

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Shoreline Master Program (SMP) Update

DEPARTMENT: Planning and Development Services

PRESENTED BY: Miranda Redinger, Associate Planner

EXECUTIVE SUMMARY

Please see attached handout for a summary and details regarding the background, progress to date and next steps.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission provide feedback on data gathered thus far, as well as guidance and direction for development of policy initiatives.

ATTACHMENTS

Attachment I: Shoreline Master Program Update Handout

Attachment II: SMP Timeline Graphic

Attachment III: SMP Planning Segments Map

City of Shoreline Shoreline Master Program Update



In 2003, the state legislature established funding, timelines, and guidelines requiring all cities and counties to update their local Shoreline Master Programs (SMP). The update must be prepared consistent with the Shoreline Management Act (SMA) and its implementing guidelines. In response to the state legislature, the City of Shoreline has begun updating its existing SMP (adopted in 1995) with the help of a grant from the State Department of Ecology. The City must complete its SMP update by June 2010. The 2003 guidelines require the City to look at shoreline functions and processes during its SMP update.

The City's SMP provides goals, policies, development regulations, and permitting procedures for "shorelines of the state." The "shoreline of the state" that is located in the city and its Potential Annexation Area (Point Wells) is the Puget Sound.

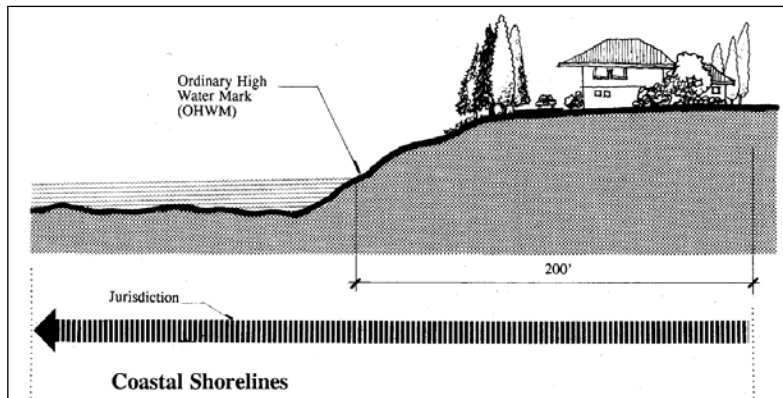
What is the Shoreline Management Act?

The Washington SMA was adopted by the public in a 1972 referendum "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The SMA has three broad policies:

1. **Encourage water-dependent and water-oriented uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines...."
2. **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."
3. **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life...."

Where does the Shoreline Management Act apply?

The SMA applies to marine coastal areas, all rivers and streams having a mean annual flow of 20 cubic feet per second or greater, and lakes over 20 acres in size within the State of Washington. In the City of Shoreline, the SMA applies only to the Puget Sound coastline.



The SMA also applies to adjacent “shorelands” located 200 feet from the ordinary high water mark (measured on a horizontal plane) and all associated wetlands. The SMA jurisdiction can be expanded to include the entire contiguous floodplain associated with “shorelines of the state.”

What does the SMP regulate?

All land use activities within the shoreline jurisdiction must meet the goals, policies, and regulations in the SMP regardless of the type of shoreline permit required. This includes over-water structures, new buildings and structures, and land development activities such as clearing, grading, or filling.

What are the steps in the SMP update process?

The following must be prepared during the SMP update process:

1. Shoreline inventory and characterization
2. Shoreline environment designations
3. Goals, policies and regulations
4. Restoration plan
5. Cumulative Impacts Analysis

The community is involved throughout the update process to make sure the plan reflects the broad public interest in the Puget Sound. This Open House is the first opportunity for the public to provide comments on the SMP update. Additional future opportunities to comment will be available during Planning Commission meetings. Shoreline community members, especially those that are located along the Puget Sound coastline, are encouraged to voice their issues, concerns, and questions throughout the update process. Community members may contact Miranda Redinger at the City of Shoreline. Her contact information is provided on the last page of this handout.

Why prepare a Shoreline Inventory and Characterization report?

The inventory and characterization report describes current shoreline conditions. It provides a basis for updating the City’s SMP goals, policies, and regulations. The report identifies existing conditions and evaluates existing functions and values of shoreline resources. It also describes opportunities for conservation and restoration of ecological functions. This report helps the City make sound decisions on policies and regulations. It also provides a baseline for determining the

success of the SMP with meeting its objectives. The first Draft Inventory and Characterization report is currently being reviewed by Ecology. The report is available online on the City's website. The website address is provided on the last page of this handout.

What are the findings of the Shoreline Inventory and Characterization Report?

The City's shoreline jurisdiction includes approximately 4 miles of Puget Sound coastline within the city limits and in its Potential Annexation Area (Point Wells). Similar to other cities along the Puget Sound, existing development and infrastructure has affected the shoreline environment within the City of Shoreline. The following ecosystem-wide processes and ecological functions in the marine shoreline have been altered by past development:

- Sediment processes
- Large woody and organic debris recruitment and transport
- Water quality
- Riparian vegetation
- Habitat conditions

Activities that could restore and preserve ecological functions and ecosystem wide processes in the marine shoreline include the following:

- Reduce stormwater runoff to landslide prone areas.
- Re-plant riparian areas to provide shade to cool water temperatures and filter runoff. Replanting also provides a source of large woody debris and organic material.
- Limit shoreline armoring to allow for continued sediment delivery and to protect nearshore habitat.
- Improve water quality in adjacent upland areas.

What are shoreline environment designations?

Shoreline environment designations are similar to zoning overlays. Each designation permits certain uses and developments, if allowed by the underlying zoning district. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within distinctly different shoreline areas. The shoreline environment designations established in the existing SMP (adopted in 1995) will be amended as part of this SMP update process.

Based upon grant deadlines, the City will be developing new environment designations by the end of February 2009.

How will the new SMP be different from the old one?

The SMP is a local, long range plan that implements the SMA. The SMP includes goals, policies, development standards, use regulations and a permitting process for activities located within the shoreline jurisdiction. The City's current SMP was developed by King County and adopted when Shoreline was incorporated in 1995.

Item 7.A - Attachment I

This will be Shoreline's first opportunity to develop shoreline policies unique to the city and consistent with Ecology's implementing guidelines. The SMP will be integrated with other City plans and regulations, such as the Comprehensive Plan, zoning code, and critical areas regulations. All local SMPs must be reviewed and approved by Ecology.

Based upon grant deadlines, the City will be developing goals, policies and regulations in 2009.

What is a Shoreline Restoration Plan?

The SMA guidelines require that local governments develop SMP policies that promote "restoration" of damaged shoreline ecological functions. A "real and meaningful" strategy to implement restoration objectives must also be developed. Planning for shoreline restoration includes:

- Identifying opportunities (both programmatic and site-specific),
- Establishing goals and policies,
- Working cooperatively with other regional entities, and
- Supporting restoration through other regulatory and non-regulatory programs.

Based upon grant deadlines, the City will be developing a Restoration Plan by the end of June 2009.

Contact Information

Please direct your comments, issues, concerns and questions to Miranda Redinger, SMP Project Manager, at (206) 801-2513 or email mredinger@ci.shoreline.wa.us

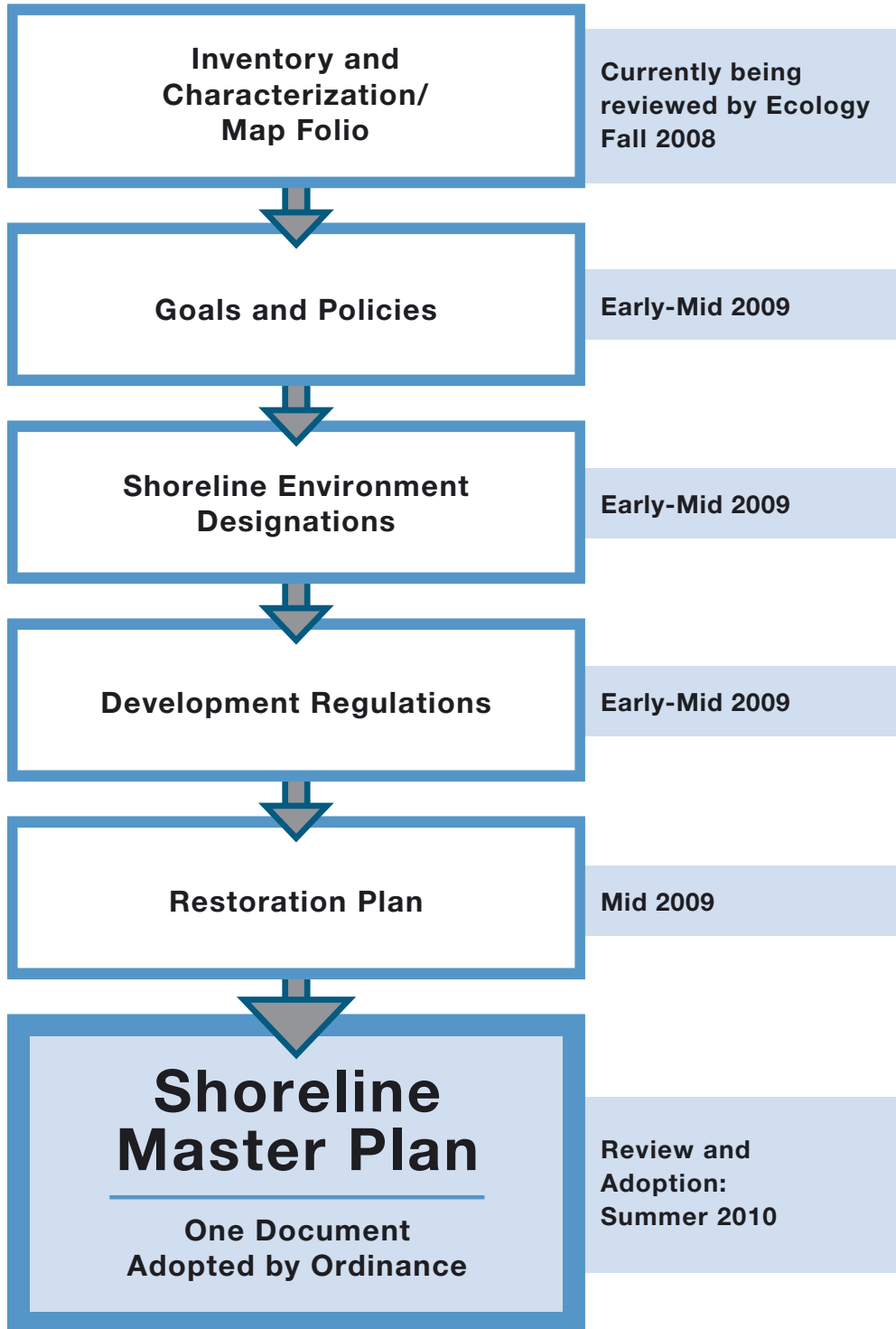
Additional Information

To find out more about the City's SMP update process and to view the first draft of the Shoreline Inventory and Characterization report go to:

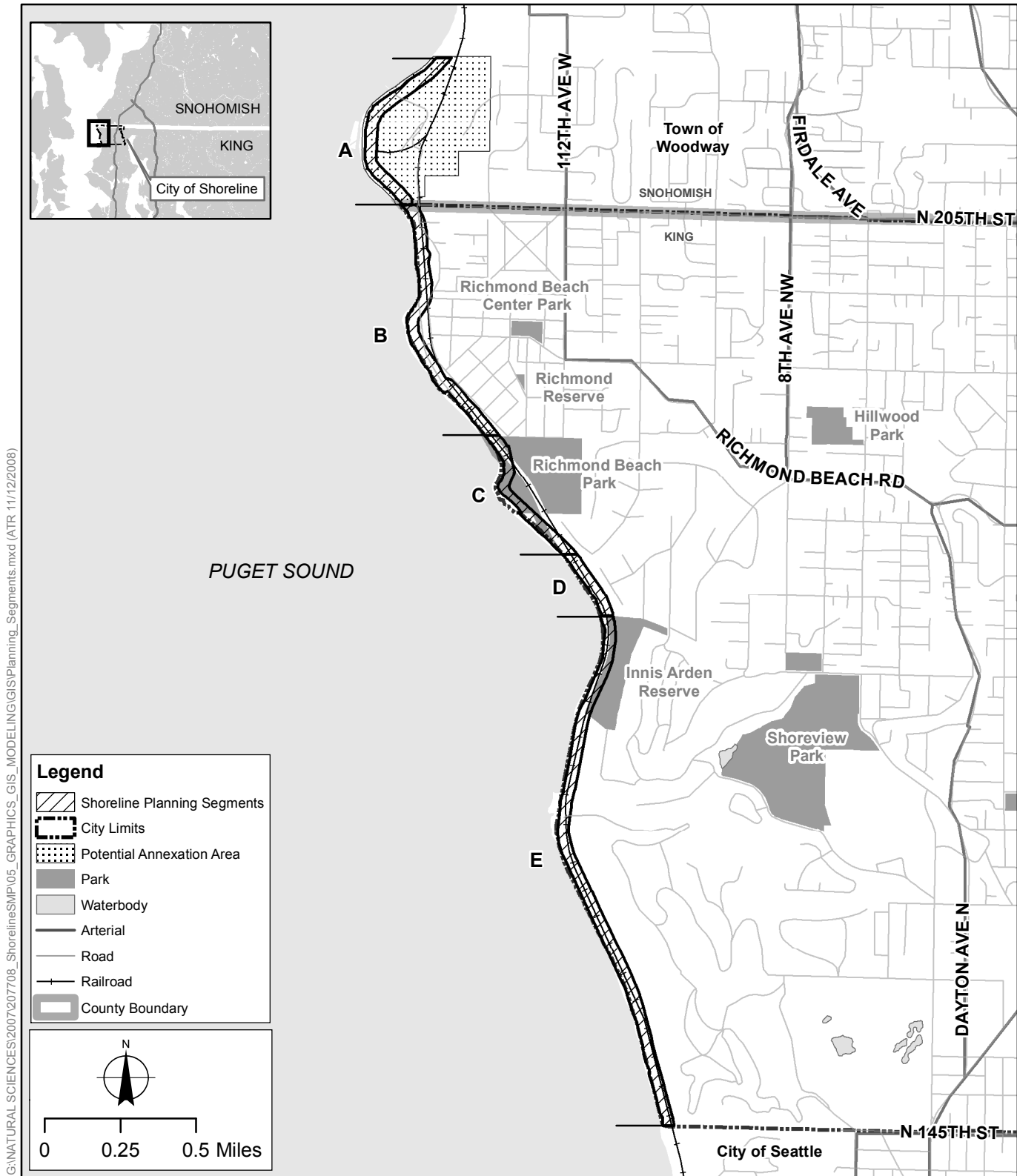
<http://www.cityofshoreline.com/index.aspx?page=410>

Information regarding shoreline requirements and state guidance is available on the Ecology website at:

<http://www.ecy.wa.gov/programs/sea/sma/>



Item 7.A - Attachment III



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SOURCE: City of Shoreline, 2008; King County, 2007, Snohomish County, 2008

Shoreline SMP.207708

Map 1

Shoreline Planning Segments
 City of Shoreline SMP Update
 Shoreline, Washington