

April 27, 2015

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Shoreline Master Program Update Study Session 12 – Consideration of Amendment Options to the Council SMP Update Package.

STAFF CONTACT

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FISCAL IMPACT

There is no new fiscal impact anticipated from completion of this process. This work is necessary for completion of the Shoreline Master Program (SMP) Update that is a component of the Council-endorsed code amendment work program.

POLICY ISSUES

On April 27, Council is being asked to vote on certain code options to further advance the direction provided by the City Council on March 16. Options identified for advancement by the Council will be included in the final SMP Update Package for submittal to the Department of Ecology for review and approval, with final action by the Council anticipated for May 18, 2015.

DIRECTION NEEDED FROM COUNCIL

☒ Action
☒ Discussion
☐ Information

The Council is being asked to advance certain modifications on two topic areas as more specifically described in Attachment A and B to this memorandum.

BACKGROUND/ANALYSIS

The City Council completed its review of the Planning Commission-recommended Shoreline Master Program Update in September 2014. In-depth review was conducted by the Council on nine topics considered central to the update process. A public hearing was held on the Planning Commission's recommended option to kick off the Council's in-depth review on May 5, 2014. A second public hearing was held on August 4, 2014, at the culmination of the in-depth review process, to receive public comment on variations to the Planning Commission Recommendation that were being considered by the City Council.

After a series of Council engagements and discussion of various SMP topics, on March 16, 2015, Council provided policy direction for inclusion in the SMP. This direction has been incorporated into Attachment A for Council review and approval. Staff, in consultation with consultants hired to support the SMP Update code drafting effort, identified one area where

additional feedback is required by the Council, which involves the 1,000 square foot mitigation exception for vegetation modification activities.

In response to Council direction on March 16, staff has prepared three options of further clarification and nuance regarding the 1,000 square foot mitigation exception, which are included as Attachment B. Presentation of options will provide regulated shoreline property owners, who have been very involved in the SMP Update process, with the opportunity to weigh in on a range of alternatives drafted to respond to Council direction. Once the Council confirms whether staff has captured its direction (as shown in Attachment A) and determines which 1,000 SF Mitigation Exception option best achieves the direction provided on March 16, the regulatory package will be finalized for Council adoption at a future meeting.

PROPOSED ACTIONS BY COUNCIL

1. Take action on language provided by staff in response to direction provided by Council on March 16 by:
 - a. Confirming whether staff has accurately captured Council direction with language contained in Attachment A; and
 - b. Selecting one of the three options contained in Attachment B relating to the 1,000 square foot mitigation exception for disturbance activities.
2. Do not take action on language provided by staff in Attachments A and B and provide alternative direction.

ATTACHMENTS

- A. Code language responsive to Council direction from March 16
- B. Code Options relating to 1,000 square foot mitigation exception