



Planning Commission Meeting

January 26, 2021



Outline for tonight

1. Comprehensive and Periodic Update history
2. Review the project timeline and PC meeting topics
3. Public outreach overview
4. Begin discussion of the proposed changes to the 2016 PC draft
 - a. Legislative updates for consistency with State law
 - b. CAO integration



What is an SMP comprehensive update?

Documentation

- Shoreline Inventory and Characterization (2014)
- Complete update to the Shoreline Master Program Policies and Regulations (2016)
- Mapping of environment designations (2016)
- Cumulative Impacts Analysis (2016)
- Shoreline Restoration Plan (2016)
- No Net Loss Evaluation (2016)

Public Process

- Visioning Open Houses
- Shoreline Advisory Committee
- Open Houses
- Planning Commission review



Progress to date

- ✓ Cumulative Impacts Analysis
- ✓ No Net Loss Report
- ✓ SMP comprehensive checklist

- ✓ Ensure consistency with legislative changes since 2016
- ✓ Address Planning Commission recommendations from 2016 recorded motion
- ✓ Address Ecology concerns from State review process

- ✓ Restoration Plan
- ✓ Shoreline Environment Designations map

- ✓ Improve functionality and readability based on County and consultant input

- ✓ Shoreline Inventory and Characterization Report
- ✓ Planning Commission approved SMP
- ✓ Public review process

- Public review process

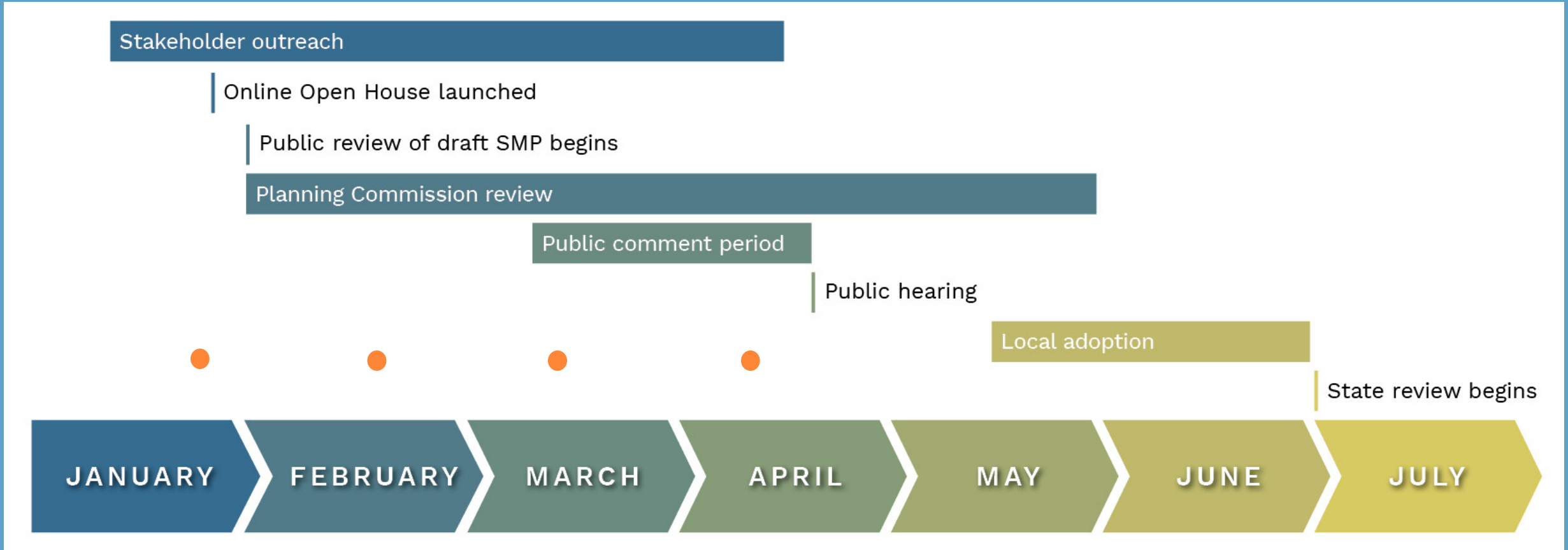


COMPREHENSIVE UPDATE



PERIODIC UPDATE

Next Steps



2021 →

● Monthly public information meetings



PC SMP Meeting Schedule

1. January 26, 2021

- Legislative updates for consistency with State law (periodic update)
- CAO integration

2. February 9, 2021

- General Regulations
- Uses and Modifications

3. February 23, 2021

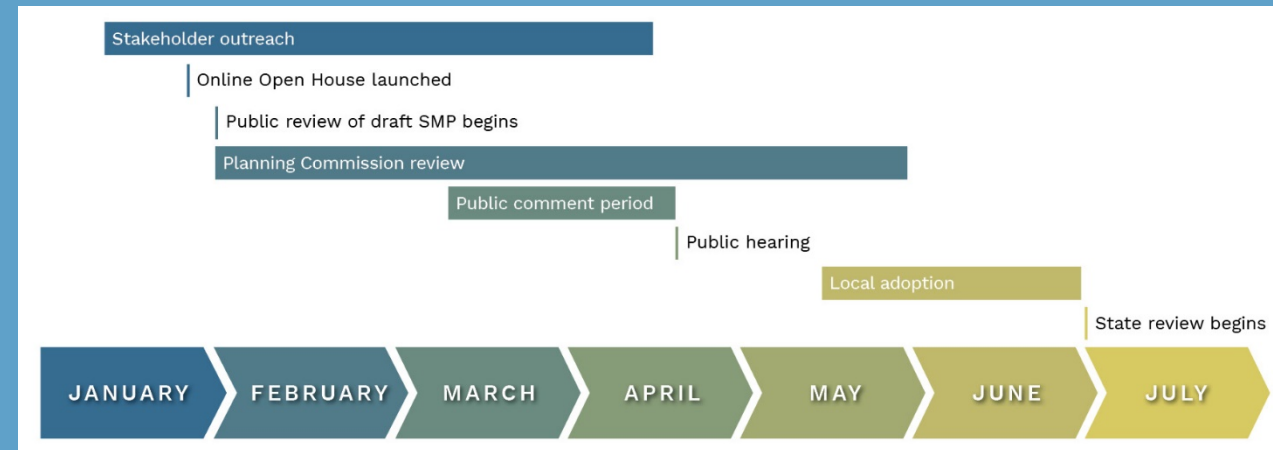
- Uses and Modifications, cont.

4. March 9, 2021

- Legally Established Pre-Existing Uses and Structures
- Administration
- Definitions
- Shoreline environment designation mapping

5. March 23, 2021

- Possible Public Hearing



Public outreach

- Updated County website
- SMP Online Open House

www.SkagitSMPOpenhouse.com

- Monthly public information meetings
- Email listserv notifications
- Public comment period/hearing

SKAGIT COUNTY SHORELINE MASTER PROGRAM UPDATE

Overview Frequently Asked Questions Next Steps Get More Involved

Skagit County Shoreline Master Program Online Open House

Skagit County is updating its Shoreline Master Program (SMP). The updated SMP will represent a major overhaul of the County's existing SMP. This Online Open House will provide you with easy-to-digest information and ways to get involved, and will continue to be updated until approval of the SMP. Visit [Skagit County's official SMP website](#) to learn more.

Overview

Skagit County is in the process of completing both the **Comprehensive Update** and **Periodic Review** of its SMP.

Both the Comprehensive Update and the Periodic Review are required for compliance with the state's Shoreline Management Act.

Get More Involved

Attend monthly virtual public info meetings

The County will be hosting monthly meetings that will feature a presentation followed by a question-and-answer period. Each meeting will be progressive and include the latest updates, so feel free to attend more than one.

[MEETING SCHEDULE](#)

Subscribe to receive email updates

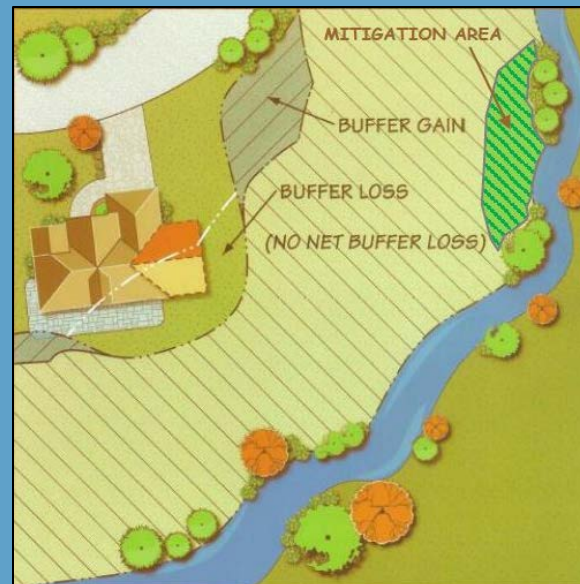
The County will be sending out emails at key points during the SMP update process. If you'd like to receive these emails, please subscribe!

[SUBSCRIBE NOW](#)



Key SMP Issues Addressed in 2016 PC draft

1. Non-conforming Uses/Structures
2. Overwater Structures (piers/docks)
3. Mapping of shoreline environment designations
4. Shoreline Armoring
5. Vegetation Conservation and Environmental Protection
6. Buffers and Setbacks
7. CAO integration



What is an SMP periodic update?

1. The state requires all SMPs to be reviewed every eight years
2. Periodic review is intended to keep SMPs current with:
 - Amendments to state law (WAC, RCW)
 - *Consistency with Ecology's periodic review checklist*
 - Changes in local plans and regulations
 - *Consistency with Comp Plan and development regulations*
 - New or improved data and information
 - *Consistency with latest Ecology guidance, science, and other improvements to the SMP's overall use and function*



Anticipated Amendments to 2016 draft

- Elements from the periodic review
 - E.g. review of exemption thresholds, definitions, WAC consistency, listing of SMA waterbodies
- Addresses Planning Commission recommendations in the 2016 recorded motion
- Addresses Ecology comments for consistency with WAC
- Integration of most current CAO
- Formatting adjustments to align policy sections
- Addition of hyperlinks to improve electronic use



Legislative Amendments

- Definitions:
 - Clarifies that “development” does not include dismantling or removing structures if there is no other associated development or re-development
 - Clarifies that a “floating home” is not a vessel, even though it may be capable of being towed
- Dredging:
 - A shoreline permit is not required for disposal of dredged materials at approved Dredged Material Management Program sites



Legislative Amendments, cont.

- Forest Practices:

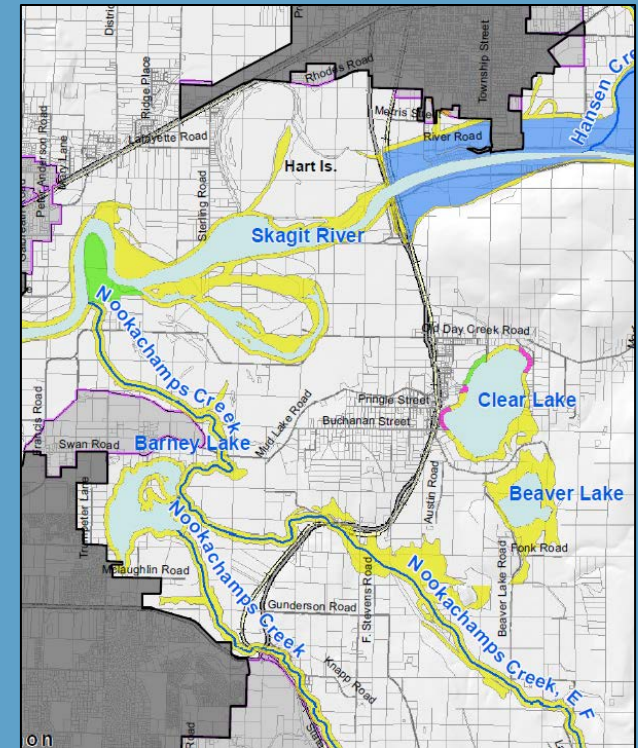
- Clarifies that forest practices only involving timber cutting are not considered development under the Act and do not require shoreline review

- Administration:

- Added clarification to date of filing for a substantial development permit when also associated with a conditional use or variance
- Development not needing a shoreline permit (WAC 173-27-044) and development not subject to the Act (WAC 173-27-045)

- Listing of shoreline waterbodies

- Appendix added to list out names of each shoreline waterbody and for streams/rivers, listing of the upstream extent of jurisdiction (i.e. point of 20cfs mean annual flow)



CAO Integration

- The State requires critical areas within shoreline jurisdiction be regulated under the local Shoreline Master Program
- The most recent critical areas ordinance will be included as an appendix to the SMP – these regulations will remain in effect until further SMP amendment
- Reasonable use exceptions are prohibited. Instead, a shoreline variance must be processed



CAO Integration, cont.

- Ecology's 2018 wetland buffer guidance is being integrated into the SMP – includes slight change to wetland buffer table
- Wetlands with habitat score of 5 are now included with lower scores of 3-4



General Provisions – Ecological Protection

- Mitigation sequencing added from critical areas regulations
 - Essential for meeting no net loss standard
- Sequencing analysis not required if a development proposal meets all applicable SMP standards
- Mitigation plans are required, but alternative mitigation may be proposed to allow development flexibility



Upcoming Discussions

February 9, 2021

- General Regulations
- Uses and Modifications

February 23, 2021

- Uses and Modifications, cont.

March 9, 2021

- Legally Established Pre-Existing Uses and Structures
- Administration
- Definitions
- Shoreline environment designation mapping

