

Shoreline Master Program
SAG Meeting November 29, 2006
Caucus Representatives
Jerry Barnes – Agriculture
Angel Lund – Alternate Business/recreation
Dave Hanna – Homeowners / Property Owners
Absent – Lee Bernheisel – Environment / Conservation
Absent – Jon Wyss – Natural Resources

Introductions

Review Agenda

Char updated the group about the status of the SMP, request for qualifications had been sent out for the science portion of the update and the website is up.

Clynda Case with Washington Department of Ecology gave a report on the update meeting held October 25th. Clynda explained that 40 out 249 jurisdictions are going through an update process at this time. Clynda shared some ideas that Jefferson and King Counties utilized to maximize public involvement, one county put notices of SAG meetings in the public parks, this is something that Okanogan County can try in the spring. King County used local cable TV infomercials to inform the public. King County also held 3 day information sessions in local malls to establish joint understanding of the SMP process and gave definitions of different designations so the public can move forward. It also allowed them to understand what areas are important, what needs to be reserved and what needs to be restored.

The rest of the SMP update dealt with information more oceanic in nature and was very technical.

There is an East side updaters meeting scheduled for January 17th in Moses Lake. This is open to the public and more information will be sent out as soon as it is available.

Kurt gave a power point presentation on the current city shoreline master programs, a copy of this presentation is attached. Kurt also offered some information about terms and concepts in response to questions and comments from the group, including:

Within a given shoreline environment, a given use may be exempt, prohibited, require a Shoreline Substantial Development Permit, or require a Shoreline Conditional Use Permit (CUP)

A Shoreline Substantial Development Permit is an administrative permit, can be issued by the Shoreline Administrator (planning staff).

A Shoreline Conditional Use Permit (CUP) requires a hearing before a local hearing body (Board of Adjustment), which can add conditions to the permit. Ecology must approve the CUP and can also condition it. Thus, requiring a CUP gives a greater level of control.

Shoreline setbacks are measured from the Ordinary High Water Mark (OHWM).

There is a 35-foot height limit in unincorporated shoreline areas. Cities and towns can establish their own height limits, and may want to coordinate them with local zoning regulations.

Shoreline environment designations should be tied to the local Comprehensive Plan, as well as to biophysical condition, so that uses allowed in shorelines are consistent with those envisioned in the community's long-range plan.

Questions to be answered include:

Does a re-model within the footprint of an existing structure constitute substantial development? (Basing permit requirements on impacts might be one way to address the issue.)

What constitutes a change in use?

Hopefully we will have a draft of definitions soon. Environment mapping will include new designations.

Kurt reiterated that seasonal streams are not governed by SMP, only streams and rivers with a flow of 20 CFS or greater and lakes and ponds over 20 acres, including associated wetlands are subject to the SMP.

The next SAG meeting is scheduled for January 24th 2007 and will feature on Peter Skowlund and Doug Pineo from Washington Department of Ecology who will go over Washington's new (2003) Shoreline Management guidelines and what is required of the local jurisdictions and what changes are needed to the local SMP. Kurt Danison (Highlands Associates) suggests SAG members come to that meeting prepared to question Ecology staff about what changes to existing SMP's will be needed to achieve compliance.

The January meeting will also be a good time to talk with Ecology staff about regional planning – addressing local interests within the context of a county-wide SMP – and the relationship between shoreline planning and Salmon Recovery Planning.

No meeting in February, at the March meeting, staff anticipates having an outline and some text for SAG members to review.

Finally, Dave Hanna asked for guidance in involving citizens. (Staff will offer some ideas in January.)