

CITY OF MONTESANO

SHORELINE MASTER PROGRAM UPDATE

City of Montesano
Citizen Advisory Committee

Meeting 3 – General Goals, Policies, and Regulations/
Shoreline Use Policies and Regulations

February 16, 2015
Montesano City Hall

Brad Medrud, AHBL

Meeting Purpose

Discuss SMP General Goals, Policies, and Regulations (SMP Chapters 1 – 4)

1. Obtain feedback from CAC
2. Answer Questions

Introduce Shoreline Use Policies and Regulations (SMP Chapter 5)

1. Discuss Ecology's requirements
2. Present background
3. Get initial feedback from CAC

User Guide

Intended to explain:

- Purpose of the SMP
- Organization of the SMP
- Where to go for more information

Looking for input or examples from CAC members or staff

Chapter 1: Introduction

1. Requirements of the SMA
2. Authority
3. Purpose and Intent
4. Shoreline Master Program Development
5. Applicability
6. Areas Subject to the Shoreline Management Act

Chapter 1 – Introduction (cont.)

- 7. Relationship to Other Codes, Ordinances, and Plans
- 8. Consistency with the Growth Management Act
- 9. Liberal Construction
- 10. Severability
- 11. Title
- 12. Effective Date

Chapter 2: Shoreline Management Goals

1. Shoreline Master Program Goals
2. Economic Development Element Goal
3. Public Access Element Goal
4. Recreational Element Goal
5. Circulation Element Goal
6. Shoreline Use Element Goal

Chapter 2: Shoreline Management Goals

7. Conservation Element Goal

8. Historic, Cultural, Scientific, and Educational Element Goal

9. Flood Hazard Prevention Element Goal

10. Restoration Element Goal

Chapter 3: Shoreline Environments

1. Shoreline Environment Designation System
2. Interpretation of Shoreline Environment Designation Boundaries

Chapter 4: General Policies and Regulations

1. Introduction
2. Universally Applicable Policies and Regulations
3. Archaeological and Historic Resources
4. Ecological Protection and Critical Areas

Chapter 4: General Policies and Regulations

5. Flood Hazard Management

6. Public Access

7. Vegetation Conservation

8. Water Quality

5 – Shoreline Use Policies and Regulations

- The SMP must include policies and regulations to govern specific uses and activities in the jurisdiction
- Activities are permitted outright, permitted conditionally, or prohibited.
- Regulations based on Shoreline Environment Designation


5 – Shoreline Use Policies and Regulations

1. Introduction
2. General Shoreline Use Regulations
 - A. General Regulations
 - B. General In-Water Regulations
 - C. Shoreline Permitted, Conditional, and Prohibited Uses
 - D. Shoreline Height Regulations
 - E. View Corridor Review Process
 - F. Shoreline Buffers

5 – Uses

Shoreline Use [1], [2]	High Intensity	Shoreline Residential	Urban Conservancy	Natural	Aquatic [3]
<i>Key: P = Permitted Use, C = Conditional Use, X = Prohibited</i>					
Agriculture	P	P	P	X	X
Aquaculture	C	C	C	X	C
Boating and Moorage Facilities	P	P	C	X	C
Commercial Development	P	C	X	X	X
Forest Practices	P	P	P	C	X
Industrial Development	P	X	X	X	X
In-Water Structure					
As Part of a Fish Habitat Enhancement Project	X	X	X	X	C
Other	X	X	X	X	C
Mining	P	C	C	X	X
Parking [4]	P	P	P	X	X
Piers and Docks (Serving 4 or Fewer Single Family Residences)	P	P	C	X	C
Recreational Development [5]					
Water-Oriented	P	P	P	C	P [6]
Nonwater-Oriented	P	P	C	X	X
Multi-Use Trails	C	C	C	C	C
Minor Trails	P	P	P	C	C
Residential Development [7]	P	P	P	C	X
Signs	P	P	P	X	X
Transportation Facilities					
New Roads related to Permitted Shoreline Uses	P	P	P	C	X
Bridges for Motorized and Non-Motorized Uses	C	C	C	C	C
Expansions of Existing Circulation Systems outside of New Roads related to Permitted Shoreline Uses	C	C	C	X	X
Utilities (Primary)					
Solid Waste Disposal or Transfer Sites	X	X	X	X	X
Other	C	C	C	C	C
Utilities (Accessory)					
Local Public Water, Electric, Natural Gas Distribution, Public Sewer Collection, Cable and Telephone Service,	P	P	P	C	C


5 – Shoreline Height Table



City of Montesano Standard	High Intensity	Shoreline Residential	Urban Conservancy	Natural	Aquatic
Maximum Shoreline Height	35 feet [1]	35 feet	35 feet	35 feet	35 feet
Notes: 1. Maximum shoreline height may be increased to 45 feet with approval of a view corridor analysis conducted according to SMP Section 5.02.02(E).					

Maximum height in C-1 zone and I zone is 45 feet (MMC 17.28.060(1) and 17.32.060(1)). Height greater than 45 feet is allowed in the I zone with a CUP (MMC 17.32.060(1)).

5 – Shoreline Buffer Table



Environment Designation	Standard Buffer	Standard Reduced Buffer	Maximum Reduced Buffer
High Intensity	100 feet	75 feet	50 feet
Shoreline Residential	100 feet	75 feet	50 feet
Urban Conservancy	150 feet	115 feet	75 feet
Natural	200 feet	150 feet	100 feet
Aquatic	N/A	N/A	N/A

Riparian Buffers in Montesano for Shorelines of the State are 100 feet (MMC 14.30.070(a)(7)(C)(iv))

5 – Shoreline Use Policies and Regulations

3. Agriculture

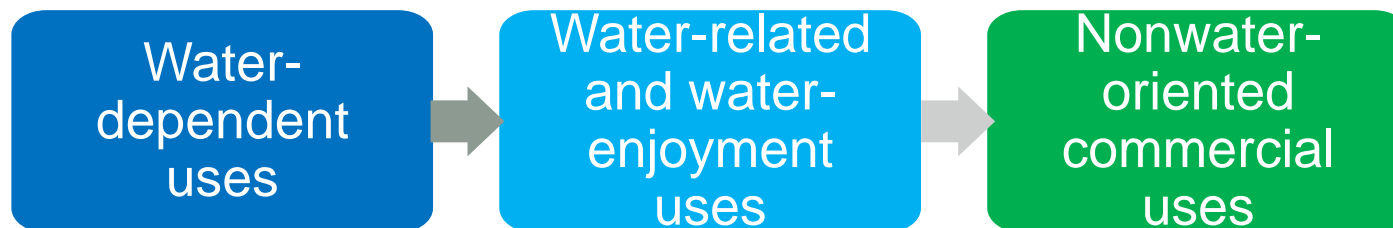
- Applies only to new agricultural activities, does not limit or modify existing uses

4. Aquaculture

5. Boating and Moorage Facilities

6. Commercial Development

- Order of Preference:



5 – Shoreline Use Policies and Regulations

7. Forest Practices

8. Industrial Development

9. In-water Structures

10. Mining

11. Parking

- Allowed only to support authorized shoreline uses

5 – Shoreline Use Policies and Regulations

12. Piers and Docks

13. Recreational Development

14. Residential Development

15. Signs

16. Transportation Facilities

17. Utilities

Next Steps

Task 6: Review draft SMP:

- Meeting 4 – March 16: Finish Shoreline Use Policies and Regulations; start Shoreline Modification Policies and Regulations and Administration
- Meeting 5 – April 20: Finish Shoreline Modification Policies and Regulations and Administration; Discuss critical areas regulations and Restoration Plan

Questions?

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Websites:

City: https://www.ezview.wa.gov/site/alias__1788/34990/default.aspx

Ecology: <http://www.ecy.wa.gov/programs/sea/shorelines/index.html>