

City of Enumclaw

Shoreline Master Program Periodic Update

Planning Commission

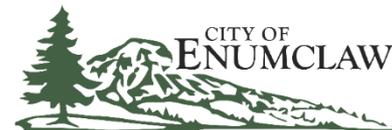
March 28, 2019



What is an SMP?

A comprehensive shoreline land-use plan that includes policies and regulations for the use and development of the shoreline.

- * The City of Enumclaw completed a comprehensive update to its Shoreline Master Program in 2012.



Shoreline Management Act (SMA)

Purpose: Balance Shoreline Priorities

1. Preferred uses
 - Water dependent
 - Water enjoyment
 - Single family development
2. Promote public access
3. Protection of natural environment



Where does the SMP apply?

Aquatic Areas

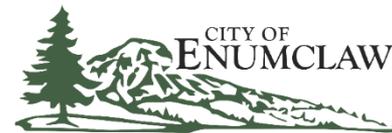
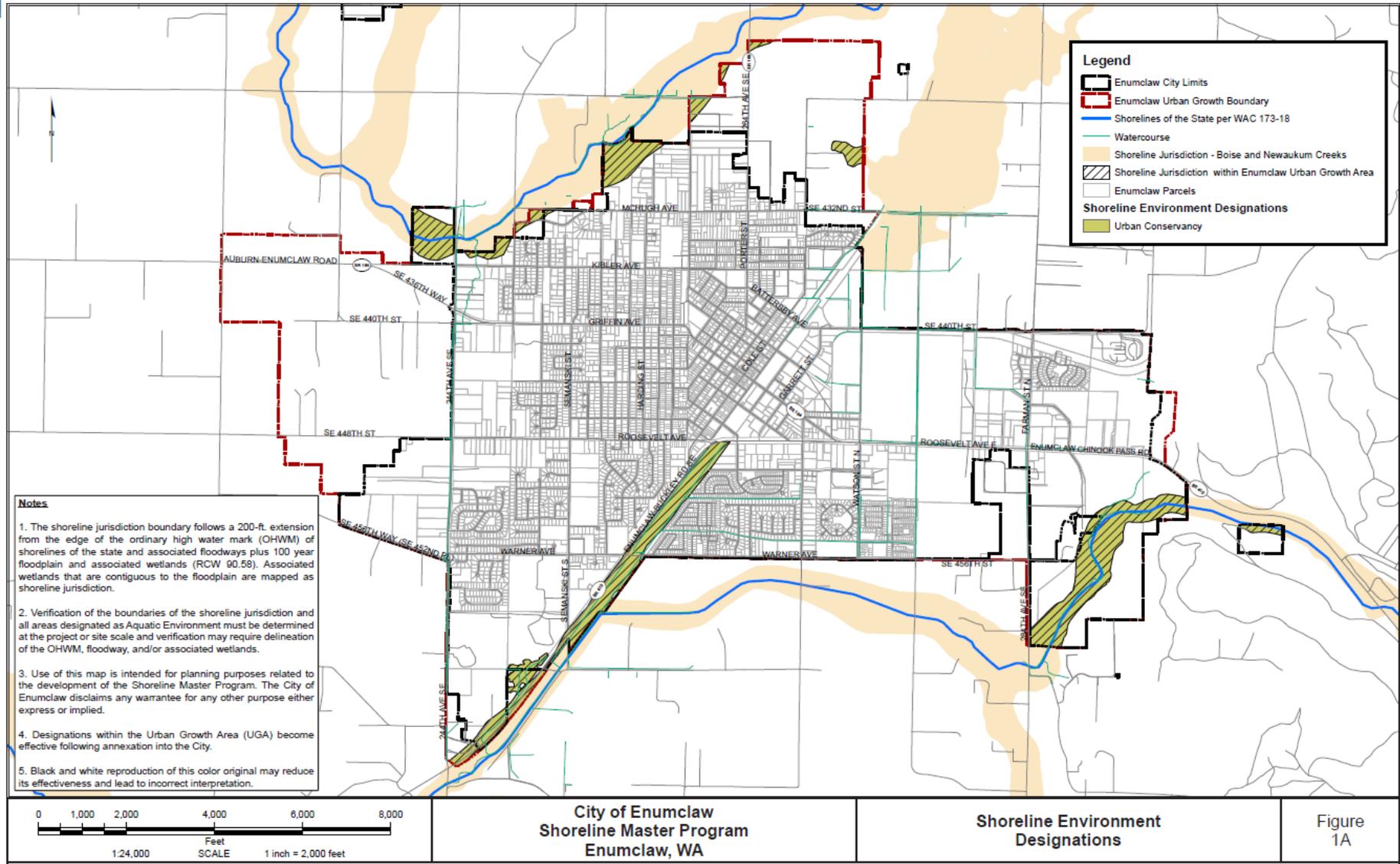
- Streams & rivers with mean annual flow of 20 cubic feet per second (cfs) or greater – **Boise Creek and Newaukum Creek**
- Lakes 20 acres or larger

Shorelands

- Upland areas 200 feet from OHWM
- Associated wetlands (within 100-year floodplain or with hydrologic connection)
- FEMA floodway and up to 200 feet landward of the floodway when within the 100 year floodplain



SHORELINE MASTER PLAN UPDATE

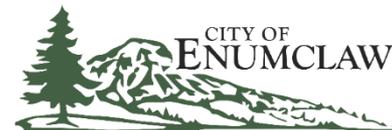


What is a Periodic Update of the SMP?

State law requires jurisdictions to periodically review and update their SMPs every eight years in accordance with WAC 173-26-090(2).

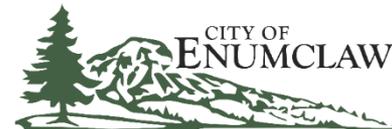
This periodic update will focus on:

- Ensuring compliance with the requirements of the SMA or state rules that have been added or modified since the last SMP update
- Ensuring the SMP remains consistent with amended comprehensive plans and regulations
- Incorporates amendments deemed necessary to reflect changed circumstances, new information, or improved data



This periodic update will NOT:

- Change shoreline jurisdiction or environment designations
- Re-evaluate the ecological baseline which was established as part of the 2012 comprehensive update
- Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition



Ecology Review

Ecology reviews proposed amendments in accordance with criteria found in WAC 173-26-201(1)(c) to ensure the proposed amendment:

- Will not foster uncoordinated and piecemeal development of the state's shorelines
- Is consistent with all applicable policies and standards of the SMA
- Meets all procedural rule requirements for public notice and consultation
- Satisfies master program guidelines analytical requirements and substantive standards, including that the amendment will not result in a net loss of shoreline ecological functions



SMP Provisions affected by this update

- Exemptions & Exceptions
 - Updating exemptions from a Shoreline Substantial Development Permit to be consistent with those in state law
 - Adding exceptions, or developments not subject to City shoreline review, consistent with those in state law
- Definitions
 - Updating definitions to be consistent with those in state law
 - nonconforming use, lot, and structure definitions
- Formatting & Organization
 - Revise organization and numbering system for ease of reference
 - Update obsolete or incorrect citations and references



SMP Provisions affected by this update, Continued

- **Critical Areas in Shoreline Jurisdiction**
 - Revising existing wetland buffers consistent with most recent Ecology guidance.
 - » Buffers would be same or smaller
 - » Based upon a reclass of lower functioning wetlands
 - Add exclusions, code that doesn't apply
 - Include missing definitions
- **Accessory Dwelling Units**
 - Include as an allowed appurtenant structure in shoreline jurisdiction
- **Clarity on activities Exempt from a Shoreline Permit**
 - Add reference to WAC
- Clarify Shoreline Public Access requirement for development projects.



Timeline

- Joint City & Department of Ecology Public Comment Period
 - Opens: April 8th, 2019
 - Closes: March 21st, 2019
- **April 25th**: Community Open House (6-7pm) Public Testimony at Hearing
- **May – June** Ecology review and SMP Amendment revision based upon their comments
- **July 8th** – Public Hearing before City Council and Ordinance
- **July 22nd** – City Council 2nd reading – adoption of SMP Amendments
- **August 5th** – Submit to Ecology locally adopted SMP Amendments and Periodic Review Checklist.

Timeline is subject to change



SHORELINE MASTER PLAN UPDATE

Website & Contact:

Current documents and further changes to the shoreline regulations can be viewed on the City's Shoreline Master Program website:

<http://www.cityofenumclaw.net/221/Shoreline-Master-Program-Update>

Staff Contact:

Chris Pasinetti

Community Development Director

(360) 615-5726

Sign-in with appropriate contact information to be added to interested parties list and stay informed as the amendment proceeds.

