

Shoreline Master Program Update

June 24, 2008



BACKGROUND

- Received Dept. of Ecology Grant July 2007
- \$72,500 to Fund Project
- Consultant Hired October 2007
- SMP Update: 3-year Project 2007-2010

SMP GUIDELINES

- **SMP Required by State Law: All cities with Shorelines of the State**
- **Streams > 20cfs, with associated wetlands**
- **Lakes > 20 acres, with associated wetlands**

Covington:

Pipe Lake

Lower Reaches-Jenkins Creek

Lower Reaches-Big Soos Creek

Covington Shoreline Jurisdiction

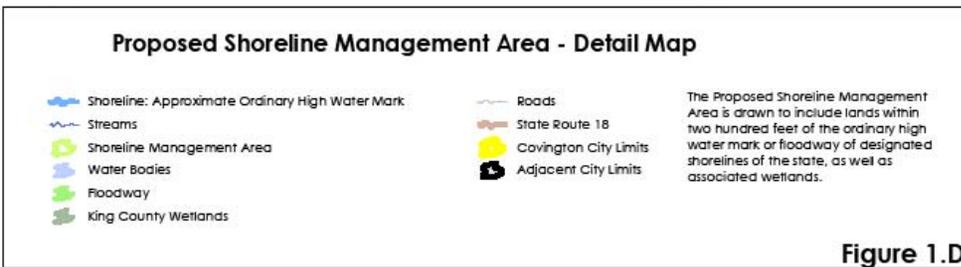
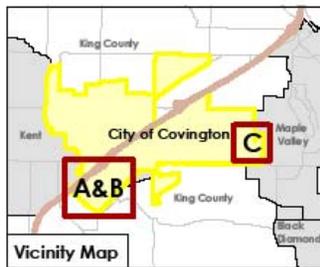
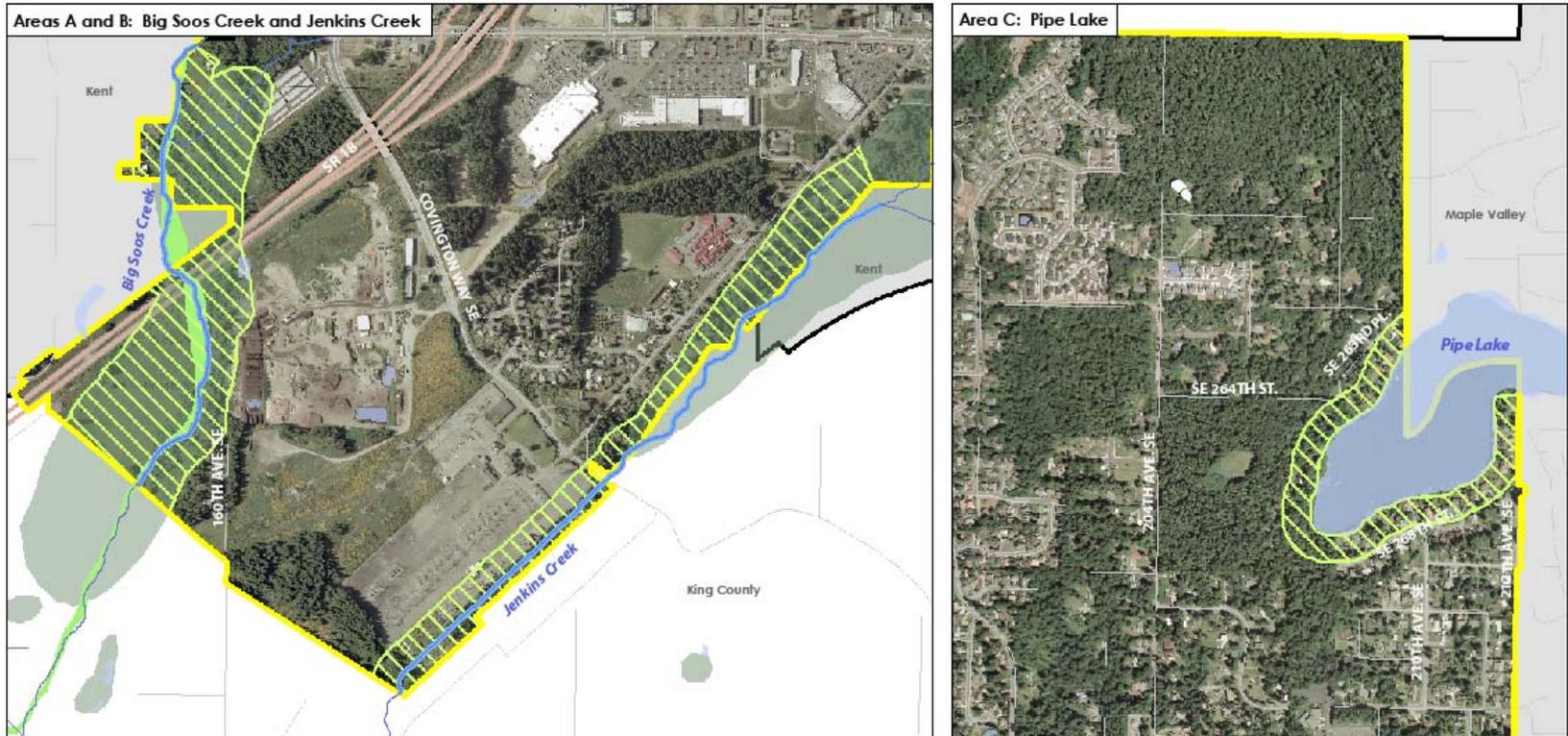


Figure 1.D

INITIAL TASKS

- **Inventory & Analysis of Shoreline Ecological Conditions**
- **Identify Shoreline Jurisdiction-New Maps**
- **Develop Public Participation Plan**
- **Establish Citizen Ad Hoc Advisory Committee**



PUBLIC PARTICIPATION METHODS

- City's Website
- Ad Hoc Citizen Advisory Committee
- Newspaper Articles & Press Releases
- Mailing to all Property Owners along Pipe Lake, Jenkins Creek, & Soos Creek
- PC Review & Public Hearing
- Council Review & Public Hearing



ADVISORY COMMITTEE MEMBERSHIP

- Pipe Lake Residents
- Jenkins Creek Residents
- Soos Creek Residents
- Small Business Owner
- PC Members
- Parks & Recreation Commission Members
- HOA Member



FUTURE TASKS



- **Develop Shoreline Policies**
- **Prepare Environmental Designations**
- **Develop Shoreline Use Regulations**
- **Analysis of Cumulative Impacts**
- **Prepare Shoreline Restoration Plan**
- **Complete Formal Adoption**

Key Points

- Ecological Function Must Be Maintained
- Shoreline Uses Are Allowed
- Public Access Must Be Preserved
- Accommodate Water-Oriented Uses
- Develop Shoreline Permit Process with SDP's & CUP's
- Establish Buffers, Setbacks & Densities
- Develop Administrative Provisions



LOCAL ADOPTION PROCESS

- Assemble Draft SMP
- Preliminary Ecology Review
- SEPA Review & Documentation
- Provide CTED 60-Day Notice to Adopt
- Hold Public Hearing
- City Response to All Public Comments
- Final Dept. of Ecology Review & Approval



QUESTIONS & ANSWERS ????



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