



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

Memorandum

To: Planning Commission
From: Betsy Stevenson
Date: February 4, 2014
Re: Shoreline Master Program Update, PC Draft 2

Staff has completed a second draft of the County's Shoreline Master Program Update for the Planning Commission's preliminary review. This draft incorporates changes and suggestions from the Planning Commission's review of the first draft, as well as many staff-initiated revisions and much reorganization for clarity and brevity.

The Planning Commission will hold several meetings over the next several weeks to work through the document and to offer feedback to be incorporated into the formal draft for public review and comment.

Notable Changes since Previous Drafts

Staff has conducted a substantial review of the document since the last time the Planning Commission reviewed it and has modified many provisions. The list below summarizes some of the more notable reorganizations and reworkings:

- Addition of "About this Document" overview to beginning
- Renumbering of SMP policies to match Comprehensive Plan outline structure
- Moved Shoreline Environment Interpretation to beginning of Part II
- Changed "Boating Facilities" section to "Mooring Structures" and reorganized
- Moved "General Provisions Applicable Upland/Waterward of the OHWM" to the beginning of Part III
- Major changes to the Shoreline Use and Modification Matrix; moved to beginning of Part IV
- Major changes to Dimensional Standards table; moved to beginning of Part IV
- Addition of special dimensional standards for Guemes Island
- Re-characterization of Rural Conservancy-Skagit Floodway environment designation as a subset/overlay of Rural Conservancy
- Aquaculture has been reworked in collaboration with the Shoreline Advisory Committee and Ecology
- This draft incorporates by reference the County's existing Critical Areas Ordinance; any additions required by the SMA are described in Part V, Critical Areas

Elements Still Incomplete

As the Planning Commission does its review, please focus on the substantive provisions in Parts I-VII. This draft of the document has not been updated for the following:

- **Internal cross-references.** Internal cross-references may be erroneous due to reorganization. Staff is working to eliminate internal cross-references where possible

through reorganization and simplification. Where they must remain, staff will ensure cross-references are correct before the public release draft.

- **Shoreline Use and Modification Matrix.** The master table of uses, permit levels, and environment designations at SCC 14.26.400 is not yet complete. Planning Commissioners are encouraged to highlight missing uses for addition to the table.
- **Definitions.** Staff has done only an initial review of Part VIII, Definitions. Staff will thoroughly review definitions before the public release draft. Planning Commissioners are encouraged to highlight and bring to staff attention any terms used in the document that are not defined, or are ill-defined, in the definitions section.

Forthcoming Changes

We still expect to substantially reorganize or revise the following sections in the coming weeks, which we’ll provide to you as we are ready with them. We recommend you review these sections after you receive the revisions:

- 14.26.360 Public Access
- 14.26.465 Mining
- 14.26.470 Recreational Development
- 14.26.475 Residential Development
- 14.26.480 Shoreline Habitat and Natural Systems Enhancement Projects
- 14.26.485 Shoreline Stabilization
- 14.26.490 Transportation and Parking
- 14.26.495 Utilities

Additionally, staff has indicated a willingness to keep working with the Shoreline Advisory Committee to attempt to achieve consensus on 14.26.415, Aquaculture.

Tentative Proposed Schedule for PC Review

Staff proposes that the Planning Commission meet twice per month in March, April, and May on the following tentative schedule. If the PC is ready to continue to the next scheduled section at a given meeting, the discussion could continue. If the PC needs more time, the PC can take more time on a given section or continue it to the following meeting.

March 4	Part I: Authority, Purpose, and Jurisdiction Comp Plan 6B Environment Designations Part II: Shoreline Environment Designations Comp Plan 6E, 6F, 6H-1, 6H-3, 6H-4, 6I, 6J Part III: General Regulations
March 18	Part III: General Regulations (cont’d) Part V: Critical Areas Comp Plan 6H-2 Critical Areas Part VI: Legally-Established Pre-Existing Uses and Structures Part VII: Administration

April 1	Part VII: Administration (cont'd) SCC 14.26.400 Shoreline Uses and Modifications Matrix SCC 14.26.405 Dimensional Standards SCC 14.26.410 Agricultural Activities and CP 6C-1 SCC 14.26.415 Aquaculture and CP 6C-2
April 15	SCC 14.26.420 Boating Facilities, Mooring Structures... and CP 6C-3 SCC 14.26.425 Breakwaters and CP 6C-4 SCC 14.26.430 Commercial Development and CP 6D-2 SCC 14.26.435 Dredging and CP 6C-5 SCC 14.26.440 Fill, Excavation, and Grading and CP 6C-6
April 29	Break
May 6	SCC 14.26.445 Forest Practices and CP 6C-7 SCC 14.26.450 Industry and CP 6D-4 SCC 14.26.455 In-Stream Structures and CP 6C-8 SCC 14.26.460 Jetties and Groins and CP 6C-9 SCC 14.26.465 Mining and CP 6C-10 SCC 14.26.470 Recreational Development and CP-6F
May 20	SCC 14.26.475 Residential Development and CP 6C-11 SCC 14.26.480 Shoreline Habitat Enhancement and CP-6K SCC 14.26.485 Shoreline Stabilization and CP 6C-12 SCC 14.26.490 Transportation and Parking and CP-6G SCC 14.26.495 Utilities and CP 6C-13