



SHORELINE MASTER PLAN UPDATE

City of SeaTac

Shoreline Master Program Periodic Update





SHORELINE MASTER PLAN UPDATE

What is an SMP?

- A comprehensive shoreline land use plan that includes policies and regulations for the use and development of the shoreline.
- City adopts the plan, State Dept. of Ecology approves the plan

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




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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



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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



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Shoreline Jurisdiction

- Angle Lake

City of Seattle | FIGURE 1
Angle Lake
Shoreline Master Program

Shoreline Management
Environmental Designations
City of Seattle (2018) (2018/02/01)

Legend

- SMA*
- City Limits
- Approximate CHMM*
- SMA* - Shoreline Management Area
- CHMM - Channel High Water Mark

Environmental Designations

- High Intensity
- Medium Intensity
- Low Intensity
- Residential
- Urban
- Consistency

Vicinity Map

Scale: 0 100 200 300 400 500 Feet

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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

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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



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General Updates Proposed

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



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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



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Incorporation of Low Impact Development Regulations



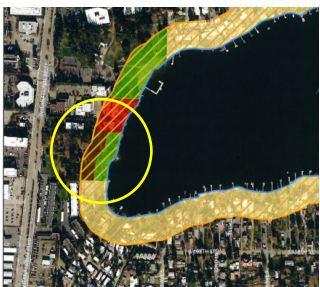

- Title 18 was updated to incorporate LID regulations in 2016
- These regulations were not applied to the SMP document, nor were they approved by Ecology as part of the SMP amendment process



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Hughes Property References



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



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Timeline & Next Steps

- Joint City & Department of Ecology Public Comment Period
 - Opens: February 19th, 2019
 - Closes: March 21st, 2019
- Joint City & Department of Ecology Public Hearing & Open House
 - March 5th, 2019
 - SeaTac City Hall
- Planning Commission Recommendation
 - No later than April 16th
- Department of Ecology Initial Review
 - April 19th through May 20th
- PED Committee Review
 - May 2nd
- Adoption by City Council before June 30th (Target date: June 11th)



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Questions?

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

www.seatacwa.gov/shorelineupdate

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