

# Summary of Required Changes to Council Adopted Shoreline Master Program (SMP)

## **1. Mapping**

Ecology is requiring smaller scale maps to assist users of the SMP to see what shoreline environment applies to a particular site. The maps will be at a quarter-section scale, similar to the sensitive area maps and will identify both the shoreline environment and buffer width for that particular shoreline environment and whether there are any sensitive areas located within the shoreline jurisdiction.

## **2. Use Matrix:**

In addition to the uses listed in Section 8 of the SMP, Ecology is requiring a “summary chart” of permitted uses, like the permitted use chart that is included in the Zoning Code. The Use Matrix required by Ecology establishes broad categories, which may alleviate some concerns expressed by commercial and industrial property owners about nonconforming uses created by the new, wider shoreline buffers. The regulations applying to a “change of use” would only be triggered when a site switched from one category to another (industrial to commercial), rather than from an individual use to another. For example office and retail would be considered within the same commercial category.

## **3. Include an Aquatic Environment in the SMP:**

The SMP adopted by the Council does not include an Aquatic shoreline environment, which covers the area waterward from the ordinary high water mark (OHWM). Including an Aquatic Environment will provide clear policy guidance and regulations on the purpose of this environment and uses that are permitted waterward of the OHWM.

## **4. Modifying/Qualifying Certain Uses Permitted in the Shoreline Jurisdiction:**

Ecology has added qualifying language to several permitted uses in the shoreline buffers to either limit the extent of a use or add more environmental protections before the use can be permitted. For example non-water oriented essential public facilities must demonstrate that no feasible alternative location exists.

## **5. Add Sign Standards:**

The Council adopted SMP defers to the City’s sign code for guidance on the types of signs permitted in the shoreline jurisdiction. Ecology is requiring a new subsection in Section 9 that identifies the specific signs permitted.

## **6. Clarify building height standards:**

Ecology is requiring the addition of language that repeats portions of RCW 90.58.320, which requires that buildings over 35 feet in height must be analyzed to ensure they will not block the views of a substantial number of residences. This new requirement also applies to the public access incentive in Section 11.