

Summary of the City's Primary Amendments to the Shoreline Master Program (SMP)

1. Ecology provided a Periodic Review Checklist of amendments for cities to stay current with amended State laws and rules. These changes are required.
2. Regulatory changes discussed with the Council Environment Committee on November 8, 2018, and intended to provide clarification of regulations and flexibility in permitting:
 - a) Permit illuminated signs, with conditions, in the High Intensity Environment without a Conditional Use Permit (CUP). A CUP is currently required. (SMP 6.3.6(3))
 - b) Permit dive parks in the Aquatic Environment without a CUP or variance. The permitting of dive parks is currently not clear. (SMP 6.3.12)
 - c) Allow for water-related and water-enjoyment commercial uses in the Urban Conservancy Shoreline Environment. These types of commercial uses are not currently permitted. (SMP 6.3.4(1))
 - d) 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 become compliant with current zoning and shoreline development standards. (SMP 6.3.2(2)(h)(i))
 - e) Add additional single-family residential appurtenances that will be considered exempt from a Shoreline Substantial Development Permit (SSDP). These will include sheds, patios, cabanas, hot tubs, and Accessory Living Quarters (ALQs). (SMP 7.2.6)
 - f) Allow for a reduction in yard requirements when the reduction would move proposed development further away from the ordinary high water mark (OHWM). There is a similar allowance in the City's environmentally critical area code, but none that currently applies to the marine buffer. (SMP 6.1.1(4))
 - g) Allow for upland fill with associated permitted uses, and also specifically for cultural resources, without a CUP. City regulations regarding upland fill within the shoreline is currently more stringent than State law and this change would make it more consistent. (SMP 6.2.7(2)(b))
 - h) List specific uses that are permitted within marine and critical area buffers through an SSDP or Shoreline Exemption. While most of these uses are currently permitted without the CUP or variance requirement, the new list will provide added clarity. (SMP 7.5.10)
 - i) Allow for maintenance dredging without a CUP. Washington State allows for this, but the City's existing SMP does not. (SMP 6.2.6(4))
3. Incorporation of the City's environmentally critical area regulations into the SMP under Section 6.4, as recommended by the Department of Ecology.
4. Incorporation of the City's applicable nonconforming regulations into the SMP under Section 6.3.2, as recommended by the Department of Ecology.