

## City of SeaTac

### Shoreline Master Program Periodic Update



## What is an SMP?

A comprehensive shoreline land-use plan that includes policies and regulations for the use and development of the shoreline.

\* The City of SeaTac completed a comprehensive update to its Shoreline Master Program in 2010.



## Shoreline Management Act (SMA)

Purpose: Balance Shoreline Priorities

1. Preferred uses
  - Water dependent
  - Water enjoyment
  - Single family development
2. Promote public access
3. Protection of natural environment



## Where does the SMP apply?

### Aquatic Areas

- Streams & rivers with mean annual flow of 20 cubic feet per second (cfs) or greater
- Lakes 20 acres or larger

### Shorelands

- Upland areas 200 feet from OHWM
- Associated wetlands (within 100-year floodplain or with hydrologic connection)
- FEMA floodway and up to 200 feet landward of the floodway when within the 100 year floodplain



## Shoreline Jurisdiction

- Angle Lake



## What is a Periodic Update of the SMP?

State law requires jurisdictions to periodically review and update their SMPs every eight years.

This periodic update will focus on:

- Ensuring consistency with legislative updates since 2010
- Ensuring consistency with other City plans and regulations
- Improving the functionality by addressing items of organization and document usability



## SHORELINE MASTER PLAN UPDATE

### This periodic update will NOT:

- Re-evaluate the ecological baseline which was established as part of the 2010 comprehensive update
- Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition
- Change shoreline jurisdiction or environment designations
- Incorporate Critical Areas Regulations into the SMP



## SHORELINE MASTER PLAN UPDATE

### Areas of the SMP affected by this update

- Exemptions & Exceptions
  - Updating exemptions from a Shoreline Substantial Development Permit to be consistent with those in state law
  - Adding exceptions, or developments not subject to City shoreline review, consistent with those in state law
- Definitions
  - Updating definitions to be consistent with those in state law
  - PC input on nonconforming use, lot, and structure
- Formatting & Organization
  - Revise organization and numbering system for ease of reference
  - Update obsolete or incorrect citations and references



## Repeal of Title 18

- SeaTac has codified the regulations of the 2010 SMP in Title 18
- Title 18 has since been updated, creating inconsistency between the two sets of regulations
- This has created confusion among staff and residents about the applicability of the regulations in the two documents
- City staff have recommended the repeal of Title 18 to improve clarity about the applicability of the SMP document



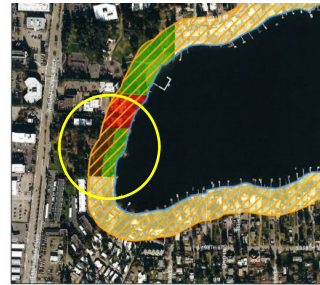
## Incorporation of Low Impact Development Regulations

- Title 18 was updated to incorporate LID regulations in 2016
- These regulations were not applied to the SMP document, nor were they approved by Ecology as part of the SMP amendment process



## Hughes Property References

- The SMP document contains several references to the “Hughes property” or the “former Hughes property”
- References are inconsistent
- This property is no longer under City ownership



## Staff Recommendations & Usability

- Definition of “Qualified Professional”
- Document organization and formatting for ease of use and reference
- Several recommended/optional items related to legislative amendments that staff prefer to omit or include for clarity and consistency
  - Definitions
  - SMP Review and Amendment Process
  - Special provisions related to WSDOT projects and shoreline restoration projects



## SHORELINE MASTER PLAN UPDATE

### Timeline & Next Steps

- Joint City & Department of Ecology Public Comment Period
  - Opens: February 19<sup>th</sup>, 2019
  - Closes: March 21<sup>st</sup>, 2019
- Joint City & Department of Ecology Public Hearing & Open House
  - March 5<sup>th</sup>, 2019
  - SeaTac City Hall
- Planning Commission Recommendation
  - No later than April 16<sup>th</sup>
- Department of Ecology Initial Review
  - April 19<sup>th</sup> – May 20<sup>th</sup>
- Adoption by City Council before June 30<sup>th</sup> (Target date: June 11<sup>th</sup>)



## SHORELINE MASTER PLAN UPDATE

### Questions?

Other changes to the shoreline regulations can be viewed on the City's Shoreline Master Program website:

[www.seatacwa.gov/shorelineupdate](http://www.seatacwa.gov/shorelineupdate)

#### Staff Contact:

Jennifer Kester  
Planning Manager  
[jkester@seatacwa.gov](mailto:jkester@seatacwa.gov)  
(206) 973-4842

