Hard armoring interrupts this natural relationship. Property owners use hard armoring to protect an owner's preference for how the waterfront edge should look or limit property loss by erosion. Armoring prevents the supply of new material for beach formation and disturbs other ecological functions.

**Q: What is soft armoring? What are its impacts on the shoreline?**

**A:** There are many ways to slow the rate of erosion that are less disruptive than hard armoring. Soft armoring approaches often use a combination of less rigid structural materials and native vegetation to stabilize the shoreline. Placing large logs or native vegetation along the shoreline, for example, can serve as a natural break for waves while simultaneously providing some habitat value.

**No Net Loss and Restoration****Q: What is “no net loss” of ecological or environmental functions?**

**A:** The new environmental protection standard for updated shoreline master programs is “no-net-loss of shoreline ecological functions.” While restoration of degraded areas is encouraged, this does not mean all shoreline areas are required to be made “pristine” or returned to pre-settlement conditions. Local governments are required to inventory current shoreline conditions – including identifying existing ecological processes and functions that influence physical and biological conditions. When a shoreline program is adopted, existing ecological conditions on the ground must be protected while development of shoreline areas is continued in accordance with adopted regulations. This is accomplished by avoiding or minimizing the introduction of impacts to ecological functions that result from new shoreline development.

**Q: Do the new guidelines require restoration?**

**A:** Local governments must plan for restoration in their shoreline master programs. Restoration is not a direct requirement for private development. Local government must consider its restoration needs, identify resources available to conduct restoration, prioritize restoration actions, and make sure development activities don't interfere with planned restoration efforts in the community and vice versa. A shoreline master program may include incentives for developers to invest in shoreline restoration.

**Q: Why are some “conservancy” or “urban” shoreline areas being designated “natural?”**

**A:** State guidelines establish criteria specifying that if an area meets those criteria, they should be thus designated. This is an important part of achieving the broad policy objective of “no net loss.”

**Agricultural Issues****Q: How do Shoreline Master Programs apply to farms / agriculture?**

**A:** A 2002 state law requires when local shoreline programs are updated, the new standards, setbacks and buffers do not apply retroactively to existing agricultural development. Updated shoreline program requirements will however apply to new agricultural activities located in shoreline areas and where agricultural activities are converted to other uses. Local governments will need to be aware of this requirement when updating their master programs. Agricultural interests represented in the negotiations agreed with this approach.

## Other Shoreline-Related Issues

**Q: Why are critical areas ordinances often incorporated into local shoreline program updates?**

**A:** A recent state Supreme Court decision (*Futurewise v. Anacortes*) decided that the shoreline master program solely regulates the shorelines and critical areas covered by the program, once Ecology approves it. Many existing master programs contain buffer requirements but are based on outdated conditions and science. Rather than repeat the work local governments have already done developing their critical areas ordinances under the state Growth Management Act, relevant portions of existing critical areas ordinances may be placed in updated shoreline master programs under the Shoreline Management Act.

**Q: What are differences between critical areas ordinances and shoreline master programs?**

**A:** Local governments and Ecology implement the Shoreline Management Act using locally-tailored Shoreline Master Programs. Local governments implement critical areas ordinances under the authority of the state Growth Management Act. The two laws have many similar requirements for environmental protection but they are administered with different kinds of regulatory procedures. The two laws also have many similar and some different objectives for dealing with future land use and development. Integrating Growth Management and Shoreline Management Act goals, policies, and regulations is required but often difficult to accomplish.

**Q: Do the rules surrounding “best available science” apply to shoreline master programs?**

**A:** No. Current science is the basis for shoreline master programs while “best available science” is a term from the state Growth Management Act, and does not apply to shoreline master programs. Shoreline management requires use of the “most current, accurate and complete scientific and technical information” as the basis for decision making.

**Q: What is Ecology’s role in developing and providing wetlands guidance to local governments?**

**A:** Local governments and the state Department of Commerce implement the GMA. Ecology, however, has expertise in managing and protecting wetlands. We knew most local governments didn’t have the resources to develop a science-based standard for protecting wetlands. To help local governments meet GMA requirements without reinventing the wheel, Ecology got a federal grant in 2002 and spent three years crafting wetlands guidance. We scanned over 15,000 scientific articles and summarized another 1,000 related to protecting and managing wetlands. Ecology continues to provide this guidance and technical assistance, as applicable wetland regulations are updated all across the state.

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**Special accommodations:**

To ask about the availability of this document in a version for the visually impaired call the Shorelands and Environmental Assistance program at 360-407-7291. Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

1-694

## 20.20.050 Restoration Element

### Goal REST

Restore areas which are ecologically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.

- Pol. REST 1 Promote restoration actions that are doable, practical, and effective.
- Pol. REST 2 The City shall be a good steward of public lands and should integrate restoration and/or enhancement of fish and wildlife habitats into capital improvement projects whenever feasible.
- Pol. REST 3 Establish incentives that provide opportunities for new development or redevelopment activities in the shoreline to restore impaired ecological functions and processes. Incentives might include, but are not limited to: flexible development standards (e.g. setbacks, height limits, lot coverage), reduced or waiver of permits fees, and tax relief.
- Pol. REST 4 The City shall promote voluntary shoreline enhancement projects through educational and incentive programs for individuals and organizations.
- Pol. REST 5 The City should implement the restoration plan associated with this Shoreline Master Program.
- Pol. REST 6 Improve natural stream and shoreline conditions to an environmental quality level that supports the return and continuation of salmon runs and eliminates fish blockages.
- Pol. REST 7 Stream banks and stream channels should be maintained or restored to their natural condition wherever such conditions or opportunities exist.
- Pol. REST 8 Increase availability of large woody debris and opportunities for recruitment in the nearshore zone.
- Pol. REST 9 Restore degraded shoreline areas with native species.
- Pol. REST 10 The City should investigate partnerships with local environmental groups, city, state or county agencies, or tribes to implement projects and conduct follow-up monitoring and reporting.

1-696

# 50 WAYS TO LOVE YOUR LAKE!

## PLANTING & LANDSCAPING

**Practice natural yard care.** Build healthy soil. Use the right plant for your site. Water the right amount. Think twice before using pesticides. Practice natural lawn care.

**Go native.** Native plants are adapted to our climate and thrive with little maintenance, fertilizer and water.

**Plant a buffer** between your lawn and your lake. It will help decrease run-off from your property, and geese will stay away to boot!

**Landscape to slow rainwater run off** between your house and the lake, making it easier for water to soak into the ground. Place small swales where water naturally drains off your property, create twists in your paths or driveways, or plant a rain garden – using water tolerant plants that absorb rainfall.

**Plant trees and shrubs** on your property in places that allow them to frame your view of the water, rather than obstruct it, even when they have reached mature size.

**Plant extra shoreline plants for critters.** Beavers, otters and muskrats find willows and dogwoods tasty treats and good for building.

**Garden to benefit nature.** Create a wildlife sanctuary in your backyard. Place emergent plants on a small part of your beach. Plant decorative, non-native aquatic plants in a separate water feature, not along your shoreline.

**Reduce or eliminate pesticides or herbicides.** Gardening chemicals end up in the lake in measurable amounts. Pesticides also kill good bugs; can poison birds and fish; and should be used sparingly around children and pets.

**Use organic, slow-release fertilizers on your lawn** – or none at all! Conventional fertilizers and weed-and-feed type products are released all at once and end up mostly in the lake. Use phosphorus-free or slow-release natural fertilizers on your lawn areas.

**Shrink your lawn.** Less lawn = less maintenance, mowing, watering, fertilizing, money and more rain soaking into the ground instead of running off into the lake. Geese love large lawns. Reduce your lawn, reduce your fowl visitors.

**Replace concrete and asphalt** with permeable alternatives. Rather than letting water flow off your driveway, walkways and outdoor living spaces, check out alternatives that let rain soak in like “grasscrete,” gravel, pavers, or other surfaces.

**Leave large trees** and shrubs on your property to create wildlife habitat and shade, especially over the water.

**Keep your shoreline natural.** Bulkheads and artificially sandy beaches can destroy critical habitat for fish, cause erosion and add toxins to the lake.

## WEEDS & TROUBLESHOOTING

**Learn to identify the noxious weeds on your lake.** Check for noxious weeds, such as Eurasian milfoil, fragrant waterlily, Brazilian elodea, purple loosestrife and yellow flag iris. Learn what you can do to control and eradicate them before it becomes a problem and who to notify if it does.

**Pull up or cut lily pads.** Fragrant waterlily (pink or white flowers) is a noxious weed. If uncontrolled, it can overcome small lakes. But don't confuse it with the native yellow waterlily, which is beneficial.

**Check boat trailers for noxious weeds.** Boats can carry aquatic weed fragments from lake to lake, creating infestations. Wash boats and trailers thoroughly between use at different lakes.

**Don't ever dump aquarium contents, fish or amphibious pets in the lake.** These plants and animals can create serious negative impacts to lake ecology.

## WILDLIFE & HABITAT

**Discourage geese - shrink your lawn.** Goose poop, in excess, can negatively affect water quality. Reduce the wide open spaces they love so much by replacing grass with taller plants.

**Leave fallen trees in the lake and on the shoreline.** If not a threat to safety, they provide food and shelter for native fish, amphibians and birds.

**Don't feed the ducks.** Bread isn't good for ducks. And when they gather in large flocks – to be near a consistent food source – they can transmit diseases. Also, excess goose poop can contribute to water quality problems.

**Leave beaver dams alone.** Or find out how you can legally modify them. Alert authorities if beavers are altering your lake level. Improperly removing dams can cause major flooding damage downstream and beavers will likely return to build again using more trees.

**Put up wood duck boxes.** They can substitute for the nests ducks usually make in large trees, which are disappearing from lake shores.

**Let the birds have some fish.** When your lake is stocked and is suddenly visited by a hundred cormorants, they're just following the food and soon they'll be gone.

**Put up bat boxes.** Bats eat pounds of insects every night – that's serious relief from mosquitoes!

**Love the fact that your lake is not a bathtub or swimming pool.** Abundant and varied native plants are fun to explore and good for the wildlife you share this ecosystem with.

## COMMUNITY ACTIVISM

**Join or form a lake association.** Research local and statewide organizations online at home or the library. Visit other lake groups to see what they do.

**Attend public meetings.** Stay informed about what's happening in your area. Ask questions about how projects and development will impact you and the lake.

**Talk to your neighbors.** Caring and sharing about your lake is something you probably have in common. Take a new neighbor on a lake tour.

**Create a “Welcome Packet” for new neighbors.** Many newcomers to lakeside living would welcome information about how to protect water quality and the environment. Include this flyer!

**Organize a public meeting.** Invite experts to your lake group meetings to discuss topics of interest or attend a public meeting. You'll learn what is happening in your watershed and how it affects you.

**Keep hazardous waste out of the lake.** Organize a neighborhood trip to the Hazardous Wastemobile. Check your car for oil leaks. And don't dump anything down storm drains or ditches.

**Create wildlife corridors.** Work with your neighbors and the community to organize and plan landscaping projects together to create “wildlife corridors” between properties, the lake and forested areas away from the water. This gives critters somewhere to go besides your yard or patio.

**Be a zebra mussel monitor.** Join the Volunteer Zebra Mussel Monitoring Project and be part of the early warning system for these tiny Asian invaders that can cause damage to water structures and native ecosystems.

**Communicate with your elected officials.** Let them know what you love about your lake, what issues residents face and be sure to vote!

**Research the history of your lake.** In a library, local agency or on the Web – from facts and photos to legends and lore – you'll be amazed at what you find.

For more information on any or all of these 50 ways to love your lake, contact the King County Lake Stewardship Program. 206-296-6519. [dnr.metrokc.gov/topics/lakes/](http://dnr.metrokc.gov/topics/lakes/)

Alternate formats available  
206-296-6519 or TTY 711

## MAINTENANCE

**Pick up trash around the lake.** Organize a community, clean up day to remove litter and illegal dumps in the neighborhood that might impact lake water quality.

**Clean up after your pets promptly.** Pet waste can contribute significant fecal contamination to your lake, even if it's just from rain or sprinklers washing over it.

**Maintain your septic system.** Failed septic systems can cause significant water quality problems for lakes. Get regular inspections every three months or three years, depending on the type of system by an experienced professional.

**Clean up your yard.** Old equipment, machinery or debris lying around can leach contaminants into the soil, impacting lake water quality.

**Keep a lid on it.** Something as simple as securing your trashcan lid will prevent litter from accidentally being blown into the lake on windy days.

**Monitor public access points.** Report vandalism, destruction or maintenance needs to the city, county or state agency responsible for the right of way.

**Manage domestic livestock manure.** Get assistance in developing management plans to protect water quality.

## AROUND THE HOUSE

### Use non-toxic dock preservative.

Avoid harming water and the critters in it, while protecting your dock. Research and choose alternative, environmentally-friendly maintenance materials before treating lumber.

### Wash your car at a car wash.

Washing it in your driveway sends harmful car oil and residue right into your lake and yard.

### Install a rain barrel.

Collecting water from your rain gutters is a great source for watering your yard and reduces utility bills.

### Take the canoe or row boat.

Good exercise, and you're quiet and closer to the water, so you might see a river otter up close.

**Don't drive golf balls (or cars!) into the lake.** Golf balls in a lake are trash and can harm fish and other critters.

**Don't shoot fireworks into the lake.** They contain chemicals.

**Go for a quiet, moonlight paddle** in a canoe. You'll see a whole new side of your lake.

**Enjoy the beauty.** It's what makes the other 49 things worth doing!



**King County**  
Department of  
Natural Resources and Parks  
Water and Land Resources Division

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**20.30.001 Figure 4 Shoreline Permit Matrix**

Type of Shoreline Permit Required for Shoreline Uses and Modifications*			
	Shoreline Residential	Aquatic	Urban Conservancy
Aquaculture	X	CU <sup>1</sup>	X
Boat Mooring Buoy	N/A	CU	N/A
Boat Ramp	X	X	X
Boat House (covered moorage)	X	X	X
Breakwater & other in-water structures	N/A	X	N/A
Bulkheads	CU	CU	CU
Cell towers	CU	N/A	X
Community Beach	CU	CU	X
Docks, Piers and Floats	CU	CU	CU
Dredging	N/A	X	N/A
Fill <sup>2</sup>	X	X	X
Floating home	N/A	X	N/A
Flood protection	SDP	SDP	SDP
Forestry (clearing)	CU	N/A	CU
Grading	CU	N/A	CU
Habitat Enhancement or Restoration	SDP	SDP	SDP
Industrial & Ports	X	X	X
Jetty	X	X	X
Mining	X	X	X
Recreation	SDP	SDP	SDP
Residential Single family**	SDP	N/A	SDP
Residential Multi family	SDP	N/A	CU
Schools	CU	N/A	CU
Transportation Facilities	SDP	X	SDP
Utilities	SDP	CU	SDP

SDP Shoreline substantial development permit

CU Shoreline conditional use permit

X Prohibited

N/A Not applicable

1 Prohibited in critical saltwater habitats and Lake Burien

2 Allowed if necessary to construct a permitted use

\* Shoreline uses not listed in the matrix above are subject to a shoreline conditional use permit.

\*\* Exempt from shoreline substantial development permit requirements if this is for construction of only one detached unit built by an owner, lessee, or contract purchaser who will be occupying the residence, in accordance with WAC 173-27-040(g), as amended.

1-700

## 20.30.040 Shoreline Vegetation Conservation

Vegetation along the shoreline plays a number of important roles including providing bank stability, habitat and wildlife corridors, shade and cover, wood and organic debris recruitment. By slowing erosion and retaining sediments, riparian vegetation reduces pollutants including nitrogen, phosphorus, hydrocarbons, PCBs, metals, and pesticides. Shoreline vegetation also prevents excessive turbidity by slowing down and filtering surface water runoff and associated sediments. This section should be used in conjunction with BMC section 20.30.050.

### 1. Policies

- a. Native plant communities within shoreline jurisdiction including, but not limited to, wetlands, lakes, streams and bluffs should be protected and maintained to minimize damage to the Ecology and environment of the shoreline area.
- b. Restoration and mitigation of shorelines degraded due to natural or manmade causes should, wherever feasible, use bioengineering techniques to arrest the processes of erosion and sedimentation, to improve water quality and to provide for properly functioning conditions.

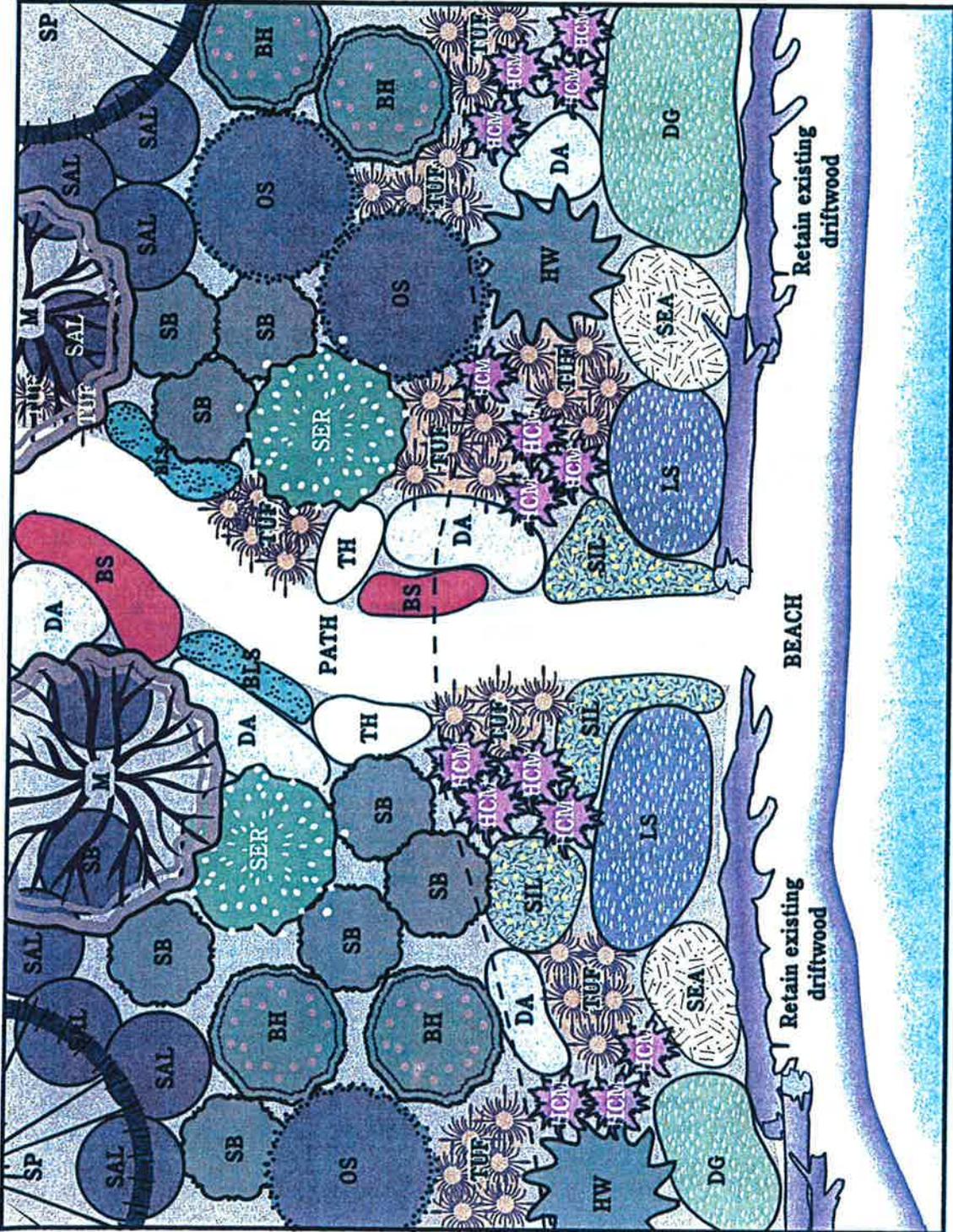
(For additional policy guidance please see Chapter II General Goals and Policies, pg. 10-15.)

### 2. Regulations

- a. *Alterations* to vegetation within shoreline jurisdiction shall result in no net loss of shoreline ecological value or function.
- b. *Alterations* within the shoreline vegetation conservation buffer shall only be allowed through approval of a vegetation management plan. The plan shall be prepared by qualified professional and shall be consistent with the provisions of this chapter and BMC Chapter 19.40.
- c. Within a shoreline riparian buffer as set forth in BMC 20.30.050 *alterations* shall comply with the following;
  - i. The applicant shall provide a vegetation management plan prepared by a qualified professional; and
  - ii. At least 75% of the buffer area shall be vegetated; and
  - iii. Where vegetation is proposed within the buffer it shall be provided at a density to mimic natural conditions; and
  - iv. Vegetation shall consist of mix of native trees, shrubs and ground cover; and
  - v. When *alterations* are proposed within a buffer, the end result shall be no loss of vegetated areas; and

- vi. Vegetation management plans should place emphasis on providing plantings within a 20 foot wide area parallel and adjacent to the shoreline; and
  - vii. Lawn is a prohibited vegetation in the shoreline buffer due to its limited functional benefits and need for chemical and fertilizer application; and
  - viii. Include appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake and marine water quality.
- d. Prior to issuance of a building permit, the applicant shall submit a vegetation management plan pursuant to section g. The plans shall state what erosion control measures will be implemented during and after construction resulting in long term shoreline stabilization.
- e. All clearing, grading and vegetation removal shall be the minimum necessary except for the removal of noxious and invasive vegetation. Hand equipment should be used when feasible.
- f. In accordance with existing regulations, only noxious weeds shall be removed from the Lake Burien 30 foot wetland or wetland buffer without approval of the Shoreline Administrator. Replacement of non-native vegetation may be allowed through approval of a vegetation management plan as prescribed in section g.
- g. The Director may establish minimum standards for vegetation management plans. At a minimum, vegetation management plans shall comply with the following;
- i. Describe the area to be disturbed and the proposed vegetation to be altered; and
  - ii. Outline specific actions or methods that will be used to minimize impacts to the ecological functions and values; and
  - iii. Indicate how existing shoreline vegetation will be preserved and protected; and
  - iv. Describe measures that will be used or enacted that will ensure any alteration and required vegetation will be maintained for the duration of the use or development; and
  - v. Delineate any applicable critical area and/or buffer; and
  - vi. The plan shall document how the proposed alteration will result in equal or better ecological function and value.
- h. Hand removal of noxious weeds or invasive vegetation may be allowed without approval of a vegetation management plan as prescribe in section g, following a consultation with the shoreline administrator or his or her designee.

SYMBOL	PLANT
	Shore pine
	Madrone
	Hooker's willow
	Beaked hazelnut
	Snowberry
	Oceanspray
	Serviceberry
	Salal
	Henderson's checker-mallow
	Douglas aster
	Broadleaved stoncrop (Sedum)
	Beach strawberry
DRY-MOIST ZONE MOIST-WET ZONE	
	Tufted hairgrass
	Pacific silverweed
	Thrift
	Lyngby's sedge
	Sea watch
	Dune grass



0 2 4 6 Feet

Produced by: DMSP GIS, Visual Communications and Web Desk  
 File: 0705\_MarinePlan.dwg

**PLANTING PLAN:  
 Sunny, Part Sunny Marine Conditions**

**King County**  
 Department of  
 Natural Resources and Parks  
 Water and Land Resources Division

## Plant list for Marine (salt water) shoreline

symbol	type	common name	Latin name	exposure	moisture	height (ft)	avail.	ease	
	Tree	<a href="#">madrone; madrona</a>	<i>Arbutus menziesii</i>	sun - part shade	dry	90	M	L	<a href="#">add plant</a>
	Tree	<a href="#">shore pine</a>	<i>Pinus contorta var. contorta</i>	sun - part shade	dry - wet	50	M	H	<a href="#">add plant</a>
	Tree	<a href="#">Hookers willow</a>	<i>Salix hookeriana</i>	sun	moist - wet	20	L	H	<a href="#">add plant</a>
	Shrub	<a href="#">serviceberry; juneberry</a>	<i>Amelanchier alnifolia</i>	sun - shade	dry - moist	20	H	H	<a href="#">add plant</a>
	Shrub	<a href="#">beaked hazelnut</a>	<i>Corylus cornuta var. californica</i>	sun - shade	dry - moist	20	M	M	<a href="#">add plant</a>
	Shrub	<a href="#">salal</a>	<i>Gaultheria shallon</i>	part shade - shade	dry - moist	5	H	M	<a href="#">add plant</a>
	Shrub	<a href="#">oceanspray</a>	<i>Holodiscus discolor</i>	sun - shade	dry - moist	15	M	H	<a href="#">add plant</a>
	Shrub	<a href="#">snowberry</a>	<i>Symphoricarpos albus</i>	sun - shade	dry - moist	5	M	H	<a href="#">add plant</a>
	Groundcover	<a href="#">sea-watch</a>	<i>Angelica lucida</i>	sun - part shade	moist - wet	5	L	M	<a href="#">add plant</a>
	Groundcover	<a href="#">thrift; sea pink</a>	<i>Armeria maritima</i>	sun	dry - moist	1	H	H	<a href="#">add plant</a>

	Groundcover	<a href="#">Douglas aster</a>	<i>Aster subspicatus</i>	sun - part shade	dry - moist	3	L	H	<a href="#">add plant</a>
	Groundcover	<a href="#">beach strawberry</a>	<i>Fragaria chiloensis</i>	sun - part shade	dry	1	H	H	<a href="#">add plant</a>
	Groundcover	<a href="#">silverweed</a>	<i>potentilla anserina var.pacifica</i>	sun - part shade	moist - wet	1.5	L	H	<a href="#">add plant</a>
	Groundcover	<a href="#">broad-leaved stonecrop</a>	<i>Sedum spathulifolium</i>	sun	dry	0.5	M	H	<a href="#">add plant</a>
	Groundcover	<a href="#">Henderson's checker mallow</a>	<i>Sidalcea hendersonii</i>	sun	moist - wet	5	M	M	<a href="#">add plant</a>
	Grass-like	<a href="#">Lyngbye's sedge</a>	<i>Carex lyngbyei</i>	sun - part shade	wet	3	M	M	<a href="#">add plant</a>
	Grass-like	<a href="#">tufted hairgrass</a>	<i>Deschampsia cespitosa</i>	sun - part shade	dry - wet	3	L	H	<a href="#">add plant</a>
	Grass-like	<a href="#">dunegrass</a>	<i>Elymus mollis</i>	sun	moist - wet	3	L	H	<a href="#">add plant</a>

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# Vegetation Management: A Guide for Puget Sound Bluff Property Owners

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May, 1993  
Publication 93-31

### Plants Commonly Found on Puget Sound Shoreland Sites (Herbaceous)

Common Name	Botanical Name	Native/Non-native	Deciduous/ Evergreen	Rooting habitat**	Erosion control Quality	Ground Cover Quality
Sword fern	Polystichum munitum	Native	Evergreen	Shallow	Fair	Good
*English ivy	Hedra helix	Non-native	Evergreen	Shallow-moderate	Poor	Good
Honeysuckle	Lonicera spp.	Native	Deciduous	Shallow-moderate	Fair	Fair
Nettle	Urtica spp.	Native	Deciduous	Wide, very shallow	Poor	Poor
Foxglove	Digitalis purpurea	Non-native	Deciduous	Very shallow	Poor	Poor
Perennial pea	Lathyrus spp.	Non-native	Deciduous	Shallow-moderate	Fair	Fair
Bracken fern	Pteridium aquilinum	Native	Deciduous	Shallow	Fair	Poor
*Horsetail	Equisetum spp.	Mostly non-native	Deciduous	Wide, shallow	Poor	Fair
*Grasses	Various	Mostly non-native	Evergreen	Shallow-moderate	Fair	Excellent (low)

\* Invasive, do not plant

\*\*Please note that the dept and character of the roots are determined more by sil conditions than species characteristics.  
Greenbelt Consulting, Vegetation Management: A Guide for Puget Sound Bluff Property Owners

### Plants Commonly Found on Puget Sound Shoreland Sites (Shrubs, small trees)

Common Name	Botanical Name	Native/ Non-native	Deciduous/ Evergreen	Rooting habitat**	Erosion control quality	Ground cover quality	Capacity to Sprout	Mature height (ft)
Trailing Blackberry	Rubus ursinus	Native	Semi-deciduous	Shallow	Fair	Good	Yes	Vine
*Himalaya blackberry	Rubus discolor	Non-native	Semi-Evergreen	Moderate	Poor	Good	Yes	Vine-cane
Vine maple	Acer circinatum	Native	Deciduous	Deep, wide	Excellent	Fair	Yes	10+
Oceanspray	Holodiscus discolor	Native	Deciduous	Deep, wide	Excellent	Good	Yes	10+
*Scot's broom	Cytisus scoparius	Non-native	Deciduous	Deep, wide	Excellent	Good	Yes	To 8
Willow	Salix spp.	Native	Deciduous	Deep, wide	Excellent	Fair/Good	Yes	10+
Snowberry	Symphoricarpos albus	Native	Deciduous	Deep, wide	Excellent	Excellent	Yes	3+
Rose	Rosa spp.	Native	Deciduous	Shallow-moderate	Good	Good	Yes	2-10
Elderberry	Sambucus spp.	Native	Deciduous	Moderate	Fair	Poor	Yes	To 15
Salmonberry	Rubus spectabilis	Native	Deciduous	Moderate	Good	Fair	Yes	To 12
Salal	Gaultheria shallon	Native	Evergreen	Shallow-moderate, dense	Good	Excellent	Minor	To 4

\* Invasive, do not plant

\*\*Please note that the dept and character of the roots are determined more by sil conditions than species characteristics.  
Greenbelt Consulting, Vegetation Management: A Guide for Puget Sound Bluff Property Owners

## Plants Commonly Found on Puget Sound Shoreland Sites (Shrubs, small trees)

Common Name	Botanical Name	Native/ Non-native	Deciduous/ Evergreen	Rooting habitat**	Erosion control quality	Ground cover quality	Capacity to Sprout	Mature height (ft)
Oregon grape	Mahonia spp.	Native	Evergreen	Shallow- moderate	Good	Good	Minor	To 6
Butterfly bush	Buddleia spp.	Non-native	Deciduous	Moderate	Fair	Fair	Yes	6
Red huckleberry	Vaccinium parvifolium	Native	Deciduous	Moderate, wide	Good	Fair	Yes	To 12
Evergreen huckleberry	Vaccinium ovatum	Native	Evergreen	Moderate, wide	Excellent	Good	Minor	To 8
Devil's club	Oplopanax horridum	Native	Deciduous	Wide, shallow	Fair	Good	Yes	To 12
Serviceberry	Amelanchier alnifolia	Native	Deciduous	Deep, wide	Excellent	Fair	Yes	12+
Common Name	Botanical Name	Native/ Non-native	Deciduous/ Evergreen	Rooting habitat**	Erosion control quality	Ground cover quality	Capacity to Sprout	Mature height (ft)

\* Invasive, do not plant

\*\*Please note that the dept and character of the roots are determined more by soil conditions than species characteristics.

Greenbelt Consulting, Vegetation Management: A Guide for Puget Sound Bluff Property Owners

## Plants Commonly Found on Puget Sound Shoreland Sites (Trees)

Oregon white oak	Quercus garryana	Native	Deciduous	Deep, sparse	Good	Minor	60	200+
Grand fir	Abies grandis	Native	Evergreen/ Conifer	Moderate	Good	No	200+	300+
Douglas-fir	Pseudotsuga menziesii	Native	Evergreen/ Conifer	Deep	Good	No	200+	300+
Bigleaf maple	Acer macrophyllum	Native	Deciduous	Deep, wide	Excellent	Yes	60	200+
Red alder	Alnus rubra	Native	Deciduous	Shallow- moderate Tolerates wet sites	Fair	Yes	50-100	65
Bitter cherry	Prunus emarginata	Native	Deciduous	Shallow- moderate	Fair	No	50	50
Western hemlock	Tsuga heterophylla	Native	Evergreen/ Conifer	Shallow- Moderate	Good	No	150	300+
Sitka spruce	Picea sitchensis	Native	Evergreen/ Conifer	Shallow- moderate	Good	No	100+	300+
Western red cedar	Thuja plicata	Native	Evergreen/ Conifer	Moderate, wide Tolerates wet sites	Good	Yes	100+	350+
Strawberry tree	Arbutus menziesii	Native	Evergreen/ Broad-leaved	Deep, wide, tenacious	Excellent	Minor	70+	200+

\* Invasive, do not plant

\*\*Please note that the dept and character of the roots are determined more by soil conditions than species characteristics.

Greenbelt Consulting, Vegetation Management: A Guide for Puget Sound Bluff Property Owners

### Plants Commonly Found on Puget Sound Shoreland Sites (Trees, cont.)

Common Name	Botanical Name	Native/ Non-native	Deciduous/ Evergreen	Rooting habitat**	Erosion control quality	Ground cover quality	Capacity to Sprout	Mature height (ft)
Pacific yew	<i>Taxus brevifolia</i>	Native	Evergreen/ Conifer	Deep, wide	Excellent	Minor	30+	250+
Willow	<i>Salix spp.</i>	Native	Deciduous	Moderate, wide Tolerates wet sites	Excellent	Yes	50+	60
Black cottonwood	<i>Populus trichocarpa</i>	Native	Deciduous	Wide Wet sites	Fair	Yes	140	200
Shore pine	<i>Pinus contorta</i>	Native	Evergreen/ Conifer	Deep, wide	Good	No	30+	200
Western white pine	<i>Pinus monticola</i>	Native	Evergreen/ Conifer	Deep, wide	Good	No	150+	250+
English holly	<i>Ilex aquifolium</i>	Non-native	Evergreen/ Broad-leaved	Moderate	Good	Minor	40	150

\* Invasive, do not plant

\*\*Please note that the dept and character of the roots are determined more by sil conditions than species characteristics.

Greenbelt Consulting, Vegetation Management: A Guide for Puget Sound Bluff Property Owners

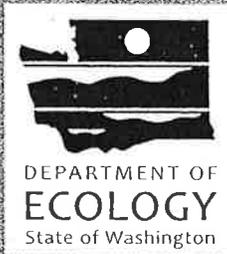


# **SLOPE STABILIZATION AND EROSION CONTROL USING VEGETATION**

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**A MANUAL OF PRACTICE  
FOR COASTAL PROPERTY OWNERS**

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MAY, 1993  
PUBLICATION 93-30

**PLANT SELECTION GUIDE\***

NAME	FORM & HABIT	MATURE SIZE	WATER <sup>1</sup> REQUIREMENTS	LIGHT <sup>2</sup> REQUIREMENTS	SOIL REQUIREMENTS	ROOTING <sup>3</sup> CHARACTERISTICS	RECOMMENDED SPACING	PLANTING <sup>4</sup> CONDITION	COMMENTS <sup>5</sup>
Red Alder ( <i>Alnus rubra</i> )	Deciduous tree; seeds prolifically on bare soil	Height: 80' Spread: 40'	Moist conditions, No data	Full Sun	Any soil	Fibrous, Moderately deep	10'+	Bareroot seedlings up to 3' tall; larger plants in containers	Fast grower in poor mineral soils; typical 40-50 year lifespan; large limbs become brittle; provides food for birds
Pacific Willow ( <i>Salix lasianдра</i> )	Deciduous multi-stemmed tree; does not spread	Height: 40' Spread: 25'	Wet conditions, Usage high?	Full Sun	Any soil — tolerates shallow flooding during the growing season	Fibrous, Moderately deep and widespread	6' for rooted plants; 2' for whips or cuttings	Rooted plants to 10' tall in containers; cuttings 18"-24"; whips 4'	Fast grower in saturated or shallowly flooded areas; 25 year lifespan — large limbs become brittle, tend to break off; stumps produce long, fast-growing whips; easily rooted
Scouler Willow ( <i>Salix scouleriana</i> )	Deciduous tree or shrub; does not spread	Height: 30' Spread: 15'	Dry-Moist conditions, Usage high?	Full Sun	Any soil	Fibrous, Moderately deep and widespread	6' for rooted plants; 2' for whips or cuttings	Rooted plants to 10' tall in containers; cuttings 18"-24"; whips 4'; whips not recommended	Of the willows listed here, this species tolerates the driest conditions
Sirica Willow ( <i>Salix sitchensis</i> )	Deciduous tree or shrub; does not spread	Height: 30' Spread: 25'	Moist conditions, Usage high?	Full Sun	Any soil	Fibrous, Moderately deep and widespread	6' for rooted plants; 2' for whips or cuttings	Rooted plants to 10' tall in containers; cuttings 18"-24"; whips 4'; whips not recommended	Fast grower in moist to saturated soils; widely used for streambank stabilization
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	Coniferous tree; does not spread	Height: 200'+ Spread: 50'	Dry-Moist conditions, Usage moderate	Full Sun	Any soil	Tap - Modified Tap, Shallow to deep and widespread	10'+	12"-18" bareroot seedlings; larger plants in containers	Generally not considered a primary species for slope face stabilization; high root strength but typical shallow rooting characteristics in thin coastal soils; can be planted in stands in slope crest greenbelts; good eagle and osprey perch and nest trees; potential for wind throw in thin or disturbed soils

1-712

PLANT SELECTION GUIDE (CONT.)

NAME	FORM & HABIT	MATURE SIZE	WATER REQUIREMENTS	LIGHT REQUIREMENTS	SOIL REQUIREMENTS	ROOTING CHARACTERISTICS	RECOMMENDED SPACING	PLANTING CONDITION	COMMENTS
Northern Black Cottonwood ( <i>Populus trichocarpa</i> )	Deciduous; does not spread	Height: 100'+ Spread: 40'	Moist conditions, Usage high	Full Sun	Any soil - tolerates shallow flooding during the growing season	Fibrous, Shallow to deep and widespread, extensive	6' + for rooted plants; 2' for whips or cuttings	Rooted plants to 10' tall in containers; cuttings 18"-24"; whips 4' tall	Fast grower in moist to saturated soils; also widely used for streambank stabilization; potential for wind throw
Red-Osier Dogwood ( <i>Cornus stolonifera</i> or <i>Cornus sericea</i> )	Deciduous shrub; does not spread	Height: 20' Spread: 20'	Moist-Wet, No data	Full Sun/Sun/Shade	Any soil - tolerates shallow flooding during the growing season	Fibrous, Shallow	3' + for rooted plants; 2' for cuttings	Rooted plants to 6' tall in containers; bareroot & cuttings 18"-24" tall	Attractive shrub that produces bright red stems
Black Twinberry ( <i>Lonicera involucrata</i> )	Deciduous shrub; does not spread	Height: 10' Spread: 8'	Moist, No data	Full Sun	Any soil	Fibrous, Shallow	4' +	Rooted plants to 6' tall in containers; bareroot 18"-24" tall	Produces yellow twin flowers and black twin-berries; some success reported from cuttings
Ninebark ( <i>Physocarpus capitatus</i> )	Deciduous shrub; does not spread	Height: 15' Spread: 10'	Moist, No data	Full Sun/Sun/Shade	Any soil	Fibrous, Shallow	4' +	Rooted plants to 6' tall in containers; bareroot 18"-24" tall	Produces masses of tiny white flowers which change to reddish seed clumps
Cascara ( <i>Rhamnus purshiana</i> )	Deciduous tree/shrub; does not spread	Height: 25' Spread: 15'	Moist, No data	Full Sun	Any soil	Tap, Moderately deep	4' +	Rooted plants to 6' tall in containers; bareroot 18"-24" tall	Shiny, black berries are favored by Cedar Waxwings
Salmonberry ( <i>Rubus spectabilis</i> )	Deciduous shrub; spreads by underground runners to form thickets	Height: 8' Spread: 6'	Moist, No data	Sun/Shade Full Shade	Any soil	Fibrous, Shallow	4' +	Rooted plants to 4' tall in containers; bareroot 6"-8" tall; cuttings 18"-24"	Spreads quickly once established; berries provide food for a variety of songbirds
Hooker Willow ( <i>Salix hookeriana</i> )	Deciduous shrub; does not spread	Height: 20' Spread: 15'	Moist-Wet, No data	Full Sun	Any soil	Fibrous, Moderately deep	3' + for rooted plants; 2' for cuttings	Rooted plants to 6' tall in containers; bareroot & cuttings 18"-24" tall; whips not recommended	A horticultural variety, "Clatsop," has been developed by the Soil Conservation Service for its vigor, disease resistance & attractive foliage; salt spray tolerant
Red Elderberry ( <i>Sambucus racemosa</i> )	Deciduous shrub; does not spread	Height: 15' Spread: 10'	Moist, No data	Full Sun/Sun/Shade Full Shade	Any soil	Fibrous, Shallow	4' +	Rooted plants to 6' tall in containers; bareroot 18"-24" tall	Produces red, non-edible berries; some success reported from woody cuttings

1-713

PLANT SELECTION GUIDE (CONT.)

NAME	FORM & HABIT	MATURE SIZE	WATER REQUIREMENTS	LIGHT REQUIREMENTS	SOIL REQUIREMENTS	ROOTING CHARACTERISTICS	RECOMMENDED SPACING	PLANTING CONDITION	COMMENTS
Douglas' Spiraea ( <i>Spiraea douglasii</i> )	Shrub; spreads by seed & underground runners to form seed	Height: 8' Spread: 6'	Moist-Wet conditions, No data	Full Sun	Any soil - tolerates shallow flooding during the growing season	Fibrous, Shallow	3' for rooted plants; 2' for cuttings	Rooted plants to 6' tall in containers; bareroot & cuttings 18"-24" tall	Spreads quickly & aggressively in most sites
Snowberry ( <i>Symphoricarpos alba</i> )	Deciduous shrub; spreads by underground runners to form thickets	Height: 4' Spread: 3'	Dry-Moist conditions, No data	Full Sun Sun/Shade Full Shade	Any soil - tolerates shallow flooding during the growing season	Fibrous, Shallow	2+	Rooted plants to 24" tall; bareroot 6"-18" tall	Tolerates high winds and often grows on vegetated slopes overlooking salt water
Sala ( <i>Gaultheria thalictroides</i> )	Evergreen shrub; spreads by underground runners to form thicker	Height: 3' Spread: 3'	Dry-Moist conditions, No data	Sun/Shade Full Shade	Any soil - tolerates shallow flooding during the growing season	Fibrous, Shallow	2+	Rooted plants 4" to 12" tall	Widely available; difficult to establish; slow growing; tolerates salt spray
Ocean Spray ( <i>Holodiscus discolor</i> )	Deciduous shrub; does not always spread aggressively	Height: 10'+ Spread: 6'	Dry-Moist conditions, No data	Full Sun Sun/Shade	Any soil - tolerates shallow flooding during the growing season	Fibrous, Moderate	4+	Rooted plants to 2' tall in containers; bareroot 6"-12" tall	Produces attractive sprays of creamy-white flowers; will root spread
Vine Maple ( <i>Acer circinatum</i> )	Deciduous shrub; does not always spread aggressively	Height: 15'+ Spread: 10'	Moist conditions, No data	Sun/Shade Full Shade	Any soil - tolerates shallow flooding during the growing season	Fibrous, Moderate	8+	Rooted plants to 4' tall in containers; balled & burlapped plants to 10' tall	Large specimens widely available; spreads by root and seed
Kinnikinnick ( <i>Arctostaphylos Uva-ursi</i> )	Low-growing shrub; spreads to form a dense, evergreen carpet	Height: 8" Spread: 6"	Dry conditions, No data	Full Sun	Any slightly acid soil	Fibrous, Shallow	2'	Rooted plants in containers	Widely available evergreen ground cover; tolerates salt spray
Thimbleberry ( <i>Rubus parviflorus</i> )	Deciduous shrub; spreads by underground runners to form thickets	Height: 4' Spread: 4'	Moist conditions, No data	Full Sun Sun/Shade	Any soil	Fibrous, Shallow	3'	Rooted plants in containers	May be difficult to find in some native plant nurseries
Indian Plum ( <i>Oemleria cerasiformis</i> )	Deciduous shrub; spreads by underground stems to form open stands	Height: 10' Spread: 6'	Moist conditions, No data	Full Sun Sun/Shade Full Shade	Any soil	Fibrous w/horizontal, underground runners, Shallow	4+	Rooted plants to 4' in containers; bareroot 6"-8" tall	Male and female flowers are on separate plants; only female flowers produce the attractive "plums"
Evergreen Huckleberry ( <i>Vaccinium ovatum</i> )	Evergreen shrub; does not spread	Height: 6' Spread: 3'	Dry-Moist conditions, No data	Sun/Shade Full Shade	Slightly acid	Fibrous, Shallow	3+	Rooted plants to 2' tall in containers	Attractive, but slow growing; difficult to establish; tolerates salt spray

1-714

PLANT SELECTION GUIDE (CONT.)

NAME	FORM & HABIT	MATURE SIZE	WATER REQUIREMENTS	LIGHT REQUIREMENTS	SOIL REQUIREMENTS	ROOTING CHARACTERISTICS	RECOMMENDED SPACING	PLANTING CONDITION	COMMENTS <sup>a</sup>
Nootka Rose ( <i>Rosa nutkana</i> )	Deciduous shrub; spreads by underground runners to form thickets	Height: 6' Spread: 3'	Moist conditions, No data	Full Sun	Any soil, prefers rich soils	Fibrous, Shallow (not extensive)	3'	Rooted plants to 2' tall in containers; bareroot to 18" tall; cuttings 12"-18"	Thickets of spring stems create a formidable barrier; produces attractive, pink flowers followed by large, red hips; tolerates salt spray
Red Currant ( <i>Ribes sanguineum</i> )	Deciduous shrub; does not spread	Height: 8' Spread: 6'	Dry-Moist conditions, No data	Full Sun Sun/Shade	Any soil	Fibrous, Shallow (not extensive)	6'+	Rooted plants to 4' tall in containers; bareroot to 18" tall	One of our finest ornamental natives; produces clusters of white to red flowers
Wax Myrtle ( <i>Myrica californica</i> )	Evergreen shrub; does not spread	Height: 15' Spread: 8'	Dry-moist conditions, No data	Full Sun Sun/Shade	Slightly acid, with organic matter	Fibrous, Moderate	10'+	Rooted plants to 10'	Tolerates salt spray; high wildlife usage
Native Plant Seed Mixes	Annual and perennial grass and forb mixes available	Height: 1'-2' Spread: varied	Dry-Wet conditions, Medium - high	Species/mix dependent	Species/mix dependent	Fibrous, Shallow	Apply as recommended	Seed	Woody plant seeds also available (success typically low); very slow to establish; avoid exotic commercial mixes; seed mixes typically used in conjunction with other vegetation plantings; typically short-term erosion control technique

<sup>a</sup>Table 3 based on information from: Myers Biodynamics staff experience; Binns, 1980; Stevens & Vanbianchi, 1993; Kruckeberg, 1982.

FOOTNOTES

- <sup>1</sup>WATER REQUIREMENTS  
 Dry - Once established, tolerates dry soil conditions during the growing season  
 Moist - Requires moist soil throughout the growing season  
 Wet - Tolerates saturated soil year-round  
 Usage - Relative water uptake by plant (e.g., high or no data)
- <sup>2</sup>LIGHT REQUIREMENTS  
 Full Sun - Requires sun throughout the day  
 Sun/Shade - Requires shade for about 1/2 the day  
 Full Shade - Requires shade throughout the day
- <sup>3</sup>ROOTING CHARACTERISTICS  
 Fibrous - Lacks a central root; root mass composed of fibrous lateral roots  
 Tap - With a stout, central main root  
 Shallow, Moderate, Deep refers to relative rooting depth (influenced by soil and groundwater conditions)
- <sup>4</sup>PLANTING CONDITION  
 Sizes given are those that are generally found in nurseries; other sizes may also be available
- <sup>5</sup>COMMENTS  
 Growth rate, ornamental & wildlife value; wind/salt spray tolerance; maintenance; average life span

1-716

## 20.30.050 Dimensional Standards for Shoreline Development

The following buffers and setbacks are based on the City of Burien Shoreline Inventory (Appendix 1), City of Burien Shoreline Analysis and Characterization (Appendix 2) and, the City of Burien Shoreline Cumulative Impacts Analysis (Appendix 4) reports contained in this shoreline master program. The shoreline riparian buffers and building setbacks are calculated from the ordinary high water mark or from the landward face of a bulkhead or other shoreline stabilization structure if one is present. For measurement methods, refer to BMC 19.17.

**Figure 5 Dimensional Standards for Shoreline Development**

	SHORELINE ENVIRONMENT DESIGNATION		
	Shoreline Residential	Urban Conservancy	Aquatic
<b>Marine Riparian Buffer</b>	50 ft.	50 ft.	N/A
<b>Lake Burien Riparian Buffer<sup>(1)</sup></b>	30 ft.	N/A	N/A
<b>Vegetation Conservation Buffer<sup>(2)</sup></b>	150 ft.	200 ft.	N/A
<b>Building Setback from Riparian Buffer</b>	15 ft.	15 ft.	N/A
<b>Height Limit (see BMC 19.15)</b>	35 ft.	35 ft.	35 ft.
<b>Lot Size (see BMC 19.15)</b>	RS-12,000 RS-7,200 (Lake Burien)		RS-12,000 N/A
<b>Building Coverage (see BMC 19.15)</b>	35%	30%	N/A

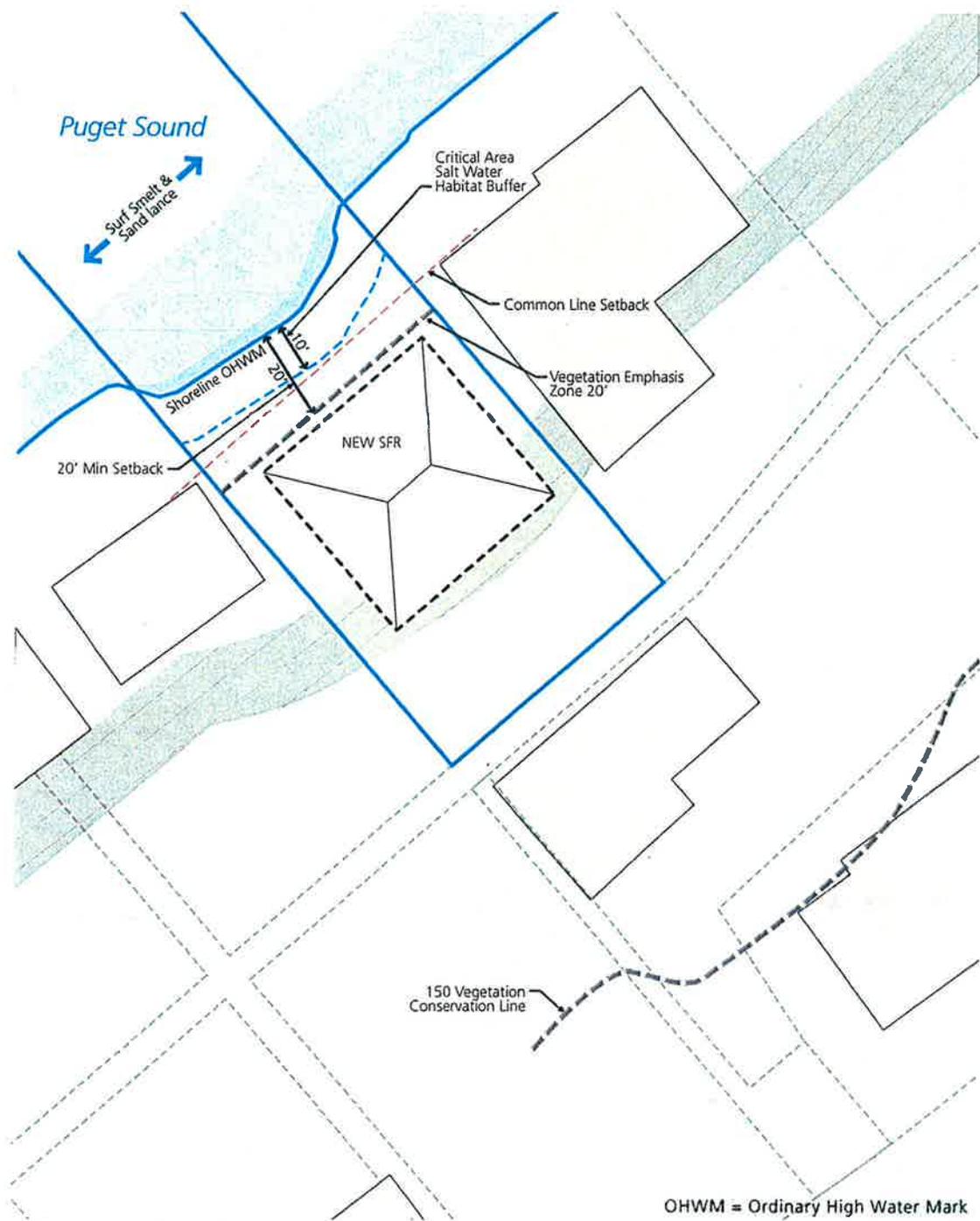
(1) Consistent with BMC 19.40 and BMC 20.30.040 (2) (f).

(2) See BMC 20.30.040 Shoreline Vegetation Conservation for specific requirements.

## **20.30.055 Shoreline Buffers**

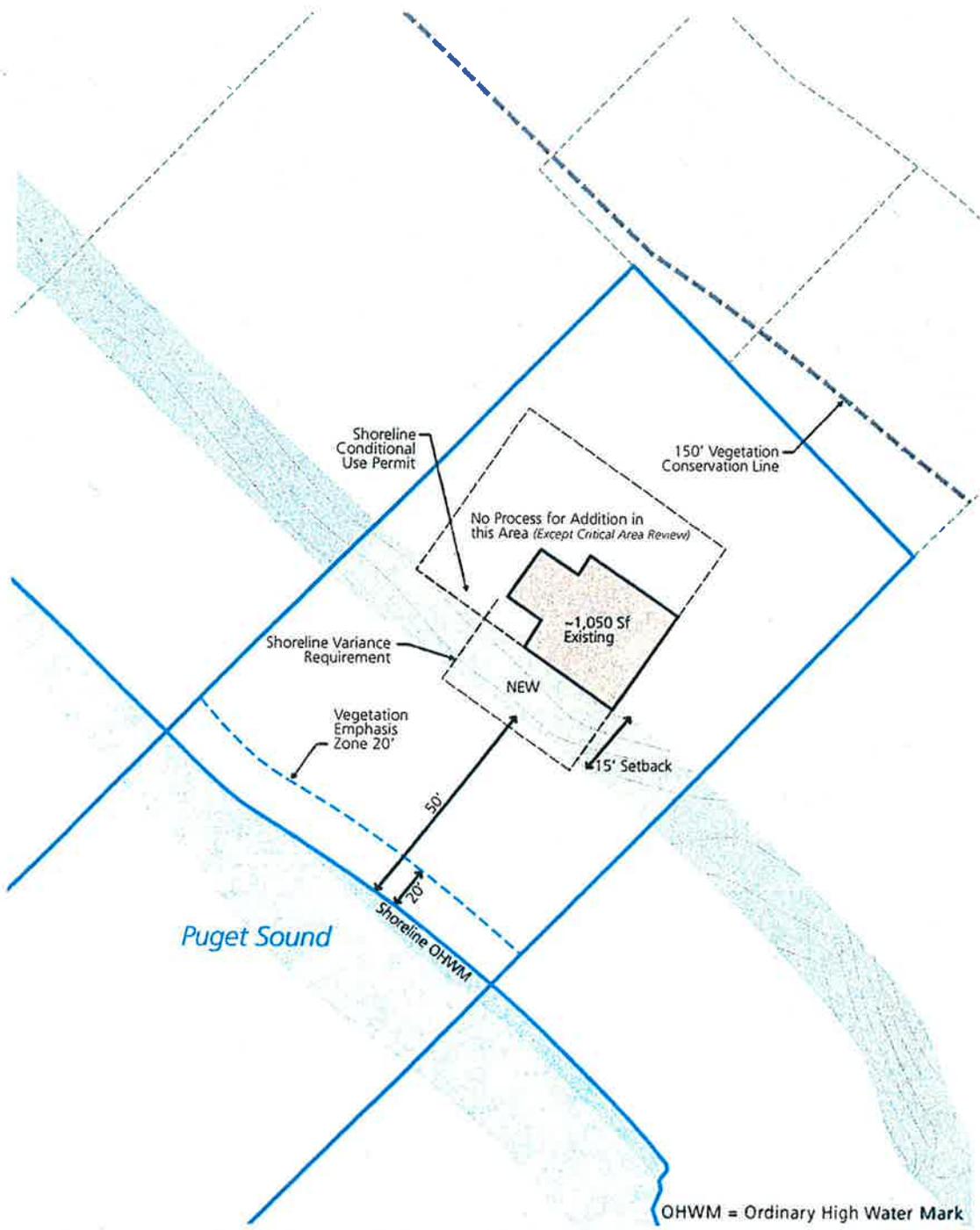
### **Regulations:**

1. A fifty foot riparian buffer for the marine shoreline (thirty feet for Lake Burien) shall be established from the ordinary high water mark for all lots. The riparian buffer is measured landward from a perpendicular line from the edge of the OHWM.
2. Docks are allowed within the buffer as provided herein. Structures and development such as viewing platforms, boardwalks, benches, and trails are allowed when associated with public access.
3. Whenever the Shoreline Administrator determines that monitoring has established a significant adverse deviation from predicted impacts, or that mitigation or maintenance measures have failed, the applicant or the property owner shall be required to institute corrective action(s), which shall also be subject to further monitoring as provided in this section.
4. The Shoreline Administrator may require a performance bond(s) or other security in an amount sufficient to guarantee that all required mitigation measures will be completed in a manner that complies with conditions of approval and to guarantee satisfactory workmanship and materials for a period not to exceed five years. The Shoreline Administrator shall establish the conditions of the bond or other security according to the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.
5. All costs associated with the mitigation/monitoring and planning including city expenses, shall be the responsibility of the applicant.



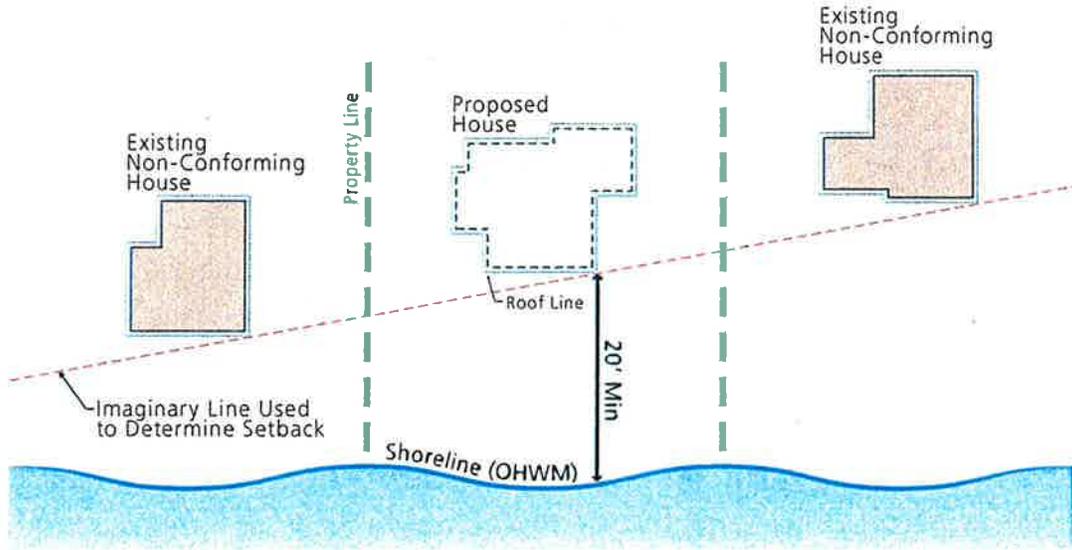
City of Burien Shoreline Master Program  
**COMMON-LINE SETBACKS DEVELOPMENT EXAMPLE**

1-720

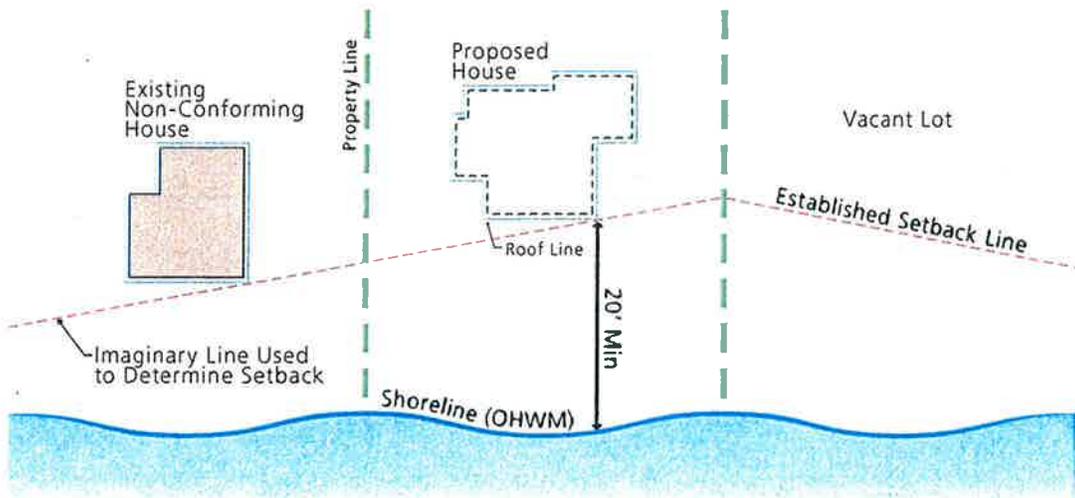


City of Burien Shoreline Master Program  
**SINGLE-FAMILY EXPANSION SCENARIOS**

1-722



OHWM = Ordinary High Water Mark

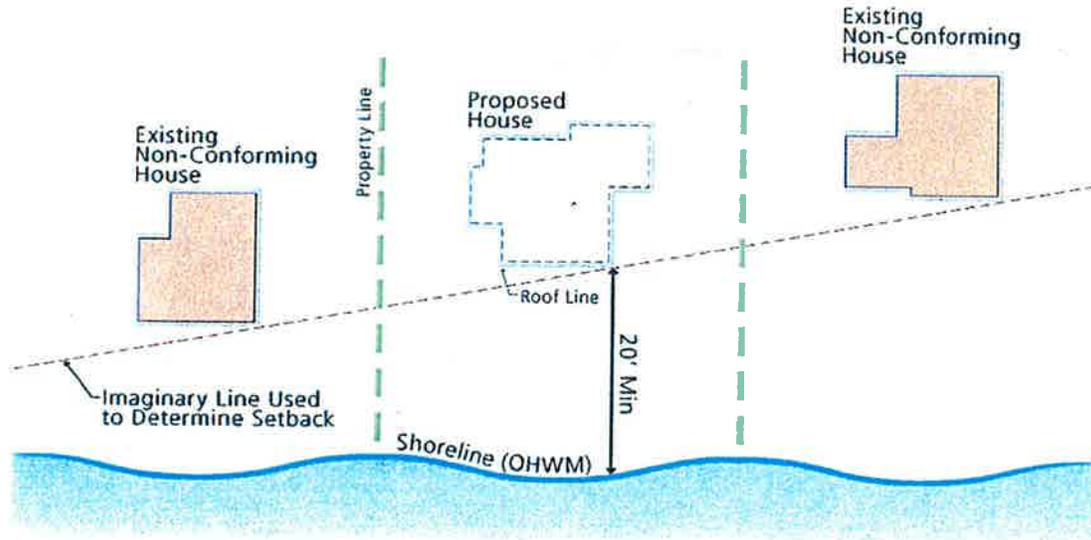


OHWM = Ordinary High Water Mark

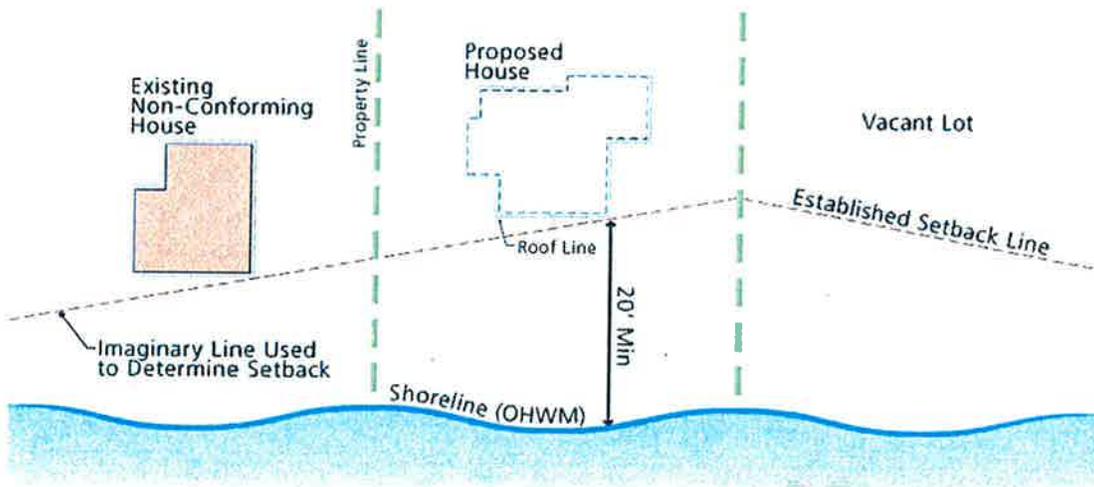
City of Burien Shoreline Master Program  
**COMMON-LINE SETBACKS FOR RESIDENTIAL USES**

1-724

**Figure 6 Common-line Riparian Buffer and Building Setback Reduction Examples**



OHWM = Ordinary High Water Mark



OHWM = Ordinary High Water Mark

1-726

## 20.30.070 Bulkheads and Other Shoreline Stabilization Structures

Shoreline stabilization includes actions taken to address erosion impacts to property and dwellings, roads and utilities, businesses, or structures caused by natural processes, such as current, flood, tides, wind, or wave action. These actions include structural and nonstructural methods.

Nonstructural methods include building setbacks, relocation of the structure to be protected, ground water management, planning and regulatory measures to avoid the need for structural stabilization.

### 1. Policies

- a. New development should be located and designed to avoid the need for future shoreline stabilization to the greatest extent *feasible*.
- b. Bulkheads should be designed to blend in with the natural surroundings and not detract from the aesthetic qualities or degrade the natural processes of the shoreline.
- c. Burien should take active measures to preserve natural unaltered shorelines, and prevent the proliferation of bulkheads and other forms of shoreline armoring.
- d. Non-structural stabilization measures including relocating structures, increasing buffers, enhancing vegetation, managing drainage and runoff and other measures are preferred over structural shoreline armoring.
- e. Where feasible, any failing, harmful, unnecessary, or ineffective structural shoreline armoring should be removed, and shoreline ecological functions and processes should be restored using non-structural methods.

(For additional policy guidance please see Chapter II General Goals and Policies, pg. 7, 11, 13.)

### 2. Regulations

- a. Non-structural shoreline stabilization or flood protection measures shall be used instead of structural solutions unless the project proponent demonstrates that a non-structural solution is not *feasible* and there would be no net loss of shoreline ecological functions.
- b. Construction of bulkheads, gabions, revetments, retaining walls and bluff walls, are only permitted when non structural methods (e.g., building setbacks, biotechnical vegetation measures, anchor trees, upland drainage control, and beach enhancement) are not feasible to protect a residence or other *primary structure* or essential public facility.

- c. New structural stabilization measures shall not be allowed except when the necessity to protect existing *primary structures* is demonstrated in the following manner:
  - i. New or enlarged structural shoreline stabilization measures for an existing *primary structure*, including residences and roads, shall not be allowed unless a geotechnical analysis, accepted by the City of Burien Shoreline Administrator, indicates that the structure is in imminent danger from shoreline erosion caused by tidal action, currents, or waves. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need.
  - ii. The geotechnical analysis should evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering structural shoreline stabilization.
- d. An existing shoreline stabilization structure may be replaced with a similar structure if the following apply:
  - i. The existing structure can no longer adequately serve its purpose of stabilizing the shoreline to protect the *primary structure*.
  - ii. Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there is overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
  - iii. Where a net loss of ecological functions associated with *critical saltwater habitats* would occur by leaving the existing structure, removal of that structure would be required as part of the construction of the replacement.
- e. Structural shoreline stabilization may be allowed to protect new development when all the following conditions apply or have been complied with:
  - i. The need to protect a new *primary structure* from damage due to erosion must be demonstrated by a geotechnical analysis accepted by the City of Burien Shoreline Administrator. The analysis shall specifically find and state that the *primary structure* will be in imminent danger from shoreline erosion caused by tidal action, currents, or waves. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The geotechnical analysis should evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering structural shoreline stabilization.

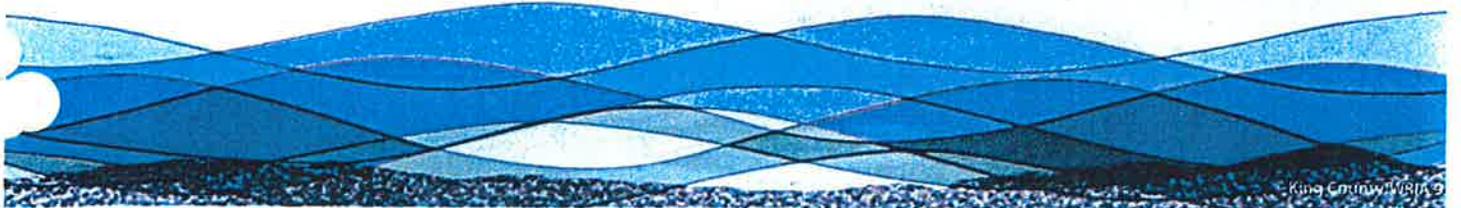
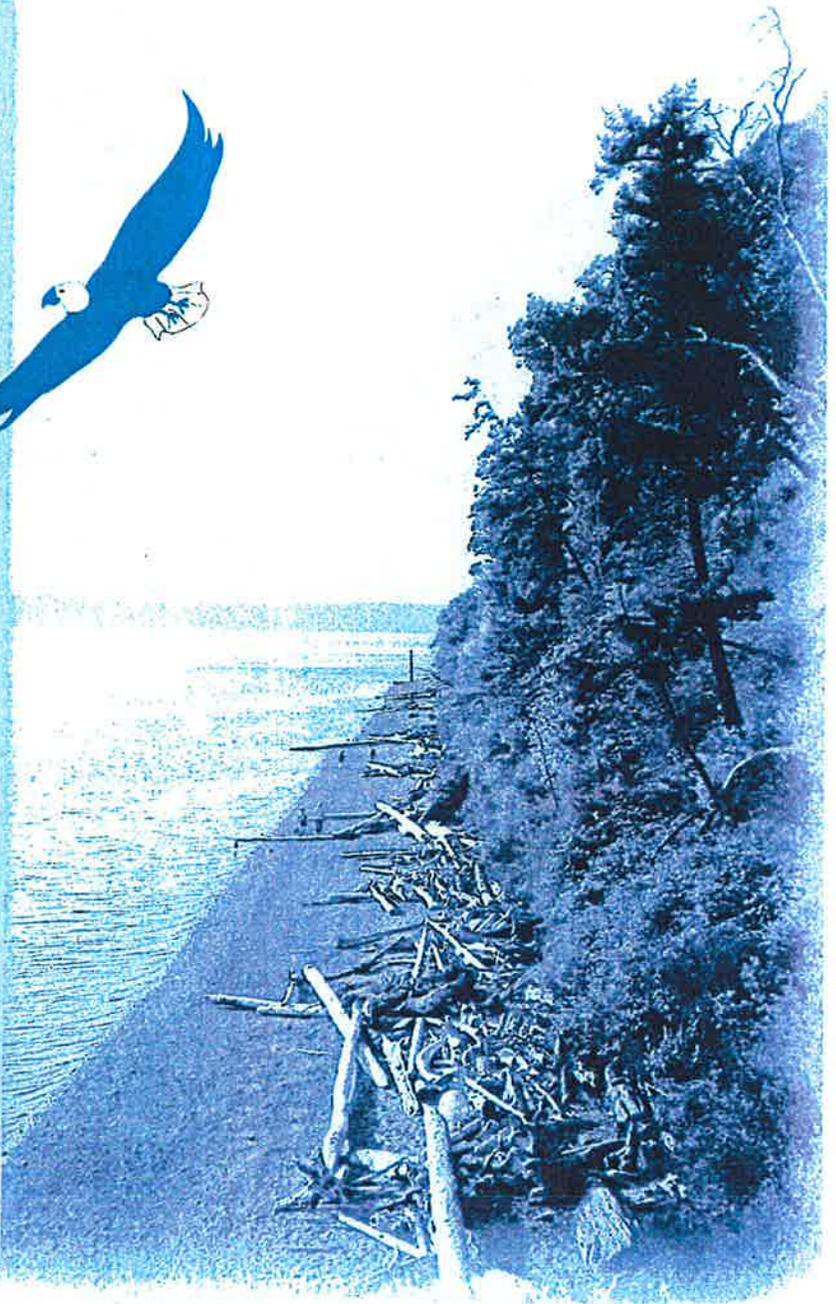
- ii. The erosion on the site is not being caused by upland conditions, such as the loss of vegetation and drainage.
  - iii. Nonstructural measures, such as placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or are not sufficient.
- f. Bulkheads shall be located and constructed in a manner which will not result in adverse effects on littoral drift and adjacent properties.
- g. Bulkheads shall not be installed for the purpose of creating upland by filling behind the bulkhead.
- h. The size and quantity of material utilized for the bulkhead shall be the minimum necessary to protect the structure from the estimated energy intensity of the shoreline hydraulic system.
- i. The maximum height of a bulkhead on the marine shoreline shall be no greater than four (4) vertical feet above the OHWM.

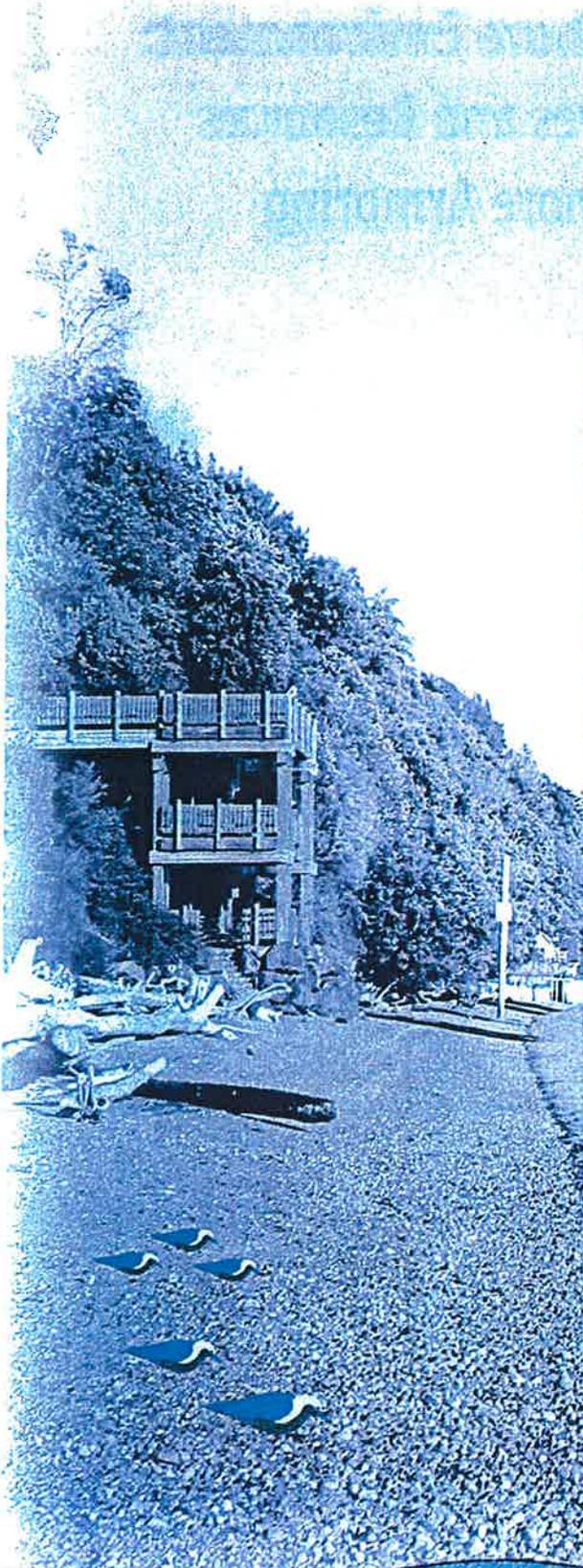


# Understanding the Nearshore Environment: Guidebook on Alternatives and Resources for Residential Nearshore Armoring

**T**he Puget Sound marine nearshore plays a critical role in the life-history and health of a wide variety of fish and wildlife. Traditional rock, concrete, and log armoring of residential properties is one reason for the decline of fish and wildlife. Over time, efforts to manage the nearshore bluffs and beaches through bulkheads, rockery walls, and seawalls have altered the natural habitat and compromised ecosystems.

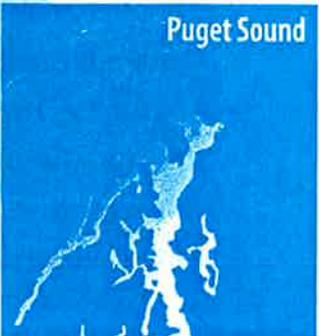
This book contains useful information about the nearshore environment and alternatives to hard armoring that can help reestablish the functions of ecosystem processes in armored areas.



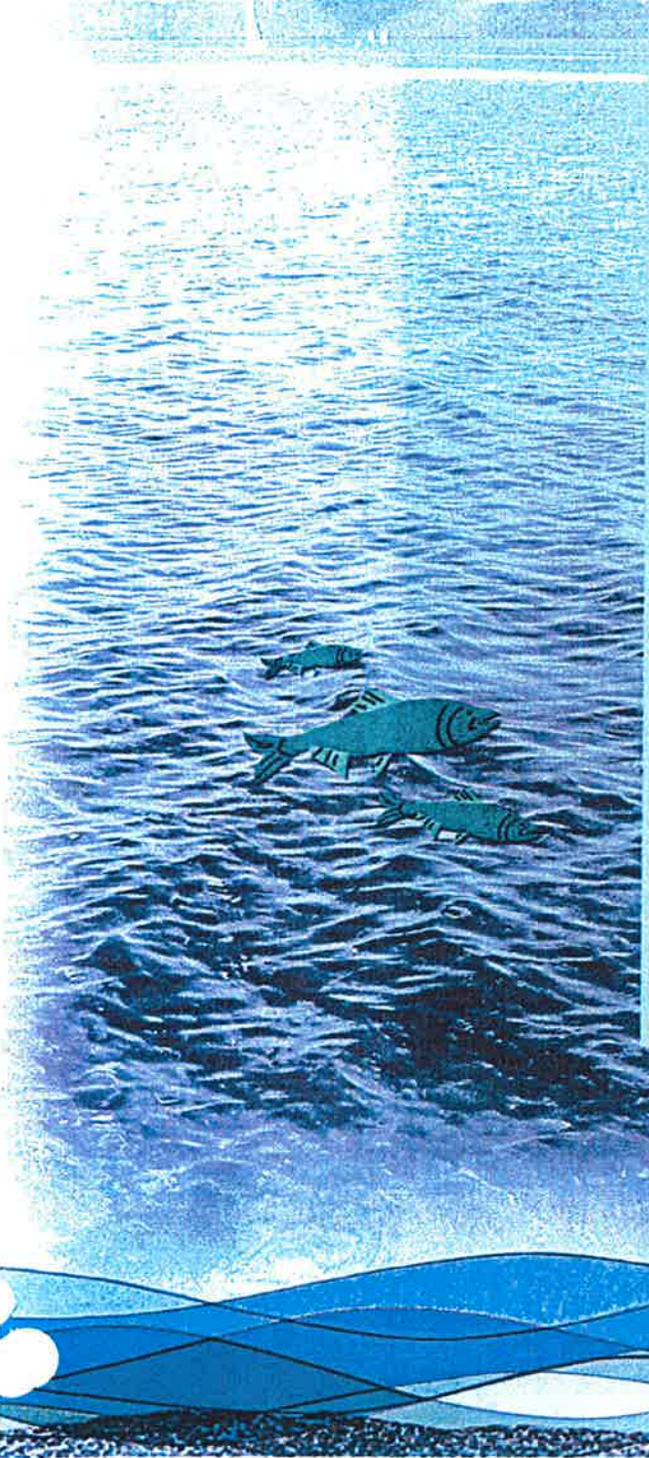


**T**here are approximately 2,500 miles of nearshore environment in Puget Sound that are home to salmonids, forage fish, and other wildlife. The nearshore is a piece of a larger ecosystem known as the Puget Sound Basin. Puget Sound receives freshwater from many rivers and streams. It supports over 200 species of fishes, approximately 10 species of marine animals, and hundreds of species of birds, aquatic invertebrates, and plants.

The nearshore's bluffs, beaches, sand spits, coastal wetlands, and shallow subtidal habitats are prime spots for feeding, refuge and migration. Vegetation produces insects that salmonids eat during their migration to the ocean. Drainage to the Puget Sound shoreline also provides nutrients and prey organisms to nearshore fish and wildlife.



Puget Sound

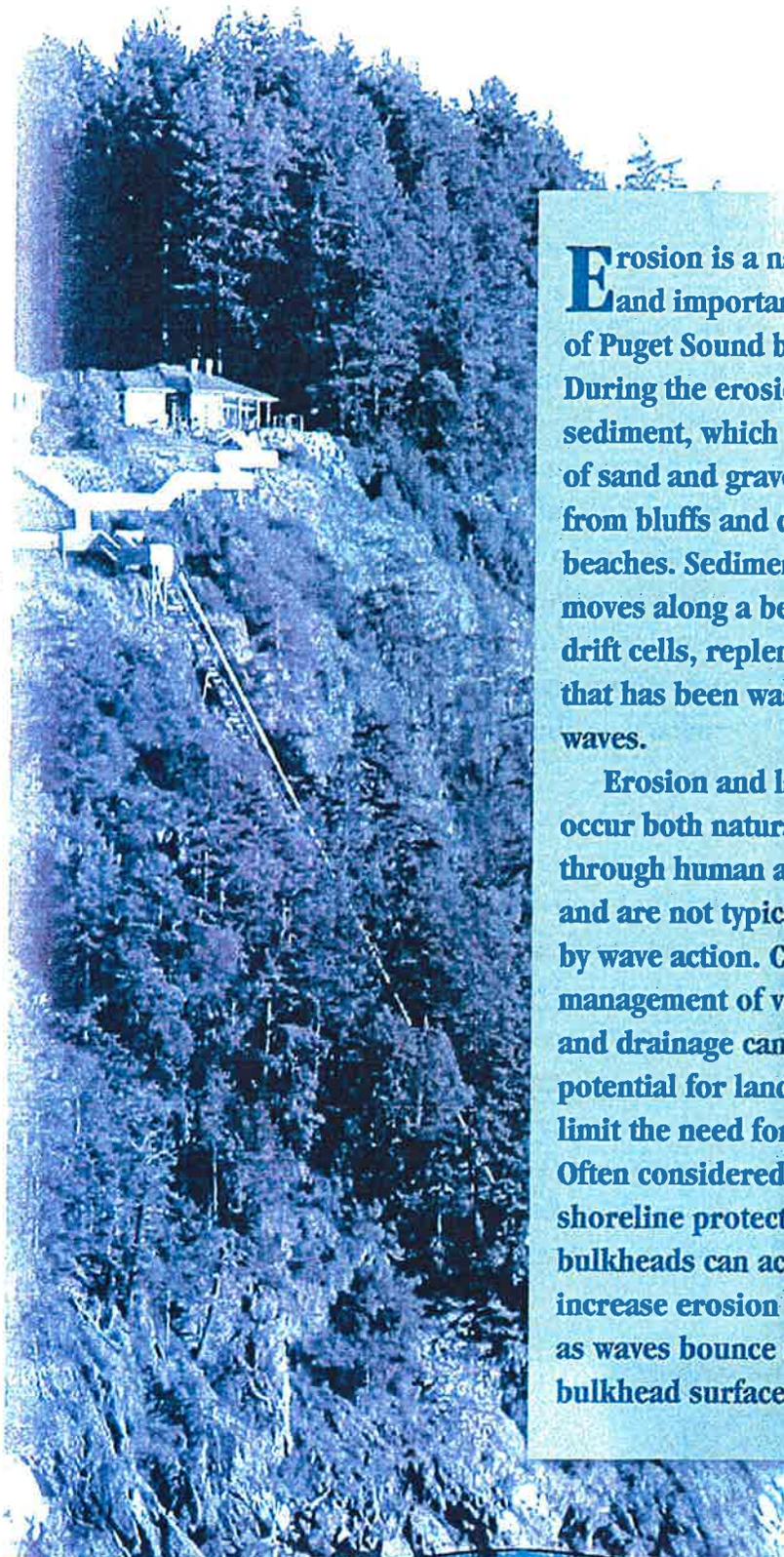


**J**uvenile salmonids depend on the nearshore for survival after their outmigration from rivers. The health of the nearshore impacts juvenile salmonids' ability to grow and survive as they encounter new food resources and adapt from freshwater to saltwater. Juvenile salmonids also depend on shallow nearshore waters as they embark on their journey to the ocean.

Forage fish are also critical prey species in the food web and rely on nearshore beach areas for spawning habitat. Nearshore areas also include eel grass and algal beds, which are important nursery and feeding grounds for fish and other species during their first year of life.



King County WRIA 9



**E**rosion is a natural and important process of Puget Sound beaches.

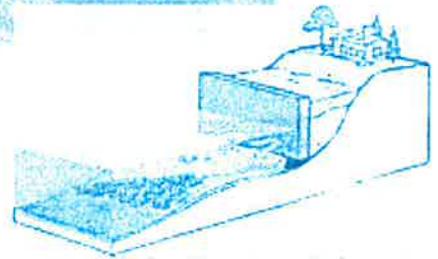
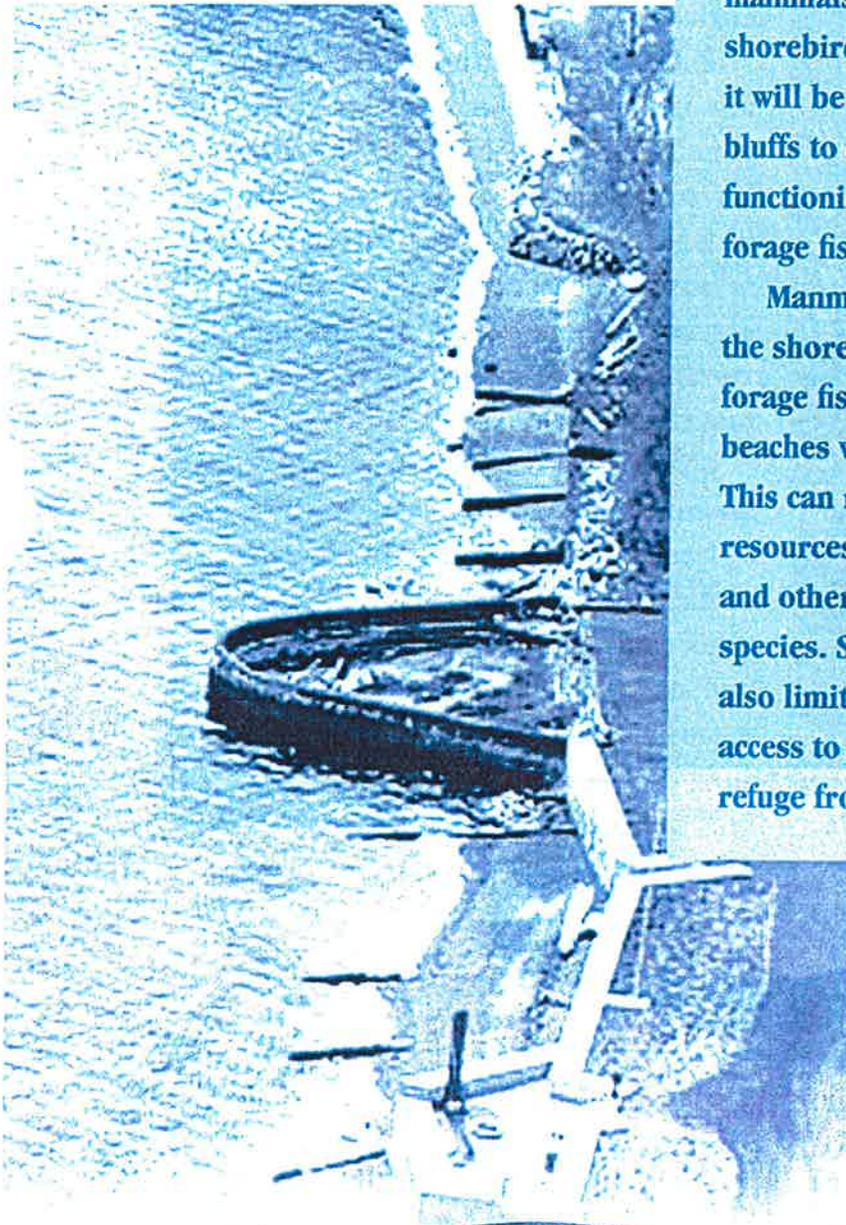
During the erosion process, sediment, which are particles of sand and gravel, are eroded from bluffs and deposited on beaches. Sediment constantly moves along a beach through drift cells, replenishing sand that has been washed away by waves.

Erosion and landslides occur both naturally and through human activities, and are not typically caused by wave action. Careful management of vegetation and drainage can reduce the potential for landslides and limit the need for seawalls. Often considered a form of shoreline protection, bulkheads can actually increase erosion of the beach as waves bounce off the hard bulkhead surface.



**A**rmoring disconnects feeder bluffs from the intertidal zone, which leads to the loss of beaches and impacts habitat for juvenile salmon, forage fish, native shellfish and other species. Many of these species are a primary food source for marine mammals such as orcas and shorebirds. As we move forward, it will be critical to regain feeder bluffs to restore a continuous, functioning habitat for salmonids, forage fish and other species.

Manmade structures along the shoreline can limit access of forage fish to the upper intertidal beaches where they spawn. This can reduce available food resources for juvenile salmonids and other fish and wildlife species. Shoreline armoring can also limit juvenile salmonids' access to upper beach habitats for refuge from larger predators.



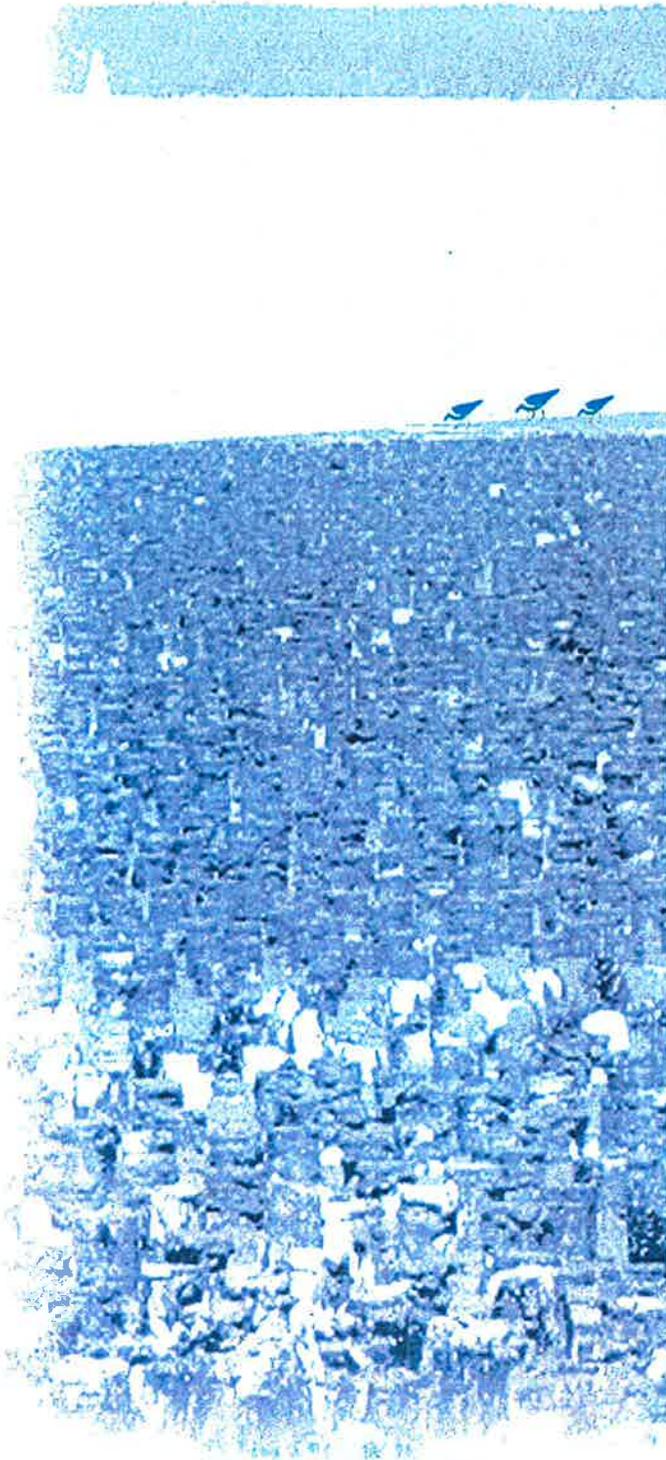


**A**rmoring should be avoided wherever possible. Where homes or other infrastructure are at risk, relocation of the threatened structures is often the most appropriate response. Drainage problems should be addressed and vegetation used whenever possible to stabilize slopes before applying engineering solutions.

Soft shore protection efforts should also be considered as an alternative to bulkheads, particularly at sites with low to moderate wave energy and with no bank sites. Adding sand and gravel to beach reaches, anchoring or placing logs on the upper beach, and planting vegetation are examples of soft shore protection efforts.

Where truly required, a new bulkhead should utilize the least impacting type of structure and minimize the footprint on the beach to reduce negative impacts to fish and wildlife. Structures should be kept as low profile and as far landward as possible.





**F**or any shoreline bank stabilization project, King County requires applicants to first consider non-structural, soft alternatives and to demonstrate that such alternatives are not feasible. Applicants must also demonstrate that wave action is the primary reason for erosion, and not upland drainage. Under the Shoreline Master Program, local jurisdictions can require a “demonstration of need” from property owners that armoring is necessary to protect their residential structure in the short term.

A common misunderstanding relates to the Shoreline Substantial Development permit. Projects designed to protect existing single family residences often qualify for exemption from having to obtain this permit. However, bulkhead projects still need to comply with the Shoreline Management Act and with local jurisdictions’ Shoreline Master Programs.

By understanding the nearshore environment, sharing resources on alternative methods, and applying appropriate regulatory requirements, we will promote healthy nearshore resources for generations to come.



King County WRIA 9

## RESOURCES

- **Alternative Shoreline Stabilization Evaluation Project, Prepared for Puget Sound Action Team by Wendy J. Gerstel, LEG, LHG, Qwg Applied Geology and Jennifer F. Brown, JFP Environmental, L.L.C.**
- **Green/Duwamish and Central Puget Sound Watershed (WRIA 9) Washington State Department of Ecology Grant Project Completion Report**
- **King County Website, Department of Natural Resources**
- **Prioritization of Marine Shorelines of Water Resource Inventory Area 9 for Juvenile Salmonid Habitat Protection and Restoration, Prepared for Water Resource Inventory Area 9 Technical Committee by Anchor Environmental, L.L.C.**
- **Puget Sound Shoreline Stewardship Guidebook, Puget Sound Action Team. Small illustrations from pages 4-6 are from this document.**

Document prepared by  
Communication Resources Northwest, LLC  
and Melody Fosmore Design



## 20.30.075 Docks, Piers and Floats

*Docks* are fixed structures floating upon the water. *Piers* are fixed, pile-supported structures. *Floats* (rafts) are floating structures that are moored, anchored, or otherwise secured in the water that are not directly connected to the shoreline. All of these types of overwater structures are found in the City's shoreline jurisdiction. These structures typically require permits from local, state and federal agencies. For structures overlying state owned lands, an Aquatic Lands lease and authorization from the Department of Natural Resources is required.

### 1. Policies

- a. Inwater structures should be designed to minimize impacts to ecological functions of the water body including but not limited to water quality, anadromous and forage fish habitat, spawning and rearing areas, migration, and passage.
- b. New *piers* and *docks* should be restricted to the minimum size necessary and permitted only when the applicant has demonstrated that a specific need exists to support the intended *water dependent* use.
- c. Ensure that *docks*, *piers* and *floats* (rafts) are designed and maintained to avoid adverse impacts to the environment and shoreline aesthetics and minimize interference with the public's use of the water and public beach area.
- d. Encourage the use of mooring buoys in place of overwater boating structures.
- e. Encourage shared docks between multiple owners for single family waterfront development to minimize overwater coverage adversely impacting shoreline ecological functions.
- f. Overwater structures should be designed to avoid the need for maintenance dredging. The moorage of a boat larger than provided for in the original moorage design shall not be grounds for approval of dredging.

### 2. Regulations

- a. New docks, *piers*, floats and rafts shall be limited to those required as part of a permitted water dependent use or for joint use of the facility.
- b. Private, single residence piers for the sole use of the property owner shall not be considered an outright use on City of Burien marine shorelines. A pier, dock or float may be allowed on the marine shoreline when the applicant has demonstrated a need for moorage and the following alternatives have been investigated and are not available or feasible:
  - i. Commercial or marina moorage;
  - ii. Floating moorage buoys;
  - iii. Joint use moorage pier.

- c. The design and construction of docks, floats, and *piers* as well as their subsequent use and operation, shall:
  - i. Be capable of withstanding expected environmental conditions;  
and,
  - ii. Minimize interference with adjacent water uses and navigation;  
and
  - iii. Minimize adverse effects on fish, shellfish, wildlife, water quality and geohydraulic processes by limiting the size of the structure and the use of hazardous materials, incorporating grating to allow light passage or reflective panels to increase light refraction; and spaced and oriented to minimize shading and avoid a 'wall' effect that would block or baffle wave patterns, currents, littoral drive, or movement of aquatic life forms.
- d. *Piers, docks* and *floats* shall not be used for residential dwelling purposes nor provide moorage for boats that are occupied longer than two (2) days unless pump-out facilities are available and then no longer than seven (7) days total.
- e. Only joint use *dock*, moorage, *float* or launching facilities are allowed for attached dwelling unit developments.
- f. Only one *dock*, moorage, raft, *float* or launching facility is allowed for each single family detached residential lot.
- g. No covered moorage is allowed waterward of the ordinary high water mark.
- h. The total surface area of *piers, docks, floats* and rafts shall not exceed 150 square feet of surface area.

## 20.30.090 Recreational Mooring Buoys

A recreational mooring buoy is a device used to tie up a boat and typically consists of a line from the boat attached to a float at the water's surface with a cable or line fixed underwater to the submerged ground. The anchor line allows the boat to float and swing around the fixed buoy anchor.

### 1. Policies

- a. Recreational boat mooring buoys are the preferred method to provide moorage instead of constructing new residential docks, piers or floats.  
(For additional policy guidance please see Chapter II General Goals and Policies, pg. 7.)

### 2. Regulations

- a. Mooring buoys shall be located as close to the shore as possible while avoiding beaching under all tidal situations and no farther waterward than existing authorized mooring buoys unless the drift of the boat dictates it.
- b. Mooring buoys shall be located away from critical saltwater habitat.
- c. Mooring buoys shall utilize a system design that minimizes damage to underwater lands and marine vegetation.
- d. Individuals owning residential property abutting state-owned aquatic lands may install a mooring buoy on those public lands for recreational purposes after obtaining approval from the State of Washington Department of Natural Resources (DNR), Washington Department of State Fish and Wildlife (WDFW) and the Army Corps of Engineers.
- e. Recreational mooring buoys on public lands shall be installed using a DNR or WDFW approved system.
- f. Buoys shall be visible under normal daylight conditions at a minimum of 100 yards during daylight hours and must have reflectors for night time visibility.
- g. Recreational mooring buoys on public lands are prohibited for commercial and transient uses or live-aboards.
- h. Boats must be sixty feet or less in length to tie up to a recreational mooring buoy on public lands.
- i. A *Community Beach* may have one mooring buoy for every one hundred (100) lineal feet of waterfront.
- j. Mooring buoys are prohibited on Lake Burien.

1-742

## Aquatic Resources District Offices

DNR manages the 2.4 million acres of State Aquatic Lands statewide — lands under the marine and fresh waters and beaches. These mostly-submerged lands offer aquatic habitat, navigation, commerce, and public use and access.

DNR's aquatic districts provide on-the-ground management.



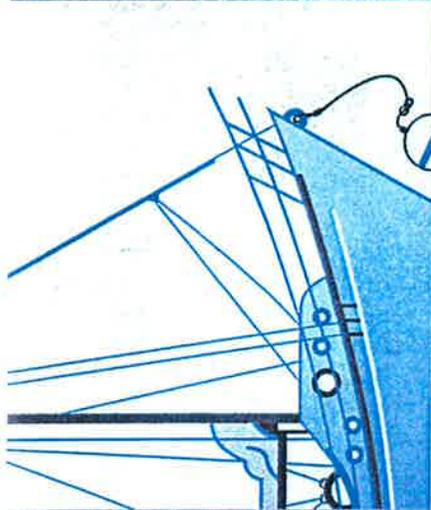
**Rivers District Aquatic Resources**  
 P.O. Box 280  
 601 Bond Rd.  
 Castle Rock, WA 98611  
**(360) 577-2025**  
 Fax (360) 274-4196

**Need Help With Your Permits?**  
 For assistance preparing permits, contact the **Office of Regulatory Assistance**. They provide statewide environmental permit information, at **(360) 407-7037** or **1-800-917-0043**.



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

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## Recreational Mooring Buoys

**For Residential Owners Next to State-Owned Aquatic Lands**



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

## Shoreline residents may moor a boat on State Aquatic Lands

### Laws Change for Recreational Mooring Buoys

The 2001 and 2002 Legislatures passed laws about recreational mooring buoys. Individuals who own residential property abutting state-owned aquatic lands may install a mooring buoy on those public lands for recreational purposes without charge.

The law prohibits commercial and transient uses, and living on boats moored to recreational buoys on state lands. It limits boats to sixty feet or less in length, and allows for a second buoy to help secure moorage to the first buoy.

It directs disputes over the assertion of rights to superior court, and it defines the circumstances around which Washington's Department of Natural Resources (DNR) may require a buoy to be relocated or removed:

- ▶ To protect access of other landowners;
- ▶ If it poses a hazard to or obstructs navigation or fishing;
- ▶ If it contributes to degradation of aquatic habitat;
- ▶ If it contributes to decertification of shellfish beds.

### Qualifying for Free Use of State Lands for Your New Mooring Buoy

Residential owners of "uplands" next to state aquatic lands might qualify for free use of the state lands to install a recreational buoy.

A mooring buoy qualifies for free use if the conditions meet all of these criteria:

- ▶ The applicant owns residential property next to state-owned shorelands, tidelands, or related beds of navigable waters (other than harbor areas);
- ▶ The moored boat is used for private recreational purposes;
- ▶ The moored boat is not more than sixty (60) feet in length;
- ▶ The area being used for the buoy is not subject to prior rights;
- ▶ The mooring buoy will not obstruct use of previously authorized mooring buoys.

The mooring buoy is located on state aquatic lands, but as near to the shore of residence as practical; and

- ▶ All applicable local, state, and federal rules and regulations have been met.
- If your buoy meets these criteria, fill out the self-mailer insert. Mail it to the DNR Aquatic District Office in your area listed here.





## 20.30.095 Residential Development

Single family residences are the most common form of shoreline development and are identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. Residential development shall mean the construction or exterior alteration of one or more buildings, structures or portions thereof which are designed for and used to provide a place of abode for human beings including one and two family detached dwellings, multi-family residences, townhouses and condominiums, together with appurtenances and accessory structures. Bed and Breakfast establishments are considered an accessory use.

### 1. Policy

Residential development should demonstrate that the development and its related activities will not be detrimental to the public interest and uses of the shoreline and its associated water bodies.

(For additional policy guidance please see Chapter II General Goals and Policies, pg. 8-15.)

### 2. Regulations

- a. **General.** Residential development shall protect existing shoreline and water views, promote public safety, avoid adverse impacts to marine bluffs and nearshore habitat and not result in a net loss of shoreline ecological functions.
- b. **Dimensional Standards.** Residential development in shoreline jurisdiction shall conform to the dimensional standards found in BMC 20.30.050.
- c. **Common-line riparian buffer and building setback standards.** Riparian buffer and building setback standards may be reduced through the shoreline conditional use permit process. In addition to the conditional use criteria the Shoreline Administrator may approve reduced buffer and setback for residential development under the following conditions:
  - i. Where there are existing legally nonconforming residences that encroach on the established *OHW*M buffer and setback, within 50 feet of either side of the proposed building site, the required buffer and setback from the *OHW*M of the new or expanded home may be reduced. In such cases, proposed residential structures may be set back from the *OHW*M common to the average of the setbacks of the existing adjacent residences. (see Figure 6)
  - ii. In those instances where only one existing nonconforming single family residence is within 50 feet of the proposed building site, the *OHW*M setback of the proposed structure may be reduced to the average of the *OHW*M setbacks for the existing adjacent residence

and the applicable setback for the adjacent vacant parcel (65-feet for marine shorelines, 45-feet for Lake Burien).

- iii. In no case shall the reduced buffer and setback be less than 20 feet landward of the *OHWM* without a variance.
  - iv. In cases where the common line setback does not apply, expansion within the buffer/setback of existing homes may be allowed through a conditional use permit if there is no development waterward of the existing primary structure.
  - v. Any setback reduction beyond that allowed in this section shall require approval of a shoreline variance permit.
- d. **Lot size calculations.** Lot size calculations shall not include portions of the lot that are waterward of the ordinary high water mark.
  - e. **Bluff top protection.** New development located at the top of bluffs in shoreline jurisdiction must be setback to ensure that shoreline stabilization is unlikely to be necessary for the life of the structure as demonstrated by a geotechnical analysis.
  - f. **Vegetation removal for access.** Private access from single family detached residences to the shoreline shall avoid removal of trees and other woody vegetation when *feasible*.
  - g. **Accessory structures.** Accessory structures that are not normal appurtenances as defined at the end of this chapter must be proportional in size and purpose to the residence and compatible with onsite and adjacent structures, uses and natural features.
  - h. **Floating homes or houseboats.** Floating homes or houseboats are prohibited in shoreline jurisdiction.
  - i. **Stairs and trams.** Stairs and trams to the beach are allowed, except on feeder bluffs, provided the project proponent demonstrates that existing shared, public or community facilities are not adequate or available for use and the possibility of a multiple-owner or multiple-user facility has been thoroughly investigated and is not *feasible*.
  - j. **Beach stairs and trams design.** Beach stairs and trams shall be designed and located such that no fill or other modification waterward of the ordinary high water mark is necessary to construct or use the structure. Stairways, trams and landings shall be located upland of existing bulkheads.

## PROPOSED SHORELINE MASTER PROGRAM AMENDMENTS

November 30, 2009

The City of Burien is updating its Shoreline Master Program (SMP). The existing SMP, which was inherited from King County, remains unchanged since the City incorporated in 1993. If approved both locally and by the State of Washington, these amendments would ensure our shorelines will remain a quality asset to our citizens and the region.

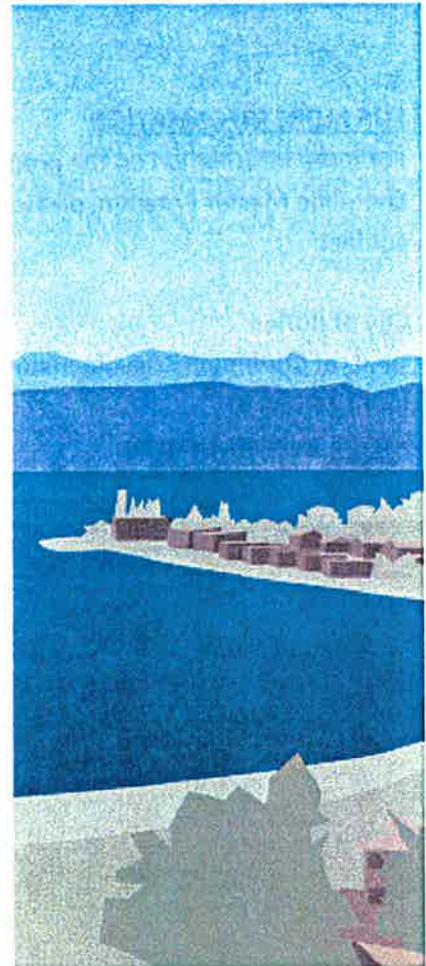
Under the Shoreline Management Act (SMA) each city and county with "shorelines of the state" must adopt a shoreline master program (SMP) based on state laws and rules but tailored to the specific geographic, economic and environmental needs of the community. The SMP is essentially a shoreline comprehensive plan and zoning ordinance with a distinct environmental orientation applicable to shoreline areas and customized to local circumstances.

The proposed amendments are based on more than a year of work by a citizen-based advisory committee that considered input received from the community at an open house in May 2008. The Shoreline Advisory Committee met a total of nine times to review proposed draft SMP and provide valuable input into the document. The draft SMP contains the following elements:

- 1) **User Guide** – Provides an overview of the local Shoreline Master Program.
- 2) **General Goals and Policies** – Incorporates the community's input from the open house held in May 2008 with existing goals and policies of Burien's comprehensive plan to create Burien's vision for its shorelines.
- 3) **Environment Designations** – Based on the physical characteristics and public input this chapter assigns designations for sections of Burien's shorelines.
- 4) **Use and Modifications Regulations** – A chapter containing regulations for uses and activities within the shorelines, including vegetation management, docks, buoys, access and construction.
- 5) **Administration and Permit Procedures** – This chapter sets forth the permitting and enforcement regulations and procedures.

The complete Shoreline Master Program also contains an **inventory**, **shoreline characterization** and a **shoreline restoration plan**.

The Shoreline Master Program is subject to change as it moves through the public review process. Please see the City of Burien website [www.burienwa.gov](http://www.burienwa.gov) for updates as they are available.



## **REVIEW PROCESS**

The Burien Planning Commission will review the proposed advisory committee recommendation for the revised Shoreline Master Program and make a recommendation to the Burien City Council, which has the final decision on the revised Shoreline Master Program. The following meetings have been planned:

- **December 15, 2009, 7:00 pm Planning Commission Meeting:** Introduction of the proposed Shoreline Master Program to the Planning Commission (not a public hearing).
- **January 12, 2010, 7:00 pm Planning Commission Public Hearing:** on proposed Shoreline Master Program.
- **January 26, 2010, 7:00 pm: Planning Commission Meeting:** Discussion and possible recommendation to City Council on proposed Shoreline Master Program (not a public hearing).
- **February 9, 2010, 7:00 pm: Planning Commission Meeting:** Discussion and recommendation to City Council on proposed Shoreline Master Program (not a public hearing).
- **February and March: City Council Public Hearing, discussion and decision** on proposed shoreline master program. Dates to be determined following Planning Commission recommendation.
- **April through July:** Washington State Department of Ecology Review and Public Process.

### **Timeline is subject to change**

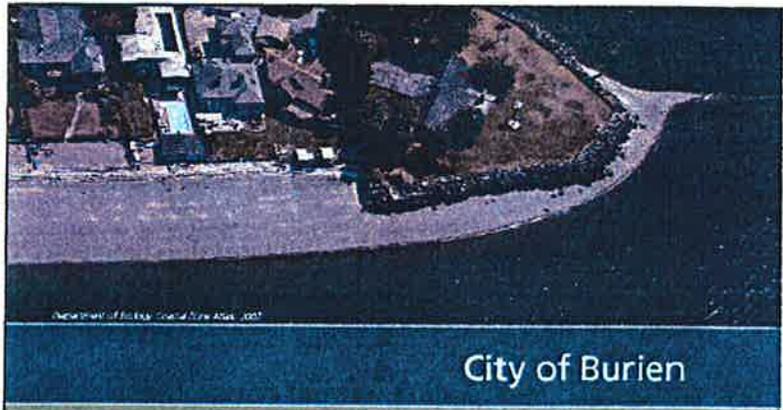
Please check the City web site for the most up to date information.

#### **FOR MORE INFORMATION**

For more information on the proposed Shoreline Master Program, please contact:

City of Burien  
Dept. of Community Development  
(206) 248-5510

**MORE INFORMATION**



# Local Shoreline Master Program (SMP) Update and Approval Process (Minimum Requirements)

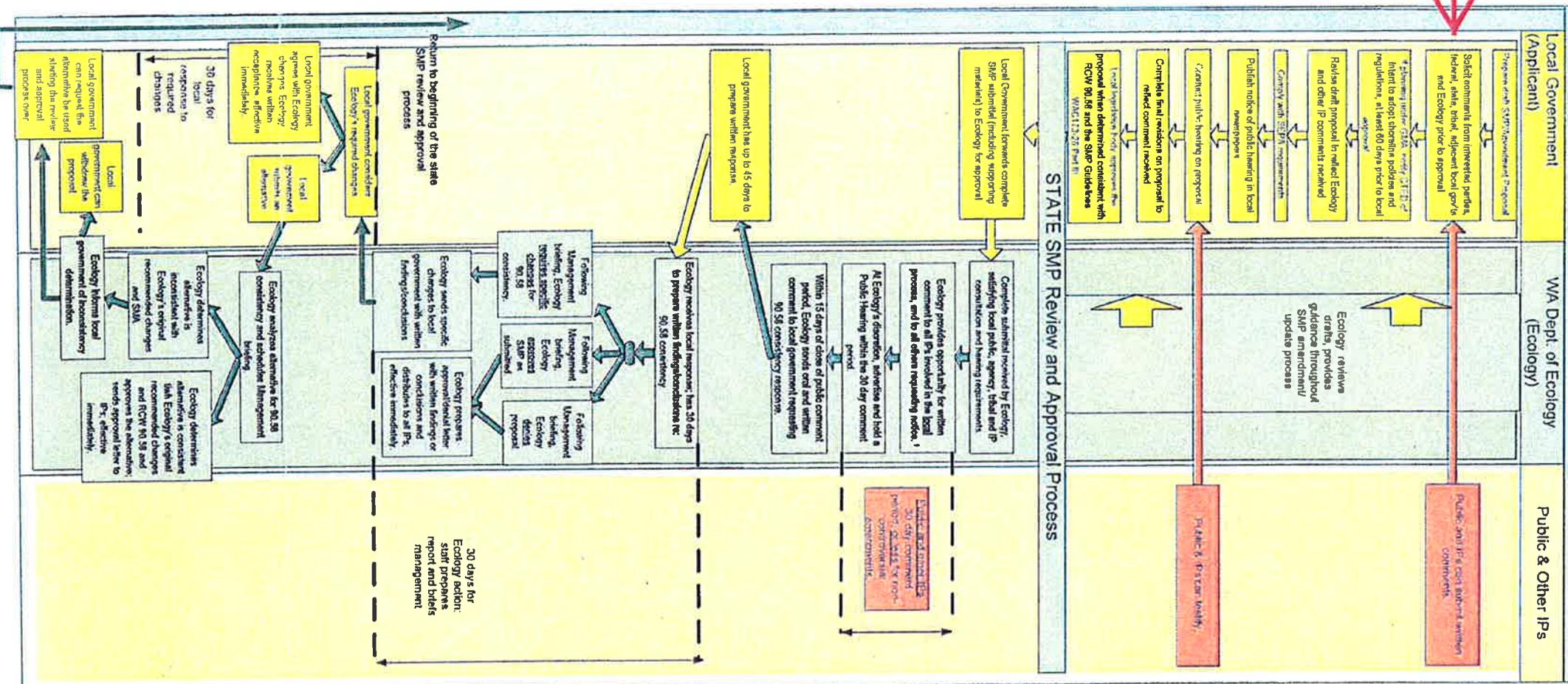
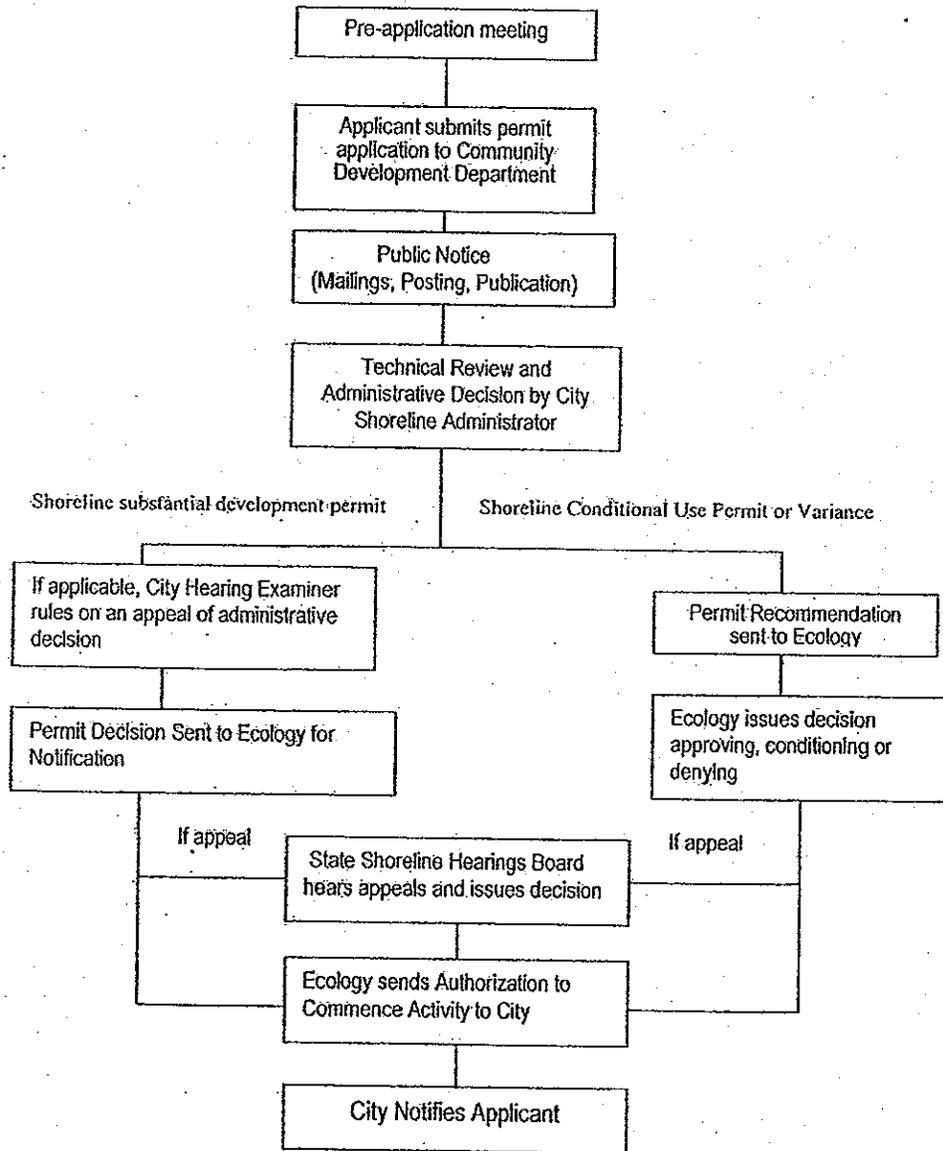




Figure 7 is a flow chart illustrating the shoreline permit review process for a type 1 shoreline permit.

**Figure 7 Shoreline Permit Review for Type 1 Process**





SHORELINE MASTER PLAN  
 NOVEMBER 30, 2009  
 PUBLIC COMMENTS

#	TOPIC	COMMENT	RESPONSE
1	Definitions	Lake Burien is considered a critical area, but there is no definition in the draft SMA of fresh-water habitat. Fresh-water habitat should be added to the SMP.	
2	Definitions	Fresh-water habitat needs to be defined. This can be done by identifying the habitat of birds and fish.	
3	Public Access 20.30.035.2.e (pg IV-8)	The words 'historically significant community' should be to the added to the regulation. (SW 172 <sup>nd</sup> Street)	
4	Conservancy Park/Restoration Pol. REC 9 (pg II-7)	Seahurst Park North Seawall Removal -- could debris be placed at 60-80' depth off park as an artificial reef? Ex: reef of Des Moines Marina/Pier was enhanced as a marine life environment	
5	Dimensional Standards 20.30.050 (Fig. 5) (pg IV-12)	Lots adjacent to Lake Burien should be rezoned back to 12,000 square foot minimum lot size to protect the health of the lake or a method should be created to limit development based on shoreline footage.	
6	Restoration?	There needs to be a funded monitoring program to watch the water quality/fresh-water habitat on Lake Burien. None is currently written into the SMP.	
7	Definitions	Freshwater habitat needs to be defined and practiced in the SMP so there is no net loss.	
8	Public Access 20.20.015 20.30.035	Public access can be defined as physical or visual. Why is physical access being the only one discussed for Lake Burien?	Public access is described in section 20.30.035 as "Public access includes physical access or the ability of the

		<p>general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Access with improvements that provide only a view of the shoreline or water, but do not allow physical access to the shoreline is considered <u>visual access</u>." Sections regulating access does not specifically state that access must be "physical".</p>
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CITY OF BURIEN, WASHINGTON

Written Public Comments for Shorelines Open House  
November 30, 2009

If you would like to leave comments about the draft Shoreline Management Program, please use this sheet. You may leave your completed sheet in the box provided. Thank you.

I am concerned about these items:

① The lot size around Lake Burien was rezoned to 7200' from 12000' based on a non-scientific basis ~~and~~ <sup>even though</sup> the lake ~~is~~ is a critical, sensitive area. The basis for rezone was to increase the density to get funds from King County in the Comprehensive plan. Now the Shoreline Master Program has set the standard for protection of other shorelines at 12,500' but is not protecting the Lake Burien shoreline at the same lot size standard. New information has come forward that makes it clear that if each lot was developed to its maximum capacity 7200' the health of the lake would be greatly affected.

Name: C. Edgar  
Address: 1811 SW 152nd St  
City / Zip Code: Burien, Wa 98146  
Telephone: \_\_\_\_\_

The Shoreline Master Program needs to protect the lake lot size at the same level as the other shorelines.

Yes, that means the city needs to rezone back to 12,000' or come up with a creative method to limit development based on shoreline footage

② There needs to be a funded monitoring program

to watch the water quality / fresh water habitat on the lake. None is written into the plan / program

③ Freshwater habitat needs to be defined + protected in the plan / program so there is no net loss

④ Public access can be defined as physical or visual. So why is physical access being the only one discussed for Lake Burien?



CITY OF BURIEN, WASHINGTON

Written Public Comments for Shorelines Open House  
November 30, 2009

If you would like to leave comments about the draft Shoreline Management Program, please use this sheet. You may leave your completed sheet in the box provided. Thank you.

Sec II p 7, policy - Rec. 9 - Artificial marine life habitats should be encouraged....

SEAHURST PARK NORTH SEAWALL REMOVAL -  
could debris be placed at 60'-80 foot depth  
off park as artificial reef - ex. reef  
off Des Moines Marina / Pier enhanced  
marine life environment

Name: DOUGLAS SYKES

Address: PO Box 353 48

City / Zip Code: SEAHURST, WA 98062

Telephone: 206 248 2017



CITY OF BURIEN, WASHINGTON

Written Public Comments for Shorelines Open House  
November 30, 2009

If you would like to leave comments about the draft Shoreline Management Program, please use this sheet. You may leave your completed sheet in the box provided. Thank you.

Draft IV-8

2. Regulations

e. Public Access - - -  
(include TO LIST of  
INCOMPATIBLE USES, SAFETY,  
Security - - -) The words:

"Historically Significant  
Community"

Name: Stan Leonard

Address: 313 E SW

City / Zip Code: Burien, WA 98146

Telephone: 206-241-4492



CITY OF BURIEN, WASHINGTON

Written Public Comments for Shorelines Open House  
November 30, 2009

If you would like to leave comments about the draft Shoreline Management Program, please use this sheet. You may leave your completed sheet in the box provided. Thank you.

Fresh water habitat needs  
to be defined. This can be  
done by identifying the  
habitat of birds and fish.

Name: Linda Plein  
Address: 1600 SW 156<sup>th</sup> St  
City / Zip Code: Burien, WA 98146  
Telephone: 206-248-0222



CITY OF BURIEN, WASHINGTON

Written Public Comments for Shorelines Open House  
November 30, 2009

If you would like to leave comments about the draft Shoreline Management Program, please use this sheet. You may leave your completed sheet in the box provided. Thank you.

I have a concern that while Lake Burien is considered a critical area there is no definition in the draft of fresh-water habitats. This type of definition needs to be added to the Shoreline Master Program.

Name: Bob Edgar

Address: 12674 Shorewood Dr SW

City / Zip Code: 98146 Burien

Telephone: \_\_\_\_\_

City of Burien  
Shoreline Master Program  
Open House Sign-In Sheet  
November 30, 2009

Name	Address	City/Zip Code	Phone Number
L MOYER	11917 8th SW	Sea 98146	246 3746
J. Dickson Rongey	2619 SW 17 <sup>th</sup> St	Burien 98166	246 9862
Bob Coplan	1673 Maplewood Ave SW	✓	246 5727
R McInteer	2405 SW 15 <sup>th</sup> St	✓	244 4002
RED FOSBERG	284 SW 172 <sup>nd</sup> ST	✓	242 2560
T. Keith Okleberry	455 S. 156 <sup>th</sup> ST	✓ 98148	
JOE BARSCH	7550 SW 171 <sup>st</sup>	98168	
Dave Anderson	1440 SW 158 <sup>th</sup> ST	98148	206-244-7526
RONALD B. STEIN	2570 SW 169 <sup>th</sup> PLACE	BURIEN 98166	206-246-1915
<del>THE BROS</del>	16319 83 <sup>rd</sup> AVE SW	11	206 242 4820
Toddy Mandala	3554 SW 172 <sup>nd</sup> ST	Burien 98166	206-228-1950
ROY ALUF	15427 11 <sup>th</sup> Ave SW	Burien 98166	
Bob Kopitsky	1321 28 <sup>th</sup> Ave SW	78862	
William J. Jorg	3122 SW 172 <sup>nd</sup> St.	Burien, WA 98166	206-650-7475
RONALD PARSONS	2727 SW 149 <sup>th</sup> PL	BURIEN, WA 98166	206-439-9261

Note: Names and addresses can be made available to the public upon request

City of Burien  
 Shoreline Master Program  
 Open House Sign-In Sheet  
 November 30, 2009

Name	Address	City/Zip Code	Phone Number
Steve Nelson	3350 156th Ave SE	Burien 98148	
T. Judy	19203 Edgemoor Dr	NP 98146	
Andrew Ryan	16525 Applewillow Way	Burien 98166	206-248-1822
Emily Johnson	3161 SW 176th St	Burien 98166	
Candi O'Keefe	1808 SW 156th	Burien 98166	206-246-6354
John O'Keefe	"	"	"
Darwood Smith	1201 SW 152nd St	98166	206 218 5073
CLARK MOUNSEY	3721 S.W. 17th	BURDEN 98166	206-940-6521
Darrell & Barb Wilkins	12065 Comber SW	Burien 98146	206-901-1964
LARRY MOORMEIER	12915 Standring Ln SW	Burien 98146	
Kathy & Todd Anderson	17120 Maplewild Ave SW	Burien 98166	206 431-7774
Gordy Buchan	16733 Maplewild Ave SW	Burien 98166	206 246 49-89
Gres Anderson	15451 114th St	Burien 98166	206 246-0269
Linda Plain	1600 SW 156th	Burien 98166	206-248-0222
Len Bosorink	1600 SW 156th	Burien 98166	206-248-0222

Note: Names and addresses can be made available to the public upon request.

City of Burien  
 Shoreline Master Program  
 Open House Sign-In Sheet

Don Warrnen 15702 November 30, 2009 206-678-1550  
 13th Ave SW 98166

Name	Address	City/Zip Code	Phone Number
Christine Edgus	1871 SW 152nd	98166	
Bob Edgus	18774 Shorewood Dr SW	98146	
Bretchen Erickson	1461 SW 152nd	98166	206-409-1130
Linda Isornio	1920 SW 155th Pl	98166	206-243-4314
Bernad Kankt	16020 21st Ave SW	98166	772 3983
Bill Scherf	PO BOX 166718	Burien 98166	206 962 1725
Dave Vohtognive	POB 40600	Olympia 98591	360 786 7868
Ron Franz	2821 SW 172nd St	Burien 98166	
SUSAN ALECKO	PO BOX 290	SEAHURST 98062	206 650-9626
Lee Sanders	2685 SW 151st PLACE	Burien 98166	
Marco Spani	3781 SW 171		206 650 0852
Robert Schleiter	15709 14th PL SW	Burien 98166	206-246-5678
Angelo & Rosemary Mares	3717 SW 141st	Burien 98166	
Richard Schreier	12811 Standing Lane	Burien 98146	
Wende Duffey	PO BOX 856	Seahurst WA 98062	

Note: Names and addresses can be made available to the public upon request.

City of Burien  
Shoreline Master Program  
Open House Sign-In Sheet  
November 30, 2009

Name	Address	City/Zip Code	Phone Number
BOB McLAUGHLIN	PO BOX 264	Spokane 98062	(206) 246-3062
DAYNE HANSEN	RD. BOX 237	SEAKRIST 98062	206 <del>244</del> 244-3940
BILL BAILEY	5126 S THREE TREE LN	BURIEN 98166	206-244-1815
JIM BURROWS	14521 25 AVE SW	BURIEN 98166	-244-2933
RANDY COPLEY	16713 MAPLEWILD AVE SW	BURIEN 98166	206-246-5727
Elvina Downs	12607 Shorewood Dr. S.W.	Burien 98146	243-2990
DICK FORD	13612 -17 <sup>th</sup> AVE SW	SEA, WA 98166	206-242-3940
Robert Howell	15240 20 <sup>th</sup> Ave SW	Burien, WA 98166	206-244-6070
RAYMOND HETRICK	12126 SHOREWOOD DR SW	Burien, WA 98146	206 241-9079
Abner: Susan Aye	2424 SW 150 <sup>th</sup>	Burien, WA 98166	206 244-0322
RANDI BOYLE	3108 SW 172 <sup>nd</sup>	SEA WA 98166	206 819 4959
Colleen Hinton	16763 Maplewild Ave SW	Burien 98166	206 676 2757
BOB TORGERSON	3122 SW 172 <sup>nd</sup> ST	BURIEN 98166	206 988 0272
Dick & Judy Franks	15705 17 <sup>th</sup> Ave S.W	Burien 98166	206 246-5975
Rich Simmons	3745 S.W 171	Burien 98166	276 2362

Note: Names and addresses can be made available to the public upon request.



