

PROJECT MEMO



TO: Members of the CAC
FROM: Brad Medrud
DATE: April 21, 2015
PROJECT NO.: 2140284.30
PROJECT NAME: Westport SMP Update
SUBJECT: CAC Meeting #4 Agenda

Topics for Discussion

- Project Schedule for Deliverables.
 - Final Shoreline Inventory and Characterization Report – Link sent out April 21, 2015 and hard copy will be available at City Hall
 - First draft of the Cumulative Impacts Analysis will be ready May 8, 2015, if you have any comments on the CIA, please send them to us by June 8, 2015.
 - A revised draft of the SMP and a first draft of the critical areas regulations within the shoreline jurisdiction will be ready on May 15, 2015 for staff and the CAC review. We would like to receive staff and CAC comments on the revised draft of the SMP and critical areas regulations by June 12, 2015.
 - The second draft of the Cumulative Impacts Analysis and the final draft Shoreline Master Program will be sent to Ecology by June 30, 2015
- Customize the SMP draft to reflect Westport.
 - Chapter 2 – Shoreline Goals
 - Review the City's proposed SMP goals and determine which to keep, modify, or remove.
 - Chapter 3 – Shoreline Environment Designations
 - Revisions to shoreline environment designation maps
 - Chapter 4 – General Policies & Regulations
 - Proposed revisions to Chapter 4 based on Ecology comments
 - Remove Section 4.02 – *Universally Applicable Policies and Regulations* and parts to Chapter 1 and 7
 - Split Section 4.04 – *Ecological Protection and Critical Areas* into two new sections:
 - *Ecological Protection* – Describes the mitigation sequence that will need to follow by all development in the shoreline jurisdiction
 - *Critical Areas* – General policies related to:
 - Wetlands
 - Geologically hazardous areas
 - Critical saltwater habitats
 - Fish and wildlife habitat conservation areas



- Frequently flooded areas
- Critical aquifer recharge areas
(Regulations will be found in Appendix 2 – Critical Areas Regulations)
- Move Chapter 8 – *Restoration* into a new section of Chapter 4
- Questions or discussion related to Chapter 4
- Chapter 5 – Specific Shoreline Use Policies & Regulations
 - Review the general sections in Chapter 5 and discuss which ones are applicable to the City of Westport and which ones are not.
 - For example: agriculture is not an allowed use in the City
 - Discuss use table
 - Discuss revisions to height table
 - Discuss general approaches to shoreline buffers
 - What is the intent of buffers?

“...typically... naturally vegetated areas adjacent to water bodies that protect the ecological functions of the shoreline and help to reduce the impacts of land uses on the water body, as described in the scientific literature. Buffers provide a transition between the aquatic and upland areas.”
 - How are setbacks different from buffers? (see illustration on page 3 of Chapter 11 of the SMP Handbook)

In addition to shoreline buffers, some jurisdictions include structural setbacks from the landward edge of a shoreline buffer to protect the shoreline buffer from the impacts related to use of a structure, such as maintenance of a house.
 - What is the role of vegetation conservation in buffers and in the shoreline jurisdiction?

Vegetation conservation working with buffers and/or setbacks
 - How are they determined?

“The buffers and setbacks for marine... shorelines should be tailored to local conditions including existing shoreline functions and existing and planned land use and public access. Buffers and setbacks likely will vary within a local government’s boundaries to reflect different shoreline conditions and functions. The inventory and characterization report should provide a complete analysis of shoreline functions.”

 - Different local shoreline conditions, different development patterns:
 - Pacific Ocean and Half Moon Bay
 - Grays Harbor Estuary
 - Westhaven Cove
 - Critical area regulations, especially salt water habitat buffers
 - Common line provisions



- **Buffer Modifications:**
 - Buffer Averaging: Total area of buffer after averaging = area within buffer prior to averaging.
 - Buffer Reduction: No reductions of more than 25% of standard width without a variance (also applies to averaging)
- Discussion at the next meeting Chapters 6 and 7
- Outstanding issues:
 - Marine Spatial Planning. See the white paper on Ocean Management from our March CAC Meeting
 - Grays Harbor Estuary Management Plan
- Comments made at March CAC Meeting #3.
 - East Pacific Avenue Pilings – Reuse of the pilings for a dock. What is the process?
 - 25% Maximum Reduction in Buffer – What is the source?
 - Airport Expansion – How will this be addressed
 - Buffer Averaging – Use process from WMC 17.32.065(5)
- Project Schedule for CAC Meetings.
 - Meeting #4 – April 21, 2015: Finish Shoreline Use Policies and Regulations; start Shoreline Modification Policies and Regulations and Administration
 - Meeting 5 – May 19, 2015: Finish Shoreline Modification Policies and Regulations and Administration; Discuss critical areas regulations and Restoration Plan
 - Meeting #6 – June 16, 2015: This time is available if needed to complete discussions.

Items for Discussion in Next Meetings

- Finishing discussion of Chapter 5
- Start discussion of Chapters 6 and 7
- Critical area regulations within the shoreline jurisdiction.
- Relationship between the updated SMP and existing regulations and planning efforts that are underway including GHEMP, Marine Spatial Planning, Ocean Resource Management Act, Ocean Management Guidelines (WAC 173-26-360), and Seashore Conservation Act.
- Dune Management

BM/bm

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Proposed Shoreline Management Goals with Staff Comments

Goals: Long-term vision of the City's residents for their shorelines

Policies: Statements of principles that guide and determine present and future decisions

Regulations: Rules that govern developments, uses, or activities

Shoreline Management Goals

Shoreline Master Program Goals¹

The State SMP Guidelines found in WAC 173-26-186(3) require that all relevant policy goals must be addressed in the planning policies of the SMP. This section contains goals that express the long-term vision of the City's citizens for their shorelines. Goals provide the basis for the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures in subsequent chapters.

Economic Development Element Goal²

Goal ED-1. Provide an area for the location and design of industries, projects of statewide significance, transportation facilities, port facilities, tourist facilities, commerce, and other developments that are particularly dependent on their location on or use of Shorelines of the State. The Westport Marina and Municipal Airport have been identified by the City as important transportation, commerce, and tourist facilities.³

Comment [A1]: Ecology Comment: Recommend the city review its existing goals to see if they are still relevant and more tailored to the city.

Comment [A2]: Westport Staff Comment: In the Comprehensive Plan

¹ (12)

² (6)

³ RCW 90.58.100(2)(a)



Public Access Element Goal⁴

Goal PA-1. Increase and enhance public access to publicly owned shoreline areas consistent with private rights, public safety, and the natural shoreline character.⁵

Recreational Element Goal⁶

Goal REC-1. Provide for the preservation and enlargement of recreational opportunities, including but not limited to parks, tidelands, beaches, and recreational areas. Recreational opportunities, including public access have been identified in the approved City of Westport Parks and Recreation Plan. These areas shall be addressed in the review of any project review.⁷

Comment [A3]: Westport Staff Comment:
Consistency with other plans

Circulation Element Goal

Goal CIR-1. Provide for multi-modal circulation opportunities by planning for the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the shoreline use element.⁸

Shoreline Use Element Goal

Goal SU-1. Identify areas associated with the general distribution, location, and extent of the use on shorelines and adjacent land areas for housing, business, industry, transportation, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of the land.⁹

Conservation Element Goal

Goal CONS-1. Preserve natural resources, including but not limited to scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.¹⁰

Historic, Cultural, Scientific, and Educational Element Goal

Goal HCSE-1. Provide for the protection and restoration of buildings, sites, and areas having historic, cultural, scientific, or educational values.¹¹

⁴ (7)

⁶ (8)

⁷ (7), RCW 90.58.100(2)(c)

⁸ RCW 90.58.100(2)(d)

⁹ RCW 90.58.100(2)(e)

¹⁰ RCW 90.58.100(2)(f)

¹¹ RCW 90.58.100(2)(g)



Flood Hazard Prevention Element Goal

Goal FHP-1. Recognize statewide interests over individual interests in the prevention and minimization of flood damages. The City participates in the National Flood Insurance Program through the adoption and enforcement of its Flood Hazard Prevention Ordinance, which has been codified in Chapter 15.12 of the Westport Municipal Code.¹²

Comment [A4]: Westport Staff Comment:
Consistency with other plans.

Restoration Element Goal

Goal REST-1. Encourage restoration of previously degraded areas so that they may be renewed or restored to a natural or useful condition.¹³

¹² RCW 90.58.100(2)(h)

¹³ WAC 173-26-201(2)(f) and RCW.58.100(2)(i): "Any other element deemed appropriate or necessary to effectuate the policy of this chapter."