

Shoreline Master Program Periodic Review 2020

Development & Engineering Advisory Board Meeting
Public Services Center, 6th-Floor Training Room

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Community Planning
February 6, 2020



Agenda

- Project review
- Proposed changes
- Community outreach and feedback update
- Next steps



What is a Periodic Review?

Ensure the Shoreline Master Program (SMP) is:

- Current with changes in laws and rules
- Consistent with other Clark County plans and regulations
- Responsive to changed circumstances, new information and improved data

Due: June 30, 2020



Proposed changes - current with laws and rules

Issues identified during review:

- OFM adjusted cost threshold for building freshwater docks and CCC is no longer current
- Floating on-water residences and floating homes code language does not address how to handle possible relocation. There is also no code language that states legally established on-water residences are a conforming use.
- Unclear procedures for granting relief from a shoreline restoration project within a UGA resulting in a shift in OHWM

Proposed action:

- Revise code to reflect new cost threshold
- Add clarifying code language to address possible relocation of on-water residences and floating homes. Add code language to clarify legally established on-water residences are a conforming use.
- Add clarifying code language that points to RCW and WAC for specific procedure on how this works.



Proposed changes - current with laws and rules

Issues identified during review:

- Some critical areas ordinances are missing in the SMP
- The official shoreline map is missing Carty Lake. It was previously added to code, but is missing from the shoreline map

Proposed action:

- Update critical areas code to fill in missing ordinances and date of current ordinance
- Add Carty Lake to shoreline map



Proposed changes - consistency with other plans/regs

Issues identified during review:	Proposed action:
<ul style="list-style-type: none">• Inconsistency between SMP map and SMP code regarding FIRM that became effective January, 2018	<ul style="list-style-type: none">• Update SMP map to reflect January 2018 FIRMs
<ul style="list-style-type: none">• Inconsistency between current FIRM and Lacamas Lake shoreline boundary	<ul style="list-style-type: none">• Update SMP boundary along Lacamas Lake to reflect current FIRM
<ul style="list-style-type: none">• Recreational uses section does not allow boat ramps in floodways; inconsistent with other sections of SMP code	<ul style="list-style-type: none">• Amend code to allow boat ramps to be located within a floodway



Proposed changes - new information

Issues identified during review:

- Site visits show that an area of wetlands along Shanghai Creek are not technically wetlands associated with a shoreline waterbody.
- Site data collected for large area of land near Lewis and Columbia River confluence. Owner has requested shoreline map updates to better align with what site-level data shows.
- Dept. of Natural Resources (DNR) has updated its waterbody list for Clark County.

Proposed action:

- Remove this wetland area from the shoreline map.
- County and Ecology technical specialists have reviewed data and support requested map updates. Exact shoreline boundaries would still need to be determined on project-specific site visits.
- Include current DNR water feature layer and water feature labels in updated shoreline map.



Housekeeping

Issues identified during review:	Proposed action:
<ul style="list-style-type: none">• Scrivener's errors and incorrect references to other sections of SMP and parts of RCW and WAC	<ul style="list-style-type: none">• Correct errors
<ul style="list-style-type: none">• Comprehensive Plan shoreline chapter introductory background information out of date	<ul style="list-style-type: none">• Revise introductory text in shoreline chapter to reflect current background information
<ul style="list-style-type: none">• SMP map not in Comprehensive Plan map appendix	<ul style="list-style-type: none">• Add SMP map to Comprehensive Plan appendix B
<ul style="list-style-type: none">• Comprehensive Plan appendix H: Clark County Legislative History of the Comprehensive Plan needs to reflect this periodic review	<ul style="list-style-type: none">• Update appendix H to reflect SMP comp plan update



Community Outreach & Feedback Update

Outreach Events So Far:

- Development & Engineering Advisory Board, Sep. 5
- Parks Advisory Board, Sep. 13
- Open House, Dollar's Corner, Sep. 25
- Online Open House, Project Website, Launched Sep. 23
- Open House, Ridgefield (RACC), Nov. 14
- Open House, Frontier MS, Nov. 18
- Online Open House, Project Website, Launched Nov. 13
- Clean Water Commission, Jan. 8
- Development & Engineering Advisory Board, Feb. 6



Next Steps

Periodic Review Kick-off

Summer 2019

- Council work session (Aug. 14)
- Council hearing to establish Public Participation Plan (Sept. 3)
- Launch project webpage and email list

Outreach & Proposal Development

Fall-Winter 2019

- Open houses
- Meetings with
 - Advisory boards
 - Interest groups
- Develop draft proposal

Adoption Process

Spring 2020

- SEPA & 30-day comment period
- Planning Commission Work Session & Hearing
- Ecology Initial Determination
- County Council Work Session & Hearing
- Ecology Final Determination



Thank you!

Comments and questions

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