

2021 Shoreline Master Program Update – Summary of Amendments | July 15, 2021 | City Council Proposed

Chapter 16.08, Shoreline Master Program

Page No	Code Section	Subject	Notes
3-4	16.08.040 A	Definition, Agriculture	Update definition to be consistent with WAC 173-26-020
4	16.08.040 A	Definition, Alteration	Term used in the code, therefore added definition, consistent with common definition as amended by PC and CC
4	16.08.040 A	Definition, Aquaculture	Update definition to be consistent with WAC 173-26-020, recommended by Ecology Periodic Review Checklist
4	16.08.040 A	Definition, Average grade level	Definition added by staff. However, no longer required with change in definition of “height”
4	16.08.040 A	Definition, Breakwater	Term used in the code, therefore added definition, consistent with common definition
4	16.08.040 A	Definition, Bulkhead	Term used in the code, therefore added definition, consistent with common definition
5	16.08.040 A	Definition, Cumulative impact	Term used in the code, therefore added definition, consistent with common definition
5	16.08.040 A	Definition, Development	Update definition to be consistent with WAC 173-26-020, recommended by Ecology Periodic Review Checklist
5	16.08.040 A	Definition, Emergency	Term used in the code, therefore added definition, consistent with common definition
5	16.08.040 A	Definition, Enhancement	Term used in the code, therefore added definition, consistent with common definition
6	16.08.040 A	Definition, Estuary	Term used in the code, therefore added definition, consistent with common definition
6	16.08.040 A	Definition, Exempt development	Add new definition, consistent with WAC 173-27-030
6	16.08.040 A	Definition, Fair market value	Add new definition, consistent with WAC 173-27-030
6	16.08.040 A	Definition, Feasible	Add new definition, consistent with WAC 173-26-020
7	16.08.040 A	Definition, Groin	Term used in the code, therefore added definition, consistent with common definition
7	16.08.040 A	Definition, Height	Amended to be consistent with zoning ordinance
7	16.08.040 A	Definition, Invasive	Term used in the code, therefore added definition, consistent with common definition
7	16.08.040 A	Definition, Jetties	Term used in the code, therefore added definition, consistent with common definition
8	16.08.040 A	Definition, Modification	Term used in the code, therefore added definition, consistent with common definition
8	16.08.040 A	Definition, Mooring buoy	Term used in the code, therefore added definition, consistent with common definition
9	16.08.040 A	Definition, Normal maintenance	Add new definition, consistent with WAC 173-27-040
9	16.08.040 A	Definition, Normal repair	Add new definition, consistent with WAC 173-27-040
9	16.08.040 A	Definition, Normal residential appurtenance	Add new definition, consistent with WAC 173-27-040 Amended by CCE
10	16.08.040 A	Definition, Qualified professional	Term used in the code, therefore added definition, consistent with common definition
10	16.08.040 A	Definition, Repair	Delete definition, new definition “normal repair” added on page 9 (consistent with WAC 173-27-040)
11	16.08.040 A	Definition, Shoreline buffer	Staff updated definition to be consistent with WAC 173-26-020 Recommended amendments by Suquamish Tribe via public comment Required amendment from Ecology from initial determination
11	16.08.040 A	Definition, Soft shoreline armoring or soft shoreline stabilization	Recommended by WA State Department of Fish and Wildlife via public comment
13	16.08.040 D	Definitions, WAC 173-27	Add reference to WAC 127-27 as new “D”, for applicable definitions
13	16.08.040 H	Acronyms and Abbreviations	PC Recommended addition of an acronym section
13-14	16.08.050	Shoreline jurisdiction	Edited for ease of administration and clarity
14	(deleted)	Shoreline master program regulations	Removed section. Text was confusing, complicated, and unnecessary. Covered in section 16.08.060
14-15	16.08.060	Relationship to other policies and regulations	Edited for ease of administration and clarity Add reference to shoreline policies found in the Comprehensive Plan (NE Chapter) Clarify applicability of critical areas in shoreline jurisdiction (moved from 16.08.110) Required amendment from Ecology from initial determination
15	16.08.070	Shoreline maps and boundaries	Edited for ease of administration and clarity
16-17	16.08.110	General	Recommended by Suquamish Tribe via public comment Edited for ease of administration and clarity Moved E (critical areas) to 16.08.060 Added “L”, per recommendation by Ecology staff and consistent with WAC 173-27-044
17-18	16.08.120	Federal and state approvals	Recommended by WA State Department of Fish and Wildlife via public comment
18	16.08.130	Mitigation and sequencing requirements	Edited for ease of administration and clarity
20-22	16.08.160	Shoreline environment designations	Clarifying purpose language and edited for ease of administration and clarity

22-24	16.08.170	Shoreline use table	Edited for ease of administration and clarity Changed "single-family residential" from "variance" to "shoreline substantial development permit" Removed "MC" as a permit pathway as there is no place in the text that would allow multifamily development with a minor conditional use permit Added "normal residential appurtenance" under residential Added "accessory dwelling unit" under residential
25-26	16.08.190	Shoreline development and use standards All environments/uses	Edited for ease of administration and clarity Required amendment from Ecology with the initial determination - Currently 150 feet. Staff proposed 100 feet, Ecology did not agree to the change and is requiring it remain 150 feet Added "A.5" to allow development without a shoreline permit with an interrupted buffer (similar to language in the CAO)
27-28	16.08.220	Height regulations	"A" references the new definition for height, as recommended by Ecology staff
28-29	16.08.230	Residential land uses	Delete "with up to four units per building" - MF is defined in the zoning ordinance Delete "C.1", since amendment to shoreline use table allows single-family in SR-1 environment (with limits) Required amendment from Ecology from initial determination
29-30	16.08.240	Mixed land uses	Edited for ease of administration and clarity
30-31	16.08.250	Commercial land uses	Edited for ease of administration and clarity
31-34	16.08.260	Marinas and other boating facilities, and boat maintenance	Edited for ease of administration and clarity
34-35	16.08.270	Buoys	Recommended by WA State Department of Fish and Wildlife via public comment
36	16.08.300	Public services, transportation facilities and utilities	Edited for ease of administration and clarity
36-37	16.08.320	Aquaculture	Added new section consistent with WAC 173-26-241, provides standards for administration
39-41	16.08.360	Public viewsheds and public view corridors	Edited in response to recent Shorelines Hearings Board Decision. Does not alter the administration of the section.
41-42	16.08.370	Public access design standards	Clarifying purpose language, consistent with Ecology SMP handbook
42	16.08.380	Shoreline modifications—General requirements	Edited for ease of administration and clarity Recommended by WA State Department of Fish and Wildlife via public comment
43-44	16.08.400	Shoreline modifications table	Added "breakwater, jetties, and groins" consistent with section 16.08.490 and edited for ease of administration and clarity
44-46	16.08.420	Shoreline stabilization measures	Edited for ease of administration and clarity
46	16.08.430	Breakwaters, jetties and groins	Edited for ease of administration and clarity
48	16.08.450	Fill	Edited for ease of administration and clarity Required amendment from Ecology from initial determination
49	16.08.470	Habitat restoration and enhancement activities	Edited for ease of administration and clarity
49-51	16.08.480	Nonconforming shoreline uses and structures	Add new "D" as clarifying language Add new "F.6" to allow expansion of existing nonconforming single-family residences and appurtenances in the SR-1 environment

Chapter 16.09, Shoreline Administration and Procedures

Page No	Code Section	Subject	Notes
2	16.09.040	Exemption from permit requirements	Remove reference to 90.58.355, recommendation by Ecology staff
2-3	16.09.100	Notice of applications and hearings	Added language clarifying that the comment period for a shoreline permit shall be 30 days, consistent with WAC 173-27-110
3	16.09.110	General review criteria for all substantial development permits	Edited for ease of administration and clarity
3	16.09.120	Minor shoreline substantial development permits (Type II)	Edited for ease of administration and clarity
3	16.09.130	Shoreline substantial development permits (Type III).	Edited for ease of administration and clarity
4	16.09.140	General review criteria for all shoreline conditional use permits	Edited for ease of administration and clarity
5	16.09.170	Shoreline variances	Edited for ease of administration and clarity

Comprehensive Plan Chapter 5, Natural Environment

Page No	Code Section	Subject	Notes
2	Goal NE-8	Shoreline Residential	Updated language to be consistent with proposed amendments to Shoreline Regulations in PMC 16.08 to allow limited single-family and appurtenance development in the SR-1 environment.
2	Policy NE-8.1	Shoreline Residential	
2	Policy NE-8.2	Shoreline Residential	
2	Policy NE-8.3	Shoreline Residential	

Shoreline Maps

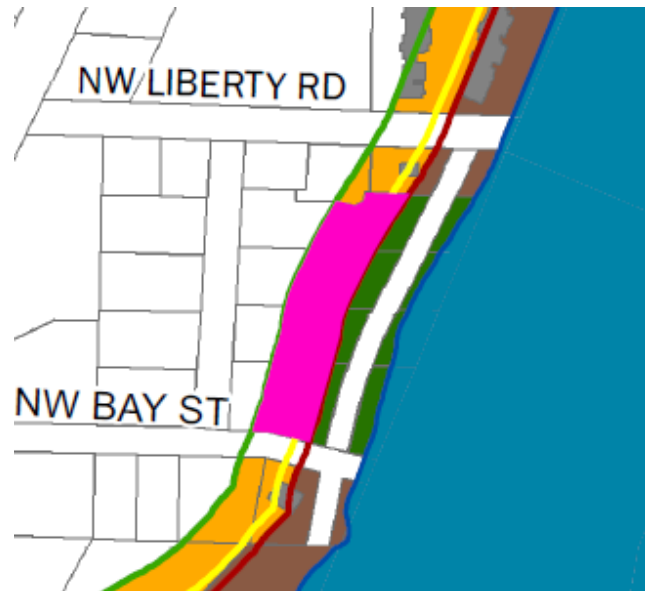
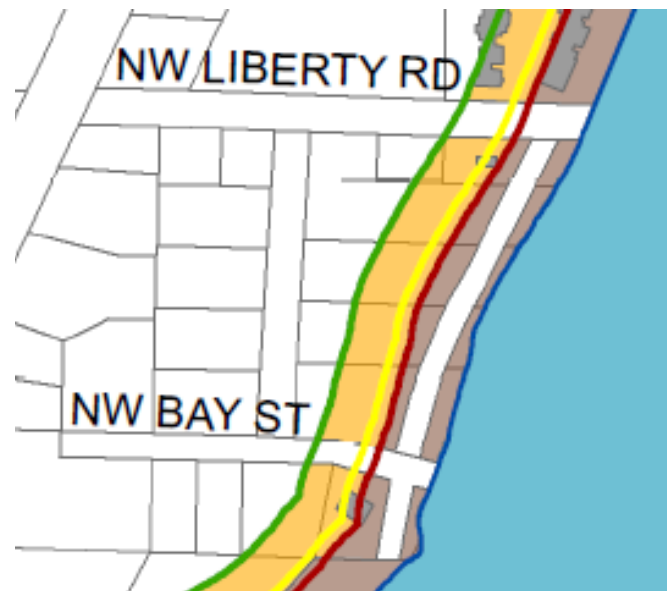
Map Name	Original	Change	Notes
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Estuary Segment



Change city owned property (Fish Park) to match adjoining city owned shoreline properties. Change from Shoreline Residential to Natural. This change has also been made to the official shoreline map.

Western Segment



Change city owned property (West Poulsbo Waterfront Park) to match other city owned shoreline properties (Nelson Park). Change from Shoreline Residential to Urban Conservancy and Natural. This change has also been made to the official shoreline map.