

City of Pacific

Shoreline Environment Designation Amendments

Draft January 31, 2019 | Shoreline Master Program Periodic Review

Introduction

In accordance with the Washington State Shoreline Management Act (SMA), local jurisdictions with shorelines of the state are required to conduct a periodic review of their Shoreline Master Programs (SMPs) (WAC 173-26-090). This review is intended to keep SMPs current with amendments to state laws or rules, changes to local plans and regulations, changes in local circumstances, and new or improved data and information.

The City of Pacific (City) adopted its current SMP in March 2013. Shorelines of the State in Pacific include a portion of the White River shoreline. This document is intended to meet the requirements of WAC 173-26-110 (3) to support SMP Environment Designation Amendments:

173-26-110 A master program or amendment proposed by local government shall be submitted to the department for its review and formal action. Submittals may be in digital format. A complete submittal shall include the following, where applicable:

(3) Amended environment designation map(s), showing both existing and proposed designations, together with corresponding boundaries described in text for each change of environment. All proposals for changes in environment designation and redesignation shall provide written justification for such based on existing development patterns, the biophysical capabilities and limitations of the shoreline being considered, and the goals and aspirations of the local citizenry as reflected in the locally adopted comprehensive land use plan

Proposal and Analysis

EXISTING DESIGNATIONS

The City's existing shoreline environment designations (SEDs) include:

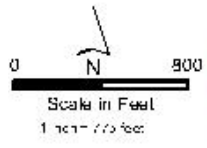
- Shoreline Commercial along Skinner Road (Reach A),
- Shoreline Recreational at the City's park (Reach C),
- Shoreline Residential in two existing neighborhoods (Reaches B and D), and
- Urban Conservancy on remaining shorelines (Reaches E, F, and G).

See Exhibit 1.

Exhibit 1. City of Pacific Shoreline Designations



Parametrix Data Source: King County Pierce County Washington Department of Natural Resources



- | | |
|-------------------------------|-----------------|
| Shoreline Designations | County Boundary |
| Shoreline Commercial | City Boundary |
| Shoreline Recreational | City Parks |
| Shoreline Residential | |
| Urban Conservancy | |

**Shoreline Master Program Update
City of Pacific**

Shoreline Environment Designations

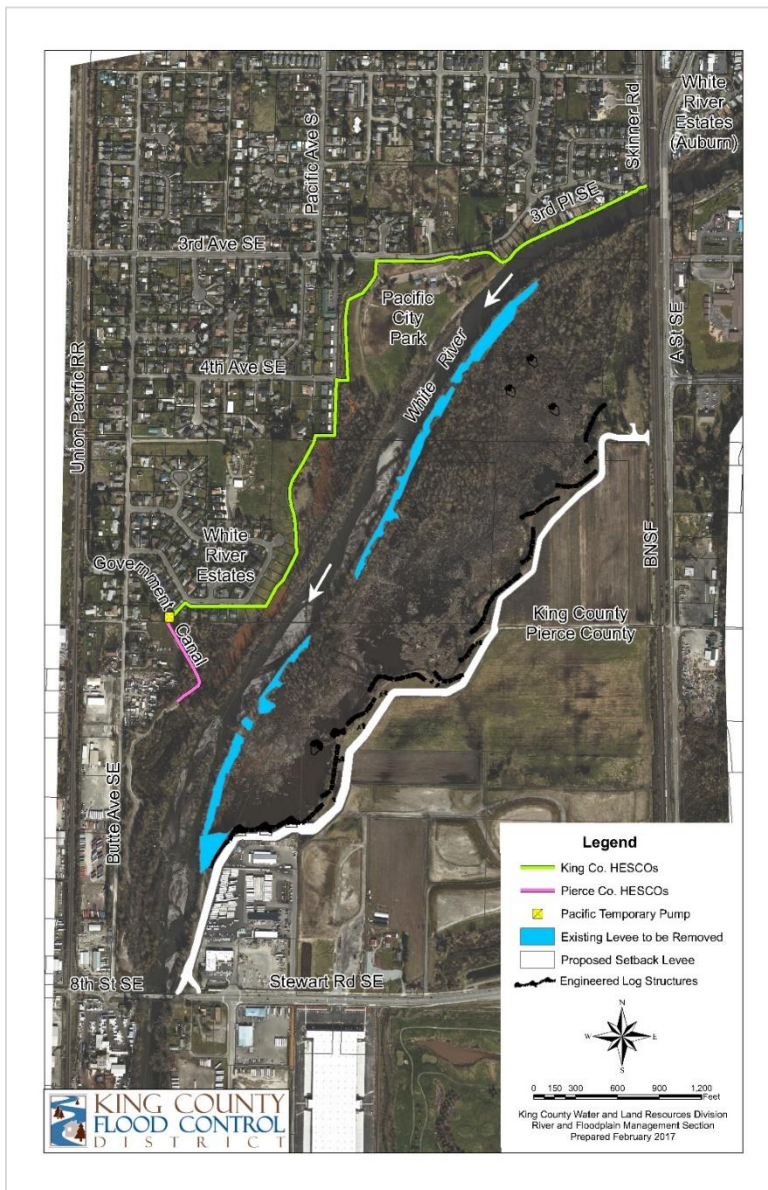
Source: City of Pacific

LEEVE RELOCATION

Due to the recent Countyline Setback Levee project, local shoreline conditions have changed.

King County Flood Control District's Countyline Levee Setback Project was designed and implemented to address a loss in channel capacity and to reduce flood elevations in the City of Pacific by removing 4,500 linear feet of existing levee and reconnecting the river with 121 acres of off-channel aquatic habitat. This project was completed in 2017 See Exhibit 2. The old levee was removed where Exhibit 2 shows 'Existing Levee to be Removed' in blue, and a new levee was built where Exhibit 2 shows 'Proposed Setback Levee' in white. Engineered log structures were placed to help protect the new levee structure. The green and purple King/Pierce County HESCOs shown in Exhibit 2 are not applicable to the proposed SED amendment.

Exhibit 2. Countyline Levee Setback Map



Source: King County 2017

REZONE

The City also approved a Comprehensive Plan land use designation zoning change (rezone) from Open Space to Light Industrial and Manufacturing Industrial Center overlay to land east of the levee (Ordinance 2017-1966; Mosby Comprehensive Plan Land Use Map Change and Rezone Request – File CP-16-001). Only the first 200’ of the Mosby parcel landward of the new levee falls within shoreline jurisdiction.

Exhibit 3. Comprehensive Plan Land Use Map Change 2017 – Mosby Property



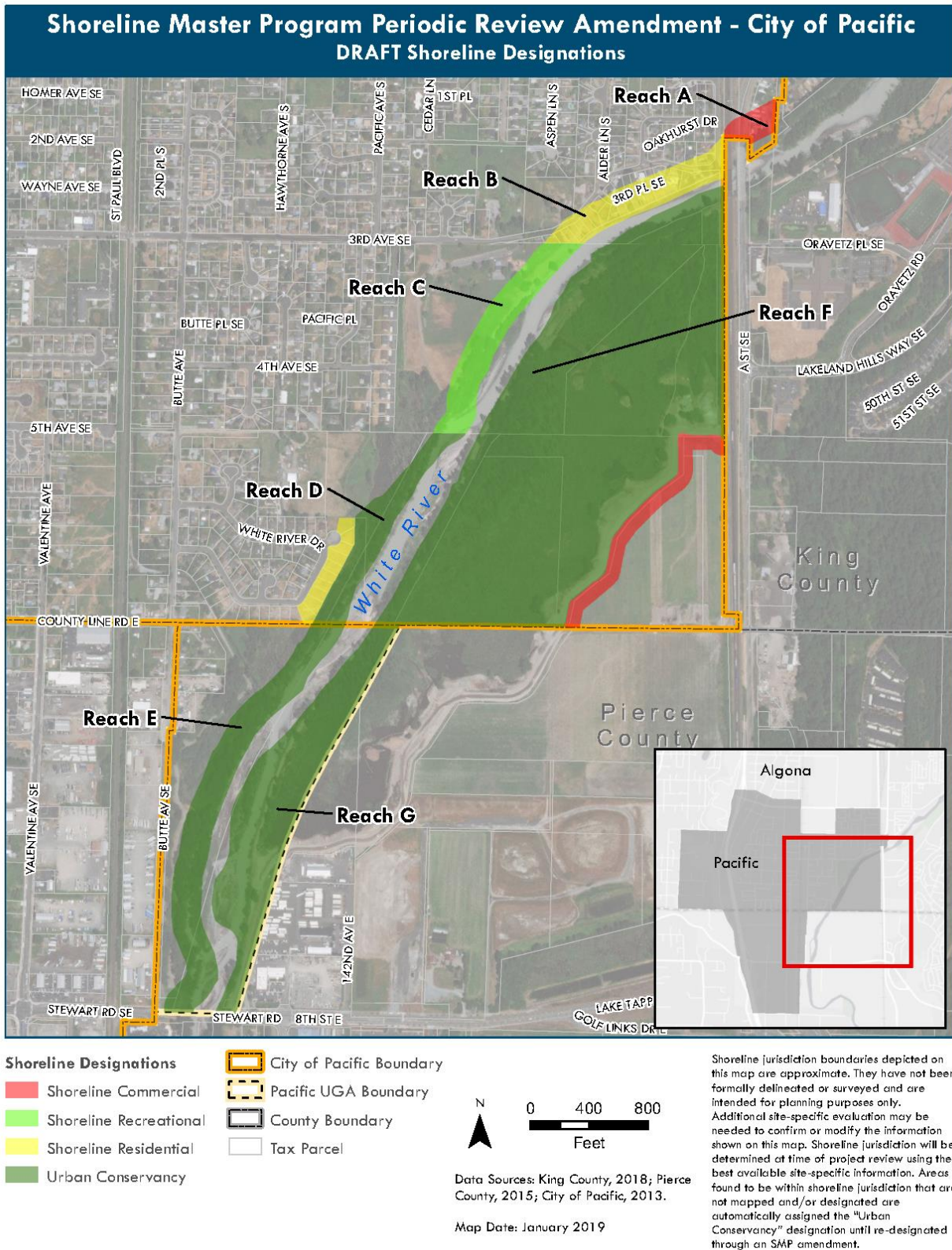
Source: City of Pacific, 2017

PROPOSED SED AMENDMENTS

The City proposes to amend the shoreline environment designations for Reaches F and G based on changed shoreline conditions due to the levee relocation and to reflect the aspirations of its community. See Exhibit 4.

- Reach F would have a split designation. The reach would be primarily assigned Urban Conservancy waterward of the Countyline Setback Levee. From the top of the levee and landward of the levee, the designation would be Shoreline Commercial. The intended future use is light industrial per a City rezone of the property. Light industrial is designed to have minimal impact to the property and surroundings.
- Reach G is located outside city limits in an unincorporated portion of Pierce County that the city is opting to predesignate for future annexation. The predesignation for this reach would remain Urban Conservancy landward of the Aquatic SED, but the extent of Shoreline Jurisdiction would expand landward to the UGA and/or Countyline Setback Levee boundary.

Exhibit 4. Proposed Amended Shoreline Environment Designations 2018



Source: BERK, 2018

The following table comparing existing and proposed acres of environment designations illustrate the gain in Urban Conservancy in the area of the levee setback.

Exhibit 5. Existing and Proposed Shoreline Environment Designation

SHORELINE DESIGNATION	PACIFIC CITY LIMITS		PACIFIC UGA	
	EXISTING ACRES	PROPOSED ACRES	EXISTING ACRES	PROPOSED ACRES
Shoreline Commercial	14.82	19.08	0	0
Shoreline Recreational	7.11	7.11	0	0
Shoreline Residential	7.88	7.88	0	0
Urban Conservancy	23.51	88.69	26.66	32.53

Source: BERK, 2018

Justification

Development patterns, biophysical conditions, and the goals and aspirations of the community that support the proposed SED are described below.

DEVELOPMENT PATTERNS

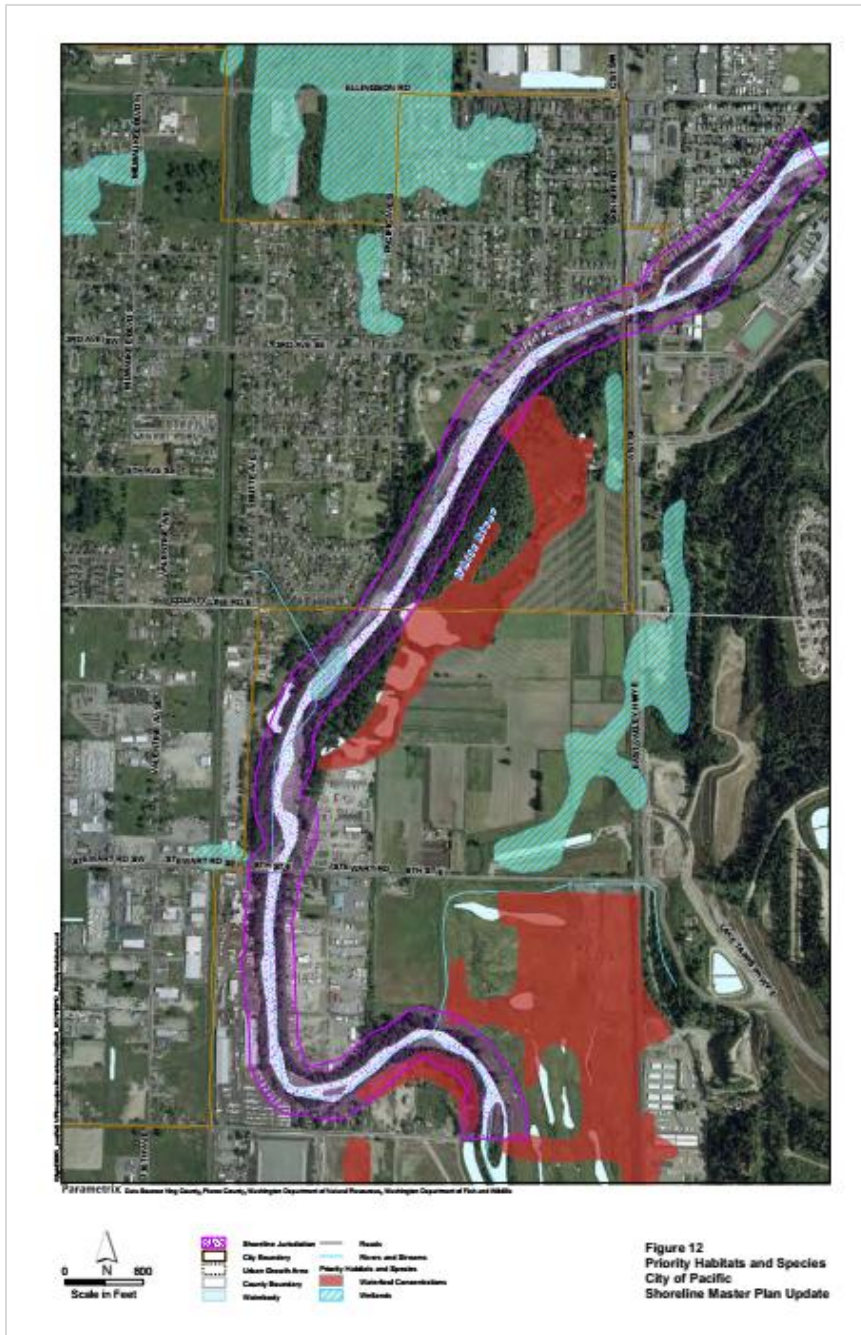
Urban Conservancy would increase due to the increase in shoreline jurisdiction by 65.18 acres in the city limits and 5.87 acres in the Pacific Urban Growth Area. This change is consistent with the Countyline Levee Setback boundaries where flood control and habitat improvements were made.

The area proposed for Shoreline Commercial would increase by 4.26 acres in the city limits. The area would lie along an agriculturally cultivated property recently approved for a land use designation change to Light Industrial. When sewer and water are extended from the City of Sumner the property would be rezoned.

BIOPHYSICAL CONDITIONS

The Shoreline Inventory and Analysis Report identified some wetlands waterfowl concentrations primarily in existing and proposed Urban Conservancy areas and to some degree along the western and northern edge of the proposed Shoreline Commercial designation. See Exhibit 6.

Exhibit 6. Habitats – Pacific Shoreline



Source: Parametrix, undated, estimated 2010/2011

Waterward of the levee habitat improvements would be protected. No development would be allowed waterward of the levee. East of the levee, a relatively narrow area would be designated Shoreline Commercial. The designation allows little impervious area (20%) or lot coverage (30%). Most development would occur outside of shoreline jurisdiction. Inside or outside of shoreline jurisdiction City critical area standards would apply.

GOALS AND ASPIRATIONS OF PACIFIC COMMUNITY

The City has long planned in partnership with King County to implement the Countyline levee setback project, acknowledged in the 2010 Pacific Shoreline Master Program Update Restoration Plan (Parametrix March 2010). The project has resulted in a large increase in habitat.

The City has identified a small portion of its shoreline for Shoreline Commercial to allow Light Industrial uses when agriculture ceases, and water, sewer, and access are extended. This land use is proposed in the City's Comprehensive Plan and reflects the needs of the local citizenry for employment uses in this location that is situated away from residential uses. The area lies within the city limits (within Reach F) and has long been cultivated. The area has been altered by transportation and agricultural activities. The City's SMP and zoning standards limit impervious surfaces, and require light industrial land uses that are designed to minimize external effects.