

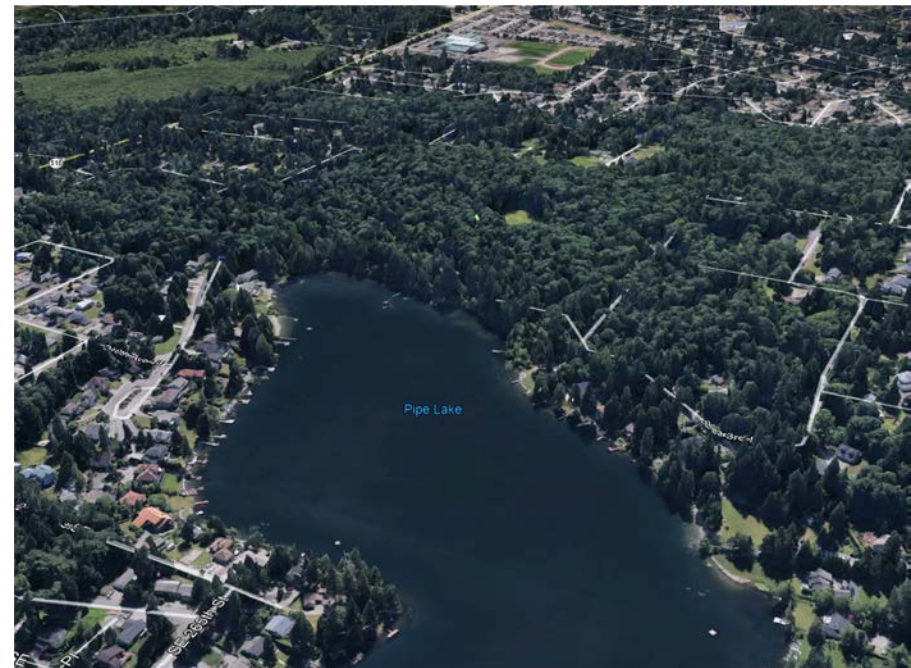
City of Covington

Shoreline Master Program Periodic Update

Public Open House
October 4, 2018
5:30p.m. – 6:30p.m.

Agenda

- 5:30 – 5:40 Welcome
- 5:40 – 6:00 Presentation
- SMP update overview
 - Proposed changes
 - Next steps
- 6:00 – 6:30 Open house



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 Covington completed a comprehensive update to its Shoreline Master Program in 2011.

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

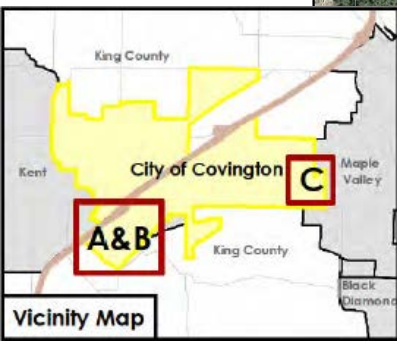
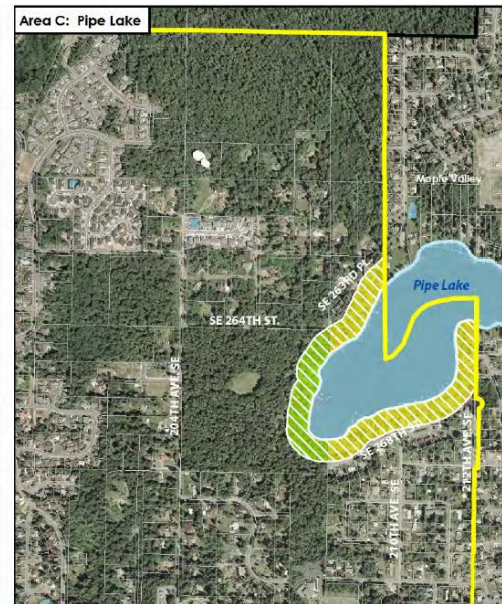
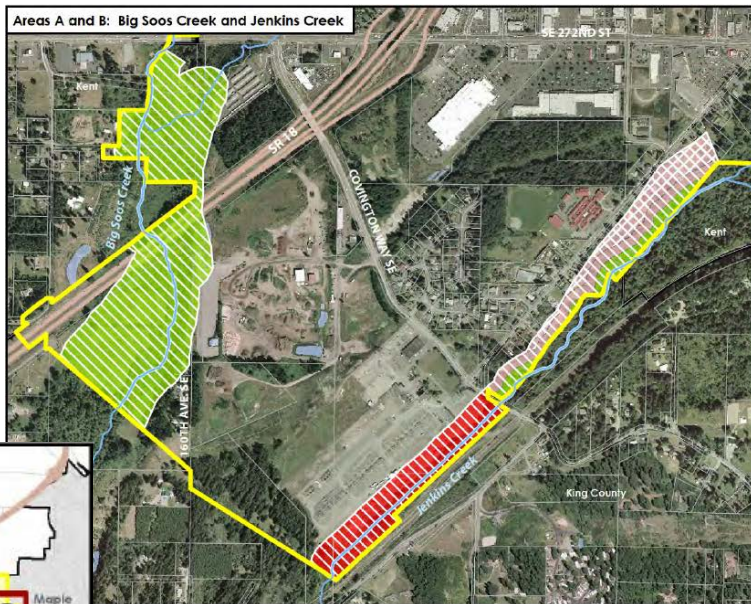
- Streams & rivers with mean annual flow of 20 cubic feet per second (cfs) or greater
- Lakes 20 acres or larger

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

- Pipe Lake
- Big Soos Creek downstream of a point near the confluence with Little Soos Creek
- Jenkins Creek downstream of the confluence with Cranmar Creek



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 2011
- Ensuring consistency with recently adopted critical areas and flood hazard areas regulations
- Improving the functionality by codifying the shoreline regulations

This periodic update will NOT:

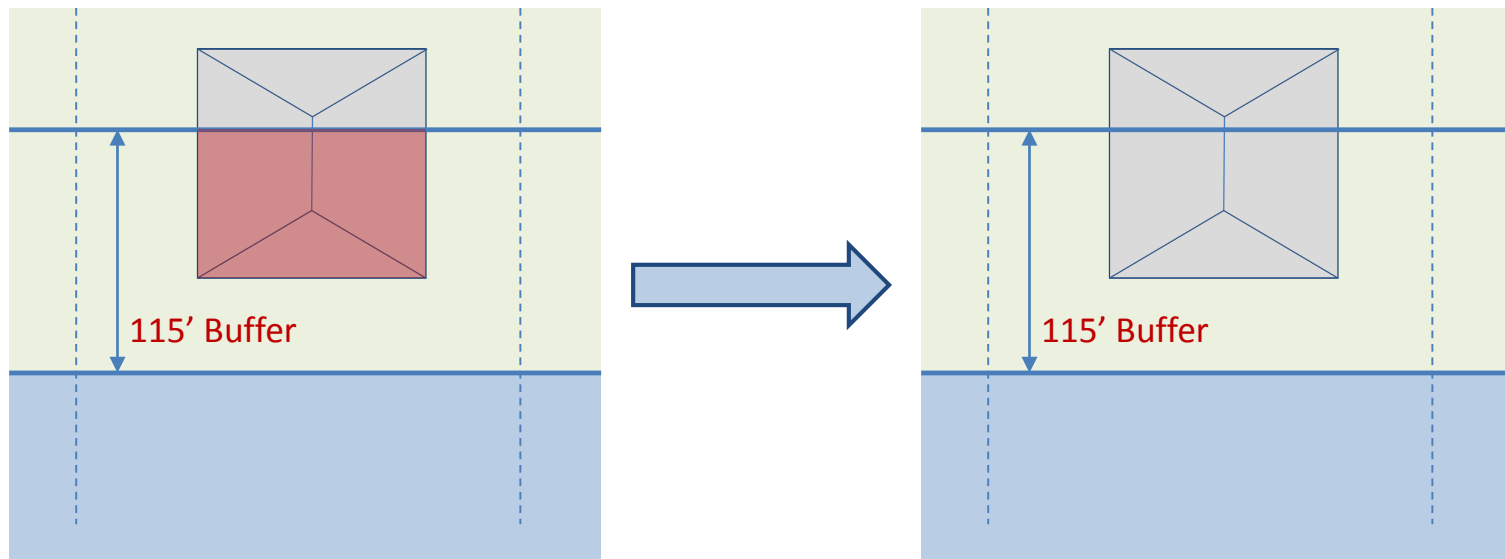
- Re-evaluate the ecological baseline which was established as part of the 2011 comprehensive update
- Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition
- Change shoreline jurisdiction or environment designations

Areas of the SMP affected by this update

- Updated exemption rules
- Vegetation conservation and water quality to implement existing policies
- Non-conforming residential structures
- Codification of the SMP regulations
- Reference to the most recent critical areas regulations adopted in 2015

Non-conforming residential structures

Per legislative rule, local jurisdictions are allowed to classify legally established residential structures and appurtenant structures as conforming even if they do not meet dimensional or bulk standards



Codification

- All shoreline regulations contained within the existing SMP are proposed as Chapter 16.05 CMC
- Relevant shoreline policies from the SMP are proposed as amendments to the Shoreline Element of the City's Comprehensive Plan



SHORELINE



Critical Areas Regulation

- Critical areas regulations
 - Updated wetland rules
 - Pipe Lake Fish and Wildlife Habitat Conservation Area

Updated Wetland Rules

Ecology's wetland guidance was revised in summer 2018. This affected certain City critical areas regulations:

- Habitat values of 5 are now grouped with values of 3 and 4
- As a result, recommended wetland buffer dimensions have decreased

WETLAND CATEGORY AND CHARACTERISTICS	EXISTING BUFFER (ft)	PROPOSED BUFFER (ft)
Category I		
Habitat score from 6 to 7 points	165	110
Habitat score from 3 to 5 points	125	75
Category II		
Habitat score from 6 to 7 points	165	110
Habitat score from 3 to 5 points	100	75
Category III		
Habitat score from 6 to 7 points	165	110
Habitat score from 3 to 5 points	75	60
Category IV	50	40

SHORELINE MASTER PLAN UPDATE

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

www.covingtonwa.gov/SMP

Spring 2018

- Project Kick-off
- Established a Public Participation Plan

Summer 2018

- Staff Gap Analysis & Review of the SMP
- Begin Public Outreach & Notification

Fall/Winter 2018-2019

- Draft Proposed Changes
- Environmental Review
- Public Open House*
- Planning Commission & Ecology Review*
- City Council Review*

*denotes public comment opportunities

Next Steps

Joint City & Department of Ecology public comment period

Opens: September 28, 2018
Closes: November 1, 2018

Joint City & Department of Ecology public hearing

November 1, 2018, at 6:30 p.m.
Covington City Hall
16720 SE 271st St
Covington, WA 98042

Contact Information

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www.covingtonwa.gov/SMP