

City of Des Moines



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Summary of City of Des Moines SMP Amendments (to date):

1. The SMP is amended pursuant to the Department of Ecology's Periodic Review Checklist. These changes are required by Washington State and brings the City's SMP into conformance.
2. The City's environmentally critical area regulations are incorporated into the SMP as section 6.4 and the old section addressing critical area regulations 6.1.4 is deleted.
3. The City's applicable nonconforming code is incorporated into the SMP as section 6.3.2.
4. Regulatory amendments:
 - a) Permit dive parks in the Aquatic Environment without a CUP or variance. The permitting of dive parks is currently unclear.
 - b) Allow for water-related and water-enjoyment commercial uses in the Urban Conservancy Shoreline Environment. These commercial uses are not currently permitted.
 - c) Raise the nonconforming structure replacement cost threshold to 75%. Currently if an applicant removes in excess of 50% the replacement cost of a structure, the structure shall comply with current zoning and shoreline development standards.
 - d) Permit illuminated signs, with conditions, in the High Intensity Environment without a CUP. A CUP is currently required.
 - e) Add additional single-family residential appurtenances that will be considered exempt from an SSDP. These will include sheds, patios, cabanas, spas, hot tubs, and accessory living quarters (ALQs).
 - f) Allow for a reduction in yard requirements when the reduction would move proposed development away from the shoreline. There is a similar allowance in the environmentally critical area code but nothing that applies to the marine buffer.
 - g) Allow for upland fill with associated permitted uses, and also specifically for cultural resources, without a CUP. City policy regarding upland fill is currently more stringent than state law and this change would make it consistent.
 - h) List specific uses that are permitted without a CUP or variance. These items would be permitted through an SSDP or SSDP exemption: private and public shoreline access such as walkways and stairs, park improvements, and upland bluff stabilization. While some of these are currently permitted in this fashion, a list would provide added clarity.
 - i) Allow for maintenance dredging without a CUP. Washington State allows for this but the City's SMP currently does not.
5. Various smaller edits, figures, improvements, clarifying sections are either added or edited throughout the SMP.

Sincerely,

Jason Woycke

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