



Planning Commission Meeting

March 23, 2021



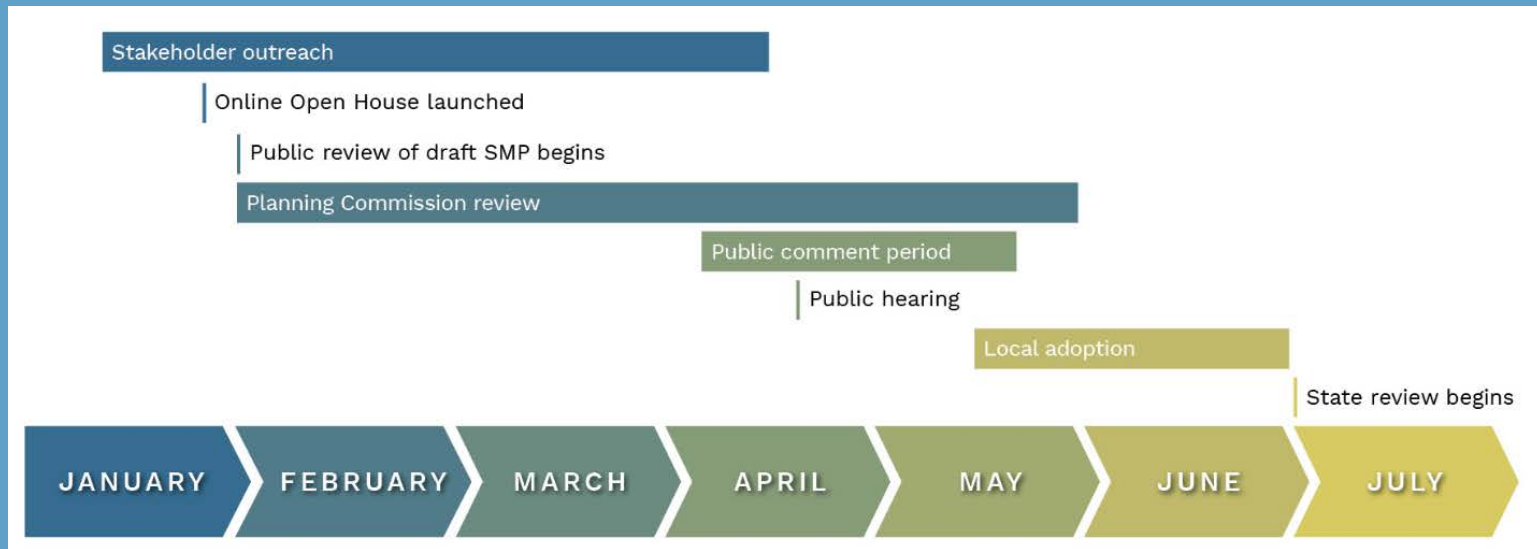
Outline for tonight

- (1) Overview of past work session topics
- (2) Past discussion areas:
 - a. CAO integration
 - b. Agricultural land identification
 - c. Mitigation plant survival performance standards
 - d. No net loss requirements
- (3) Other items in the public review draft
 - a. Channel Migration Zone: removal of maps from SMP
 - b. Environment Designation map changes
- (4) Adoption process timeline
- (5) Answer Planning Commissioner questions



What's Been Happening

1. County staff / Ecology meetings to gather early feedback
2. Virtual monthly project updates with stakeholders / interested parties
3. Planning for start of public comment period
 - Expected to start beginning of April and run for 45 days
 - Planning Commission will hold a public hearing, likely in April



Public involvement

- Public comment period/hearing coming soon
- Email questions/comments to:

SMPPDS@co.skagit.wa.us

- Visit SMP Online Open House

www.SkagitSMPopenhouse.com

- Attend monthly public info meetings
- Subscribe to email listserv for notifications
- Visit the County's project website



Overview Frequently Asked Questions Next Steps Get More Involved

Skagit County Shoreline Master Program Online Open House

Skagit County is updating its Shoreline Master Program (SMP). The updated SMP will represent a major overhaul of the County's existing SMP. This Online Open House will provide you with easy-to-digest information and ways to get involved, and will continue to be updated until approval of the SMP. Visit Skagit County's official SMP website to learn more.

Overview

Skagit County is in the process of completing both the **Comprehensive Update** and **Periodic Review** of its SMP.

Both the **Comprehensive Update** and the **Periodic Review** are required for compliance with the state's Shoreline Management Act.

Get More Involved

Attend monthly virtual public info meetings

The County will be hosting monthly meetings that will feature a presentation followed by a question-and-answer period. Each meeting will be progressive and include the latest updates, so feel free to attend more than one.

[MEETING SCHEDULE](#)

Subscribe to receive email updates

The County will be sending out emails at key points during the SMP update process. If you'd like to receive these emails, please subscribe!

[SUBSCRIBE NOW](#)

PC SMP Meeting Topics

1. January 26, 2021

- Legislative updates for consistency with State law (periodic update)
- CAO integration

2. February 9, 2021

- General Regulations
- Uses and Modifications

3. February 23, 2021

- Uses and Modifications, cont.

4. March 9, 2021

- Legally Established Pre-Existing Uses and Structures
- Administration
- Definitions
- Shoreline environment designation mapping



Past Discussion Topics

1. CAO integration
2. Agricultural land identification
3. Mitigation plant survival performance standards
4. No net loss requirements



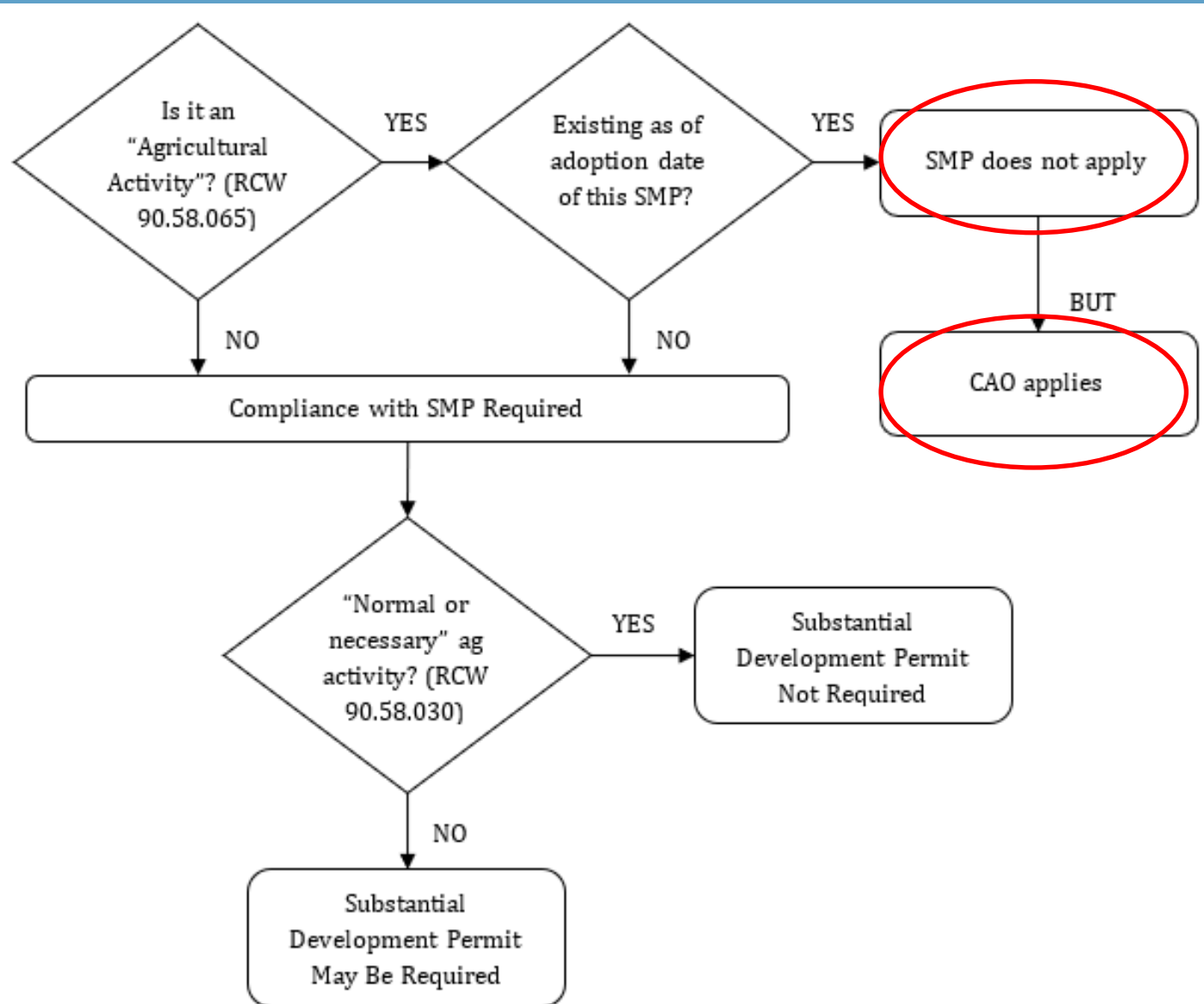
CAO integration (Part V of the SMP)

- Critical Areas regulations in SCC 14.24 to be included as Part V, Critical Areas (SCC 14.26.500 through 14.26.585) [page 148 of the PC review draft]
 - Excludes critical area exemptions and reasonable use exceptions
 - Includes soft reference to Flood Hazard regulations
 - Includes edit to wetland buffers per 2018 Ecology guidance



Agricultural land identification (Part IV of the SMP)

- Agricultural Activities (SCC 14.26.410) [page 85 of the PC review draft]
- Exception for ongoing agriculture
- VSP applies to areas outside of shoreline jurisdiction



Mitigation plant survival performance standards

- Performance standards for mitigation planting (SCC 14.26.475 on page 130 and SCC 14.26.480 on page 134 of the PC review draft]

A performance standard of **100% survival for the first year** of growth post installation, with no less than 80% survival at the end of the third year, and replacement if the performance standard is not achieved

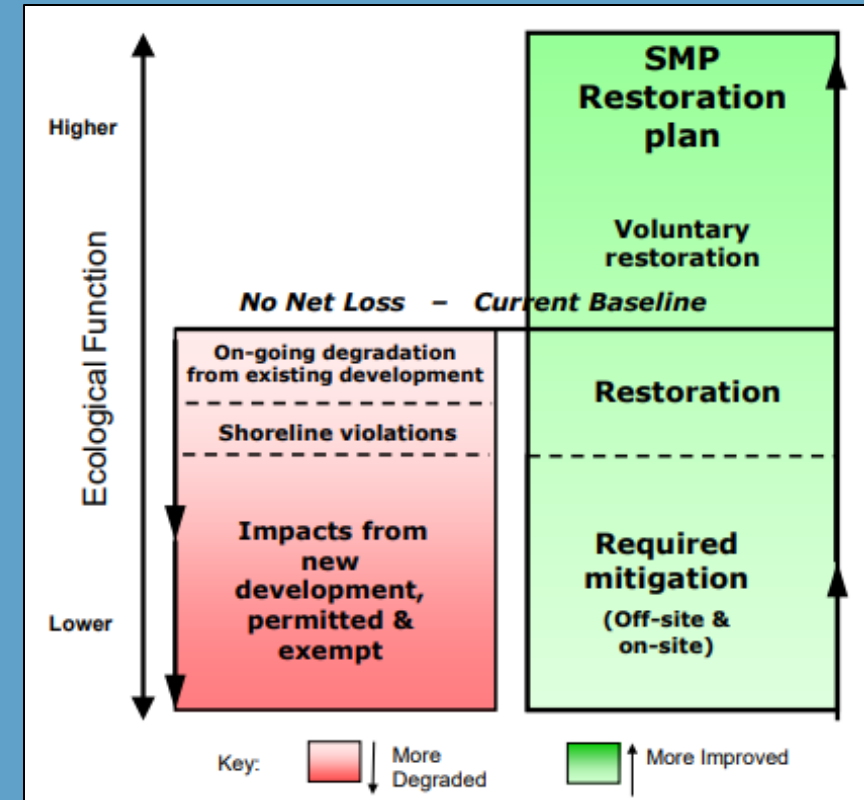


No net loss requirements (Part III of the SMP)

- Environmental Protection (SCC 14.26.305) [page 56 of the PC review draft]

(1) No Net Loss of Ecological Functions. Uses and developments on Skagit County shorelines must be designed, located, sized, constructed, and maintained to achieve no net loss of shoreline ecological functions necessary to sustain shoreline natural resources.

- Focus is on using mitigation sequencing (subsection 4) to help ensure no net loss which requires the following ordered sequence of impact actions:
 - Avoid, minimize, rectify, reduce, compensate, monitor



Other items: Channel Migration Zone

- Reference to Channel Migration Zone (CMZ) mapping was previously included in 2016 PC draft
- Mapping has not been completed. Therefore, the County is currently proposing to use the 100-year floodplain as a regulatory proxy until such mapping is officially complete
- Reference to CMZ was included in:
 - Dredge disposal policies (Policies 6C-8)
 - Instream structures policies (Policies 6C-11)
 - General provisions for debris removal (14.26.330(12))
 - Flood Hazard Reduction (14.26.350)



Shoreline Environment Designations (Part II of the SMP)

- Map (SCC 14.26.200(3)) [page 54 of the PC review draft]
 - Per the 2016 Planning Commission, five changes to the proposed Shoreline Environment Designation map have been made on Guemes Island to revert back to the current designation.
 - Proposed map from 2016 is located at <https://www.skagitcounty.net/Departments/PlanningAndPermit/SMPMain.htm>.



Shoreline Environment Designations (Part II of the SMP)

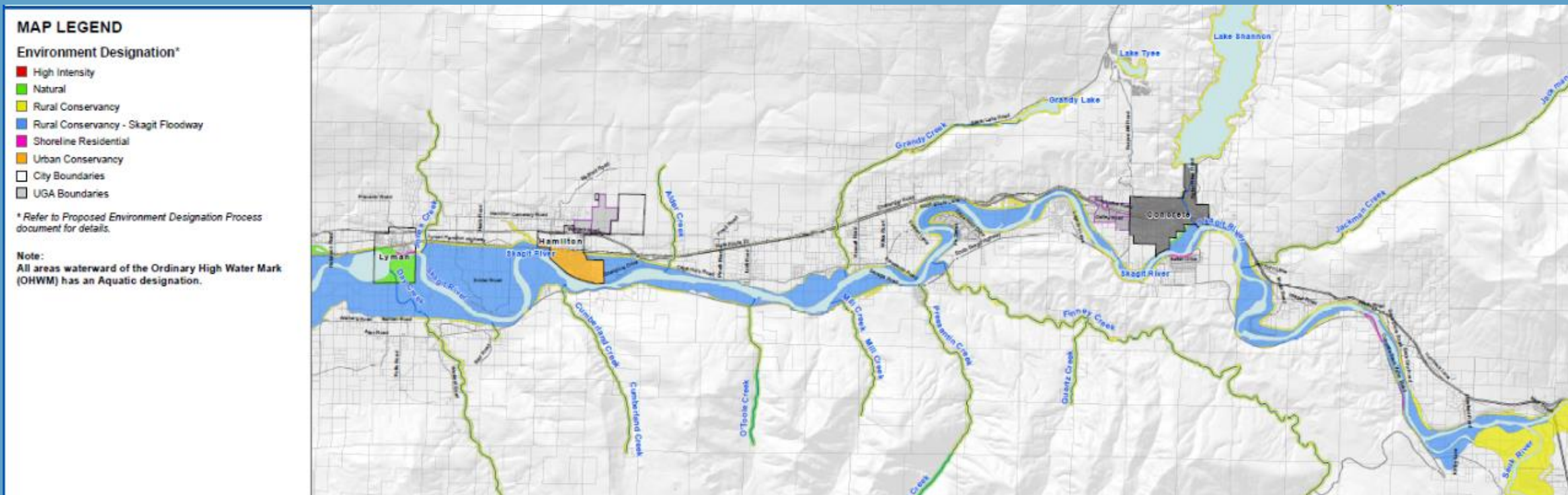
- Judy Reservoir – proposed for removal from shoreline jurisdiction
 - Currently public drinking water reservoir operated by Skagit PUD



Shoreline Environment Designations (Comprehensive Plan Chapter 6 – Shoreline Element)

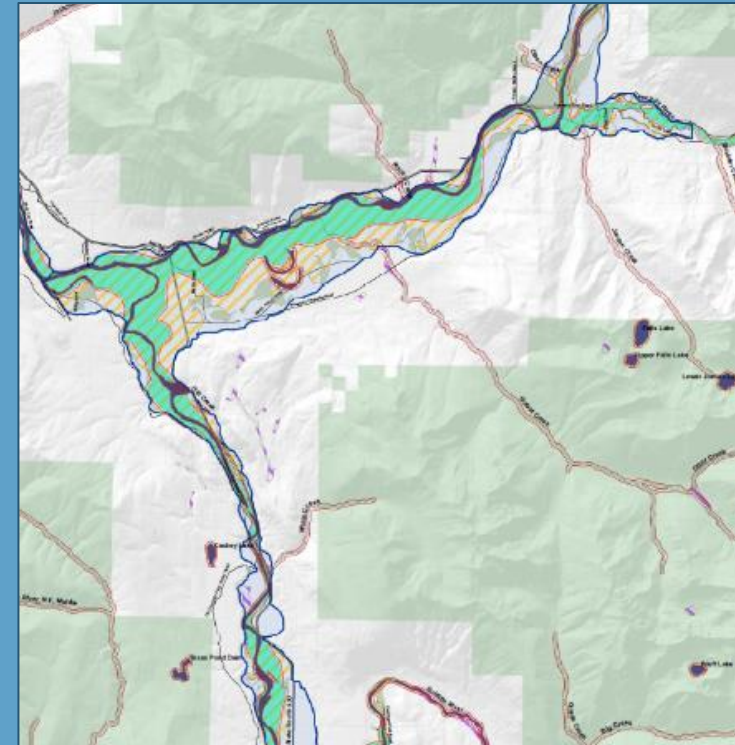
Rural Conservancy – Skagit Floodway

- The current designation criteria limits the extent from the State Route 9 bridge upstream to the confluence of the Skagit and Sauk Rivers (Section 6B-5)[page 16 of the PC review draft]








Shoreline Environment Designations (Comprehensive Plan Chapter 6 – Shoreline Element)

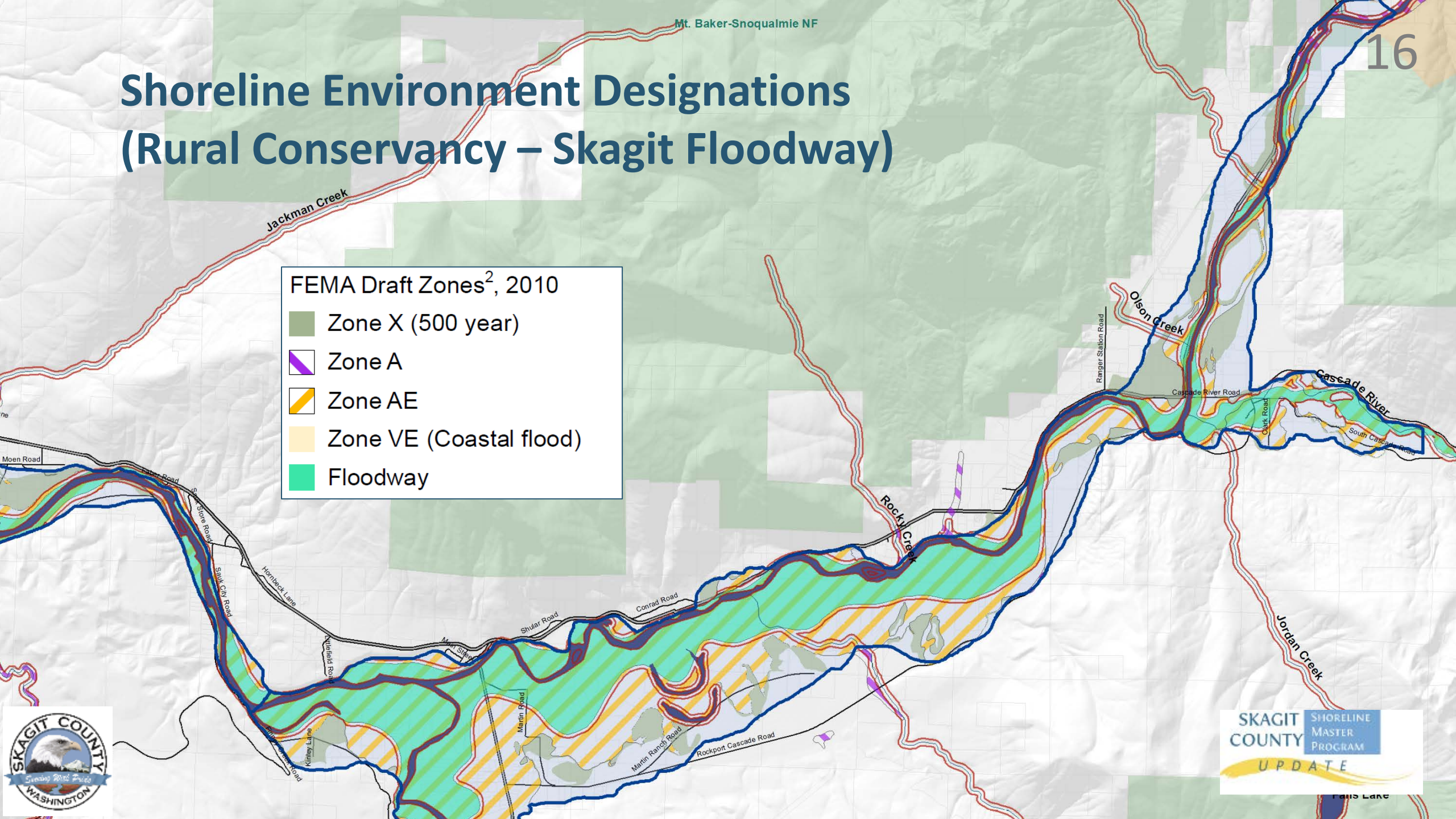
- Rural Conservancy – Skagit Floodway
 - The 2016 Planning Commission recommended extending the Rural Conservancy - Skagit Floodway designation to cover all Rural Conservancy upstream on the Sauk River and on the upper Skagit River, to the limit of the FEMA floodway, and make the designation criteria (policy 6B-5.1) consistent.
 - County staff is concerned about accuracy of floodway mapping along the Sauk River and does not support full inclusion of this designation in these areas. However, staff does support including the upper Skagit River floodway.



Shoreline Environment Designations (Rural Conservancy – Skagit Floodway)

FEMA Draft Zones², 2010

-  Zone X (500 year)
-  Zone A
-  Zone AE
-  Zone VE (Coastal flood)
-  Floodway



Upcoming Schedule

Stakeholder outreach

Online Open House launched

Public review of draft SMP begins

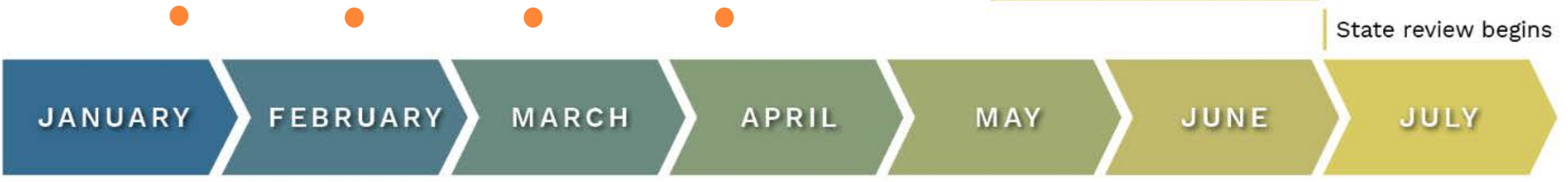
Planning Commission review

Public comment period

Public hearing

Local adoption

State review begins



2021 →

● Monthly public information meetings



Questions?

