



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: City Council
FROM: Ben Shumaker
DATE: December 20th, 2018
SUBJECT: Shoreline Management Program—Council Review Addendum

Introduction

This memo addresses additional changes to the Planning Commission-recommended draft SMP. The City Council should address this change as part of its approval process. i

Changes

Cumulative Impacts Analysis & No Net Loss Report

Page 9 A table displaying the acreages of the different Shoreline Environment Designations (SEDs) had been left blank until the SED Map was finalized. When the map was complete, staff neglected to populate this table.

Shoreline Master Program

Page 51A one sentence addition recommended by the Planning Commission was not carried through in the previously-circulated document. That sentence begins on line 541 of Attachment 8.

Next Steps

Upon City Council approval of Resolution 2018-322, staff will deliver the approved SMP to the Department of Ecology along with all required background information. Ecology must hold an additional public comment period as part of their review and approval the document. Based on their review, they may also make changes to the SMP prior to granting their approval. When they do approve the document, it will be returned to the City and the Council will be asked to officially adopt it by ordinance.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

7. Suggested Change (1 page)
8. Ommitted Sentence (1)

Figure 2-1 Summary of Projected Indicator Changes, cont.

	PHYSICAL ENVIRONMENT			BIOLOGICAL ENVIRONMENT				ALTERED CONDITIONS				
	Available Floodplain Area	Riparian Vegetation	Shoreline Stability	Fish-Blocking Culverts	Permanently Protected Areas	PHS Listings	Wetland Acreage	303(d) Listings	Impervious Surface Area	Overwater Roads & Structures	Setbacks to OHWM	Urban Runoff
Ashes Lake												
Changes anticipated in 2.2.2												
Changes anticipated in 2.2.3												
Changes anticipated in 2.2.4												
Changes anticipated in 2.3												
Changes anticipated in 2.4												

2.2 Shoreline Development and Protective Provisions

20 The protective provisions of the SMP primarily rely on several types of regulatory tools, including: Shoreline Environment Designations (SEDs), required setbacks from the OHWM, regulations that are applicable to all uses (including No Net Loss Standards), and regulations applicable to specific uses. When working in concert, CIA Figure 2-1 summarizes the effects these protective provisions are expected produce on the ICR's 12 indicators of ecological function at the reach scale.

25 2.2.1 Shoreline Environment Designation Use Allowances

FIGURE 2-2 DISTRIBUTION OF SHORELINE ENVIRONMENT DESIGNATIONS

Location	Natural	Shoreline Residential	Urban Conservancy	Active Waterfront	TOTAL
City Jurisdiction	16.7 ac 17%	17.7 ac 18%	28.3 ac 29%	34.4 ac 35%	97 ac
Predesignated Area	19.4 ac 23%	14.0 ac 16%	32.6 ac 38%	20.2 ac 23%	86 ac
TOTAL	36.1 ac 20%	31.7 ac 17%	60.9 ac 33%	54.6 ac 30%	183 ac

*Total acreage in this table differs from the ICR, which considered the Piper Road Landslide Area as part of the preliminary shoreline jurisdiction.

30 The types of development allowed on Stevenson's shorelines will vary subject to the SED assigned to each shore segment. In order to guide development appropriately, Ecology's SMP Guidelines require that SEDs be assigned to shoreline areas according to their ecological function, existing land uses, and the goals and aspirations of the community. These designations will help protect ecological functions

- 515 development is considered along parts of Rock Cove, lower Rock Creek, and the Columbia River,
and as part of mixed use projects.
2. Applicability. This section applies:
- 520 a. During the review of Shoreline Permits (i.e., SSDPs, SCUPs, SVARs) for new, altered, or
expanded residential uses including new subdivisions and multifamily developments.
- b. During the review of Minor Project Authorizations (MPA) for development of one single-
family dwelling.
3. Policies:
- a. Development of single-family residential homes and appurtenant structures are preferred
525 uses under the SMA only when consistent with the control of pollution and prevention of
damage to natural resources, and should be encouraged in appropriate Shoreline
Environment Designations provided they meet the standards of this program to achieve no
net loss.
- b. New single-family residential uses should limit shoreline environmental impacts through
530 implementation of the setback and shoreline modification standards of this SMP, as well as
provision of stormwater control and adherence to City building, public works, and zoning
standards.
- c. New residential development of more than 4 units should provide public access consistent
with SMP Section 4.6.
- d. New floating homes should be prohibited due to their resulting increases in overwater
535 coverage which can increase juvenile salmon predation and associated pollution from
uncontrolled stormwater runoff, sewage and graywater releases.
- e. New residential development should be subject to the general provisions and environment
designation provisions of SMP Chapters 3 and 4 and specific use regulations below.
- f. Existing residential structures and their appurtenant structures that were legally established,
540 but which do not meet setback or height requirements in this SMP should be considered
conforming under this SMP. The replacement of such structures is allowed within the same
footprint and height if the replacement creates no net loss of ecological function.
Redevelopment, expansion, change of the class of occupancy, or replacement of the
residential structure may be allowed as consistent with applicable provisions of this SMP,
545 including requirements for no net loss of shoreline ecological functions.
4. Regulations:
- a. New single-family homes are prohibited within the Active Waterfront SED.
- b. New over-water residences, floating homes, and liveaboard vessels are prohibited.
- c. Home occupation businesses, as described in SMC Table 17.13.020-1, which are accessory to
550 residential uses are permitted provided all other provisions of this SMP are met.
- d. Setbacks: New, expanded, or altered residential uses and development and appurtenant and
accessory uses shall adhere to the setback standards in SMP Table 5-1.
- i. Minor Setback Adjustments, Setback Consistency. The Shoreline Administrator may
555 approve a minor adjustment in setback standards for single-family residential uses,
up to a maximum of 10% provided that:
1. A single family dwelling exists on an adjacent property, and has a setback
measurement that is closer than current requirements;