



Planning Commission Meeting

March 9, 2021



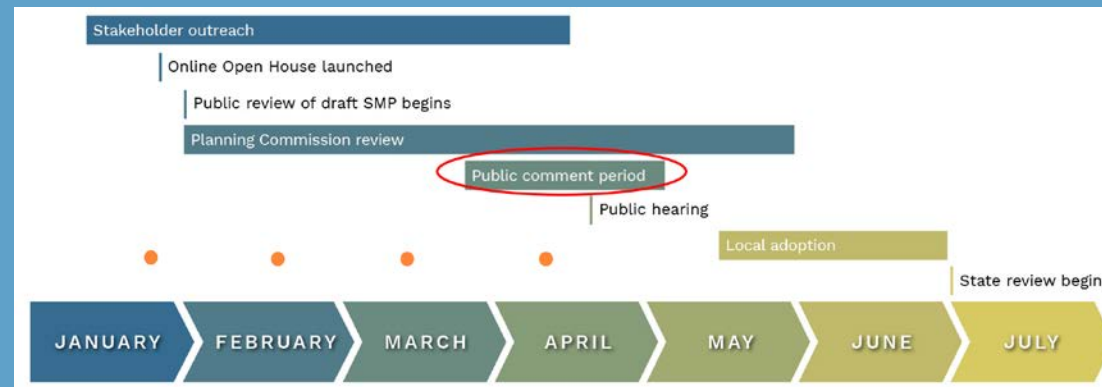
Outline for tonight

1. Continued discussion of post-2016 amendments
 - a. Legally Established Pre-Existing Uses and Structures (Part VI of the SMP)
 - Residences and appurtenant structures
 - b. Administration (Part VII of the SMP)
 - Applications
 - Shoreline permits
 - Exemptions
 - c. Definitions (Part VIII of the SMP)
 - d. Shoreline environment designation mapping



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 end of March and run for 45 days
 - Planning Commission will hold a public hearing, likely in April



Upcoming Schedule



2021 →

● Monthly public information meetings



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 Schedule

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
5. March 23, 2021
 - Topics to be determined



SMP Outline

Part I: Authority, Purpose, and Jurisdiction

Part II: Shoreline Environment Designations

Part III: General Regulations

Part IV: Shoreline Uses and Modifications

Part V: Critical Areas

Part VI: Legally Established Pre-Existing Uses and Structures

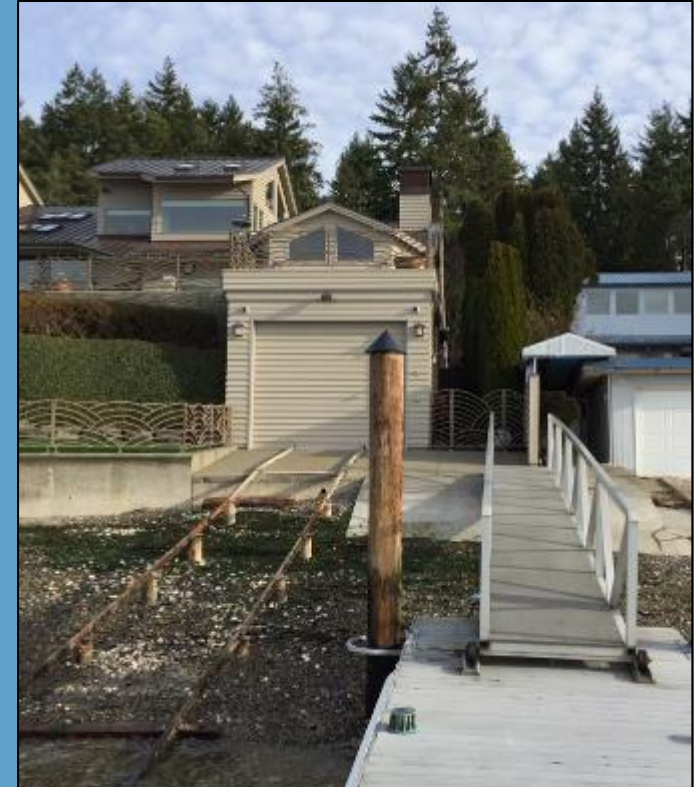
Part VII: Administration

Part VIII: Definitions



Legally Established Pre-Existing Uses and Structures (Part VI of the SMP)

- Pre-Existing Single-Family Residences and Appurtenant Structures (SCC 14.26.620) [page 152 of the PC review draft]
 - Subsection (3)(a): Minor Enlargement or Expansion
 - Per the 2016 Planning Commission recommendation, (iii) and (iv) were combined to specify that enlargement may be allowed [if it also complies with the other minor expansion rules] if the structure's height limit is not exceeded, or in the case of an existing over-height structure, the enlargement does not increase the structure's existing height



Administration (Part VII of the SMP)

- Applications (SCC 14.26.710) [page 158 of the PC review draft]
- Subsection (2): Application level
 - Per County staff, since SCC 14.06, Permit Procedures, has not yet been updated, several clarifications were added regarding noticing requirements.



- (a) Shoreline exemptions are a type of Level I application. A Notice of Development Application is not required for shoreline exemptions.
- (b) Shoreline substantial development permits are a type of Level I application. Notice must be consistent with WAC 173-27-110.
- (c) Conditional Use Permits are a type of Level II application. Notice must be consistent with WAC 173-27-110. A public hearing is required.
- (d) Administrative Variances are a type of Level I application. Notice must be consistent with WAC 173-27-110.
- (e) Hearing Examiner Variances are a type of Level II application. Notice must be consistent with WAC 173-27-110. A public hearing is required.



Administration (Part VII of the SMP)

- Shoreline Permits (SCC 14.26.715) [page 159 of the PC review draft]
 - Subsection (1): Permit Required
 - This subsection was added by County staff and consultants for clarification as to when a shoreline permit review is required, specifically pointing to SCC 14.26.720, Exemptions, Developments Not Required to Obtain Shoreline Permits or Local Review and Developments Not Subject to the Act

(1) Permit Required. A shoreline permit is required for projects occurring within the County's shoreline jurisdiction in accordance with the requirements and procedures set forth in Chapter 173-27 WAC, as amended, and this SMP, unless specifically excluded from this requirement as set forth in SCC 14.26.720, Exemptions, Developments Not Required to Obtain Shoreline Permits or Local Review and Developments Not Subject to the Act.



Administration (Part VI of the SMP)

- Exemptions, Developments Not Required to Obtain Shoreline Permits or Local Review and Developments Not Subject to the Act
- (SCC 14.26.720) [page 159 of the PC review draft]
 - Revised section title to include not just exemptions, but also when shoreline permits or local review is not required
 - Added subsection (5) for consistency with WAC 173-27-044, developments not required to obtain shoreline permits or local review (e.g. WSDOT facility maintenance and safety improvements)
 - Added subsection (6) for consistency with WAC 173-27-045, developments not subject to the Shoreline Management Act



Definitions (Part VIII of the SMP)

- Agricultural activities, Agricultural land, Agricultural products (SCC 14.26.820) [pages 170 - 171 of the PC review draft]
 - Modified for consistency with WAC 173-26-020
- Development [page 172 of the PC review draft]
 - Modified per 2017 legislative update to not include the dismantling of structures



Definitions (Part VIII of the SMP)

- Floating Home [page 173 of the PC review draft]
 - Modified per 2011 legislative update to identify that a floating home is not a vessel
- Floodway [page 174 of the PC review draft]
 - Modified per County staff for consistency with FEMA definition



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>.



1: from Rural Conservancy to Shoreline Residential.

4: from Rural Conservancy to Natural.

6: from Shoreline Residential to Rural Conservancy.

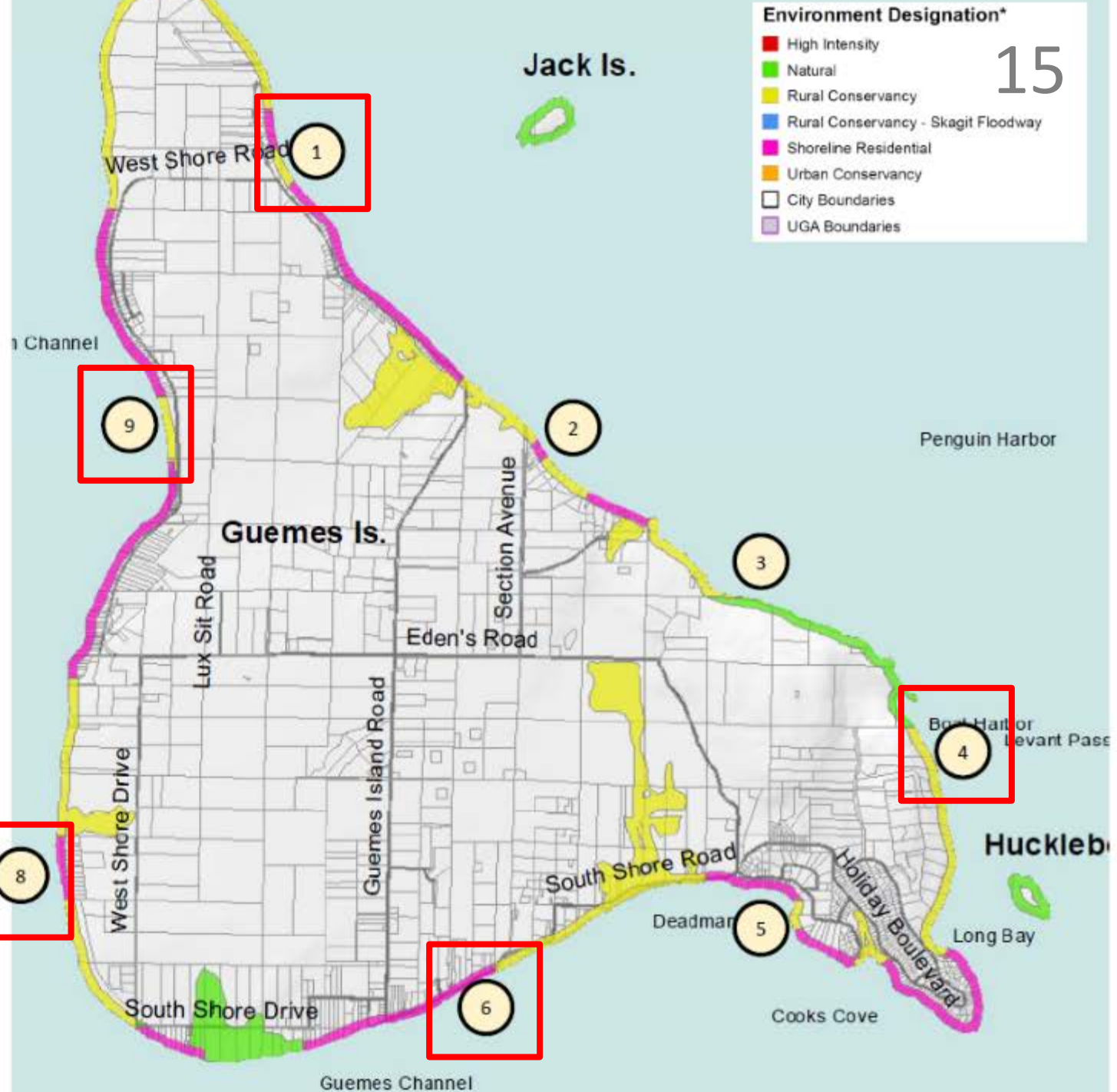
8: from Shoreline Residential to Rural Conservancy.

9: from Rural Conservancy to Natural.



Guemes Island Proposed Shoreline Zones

Preliminary Designations
June 15, 2005



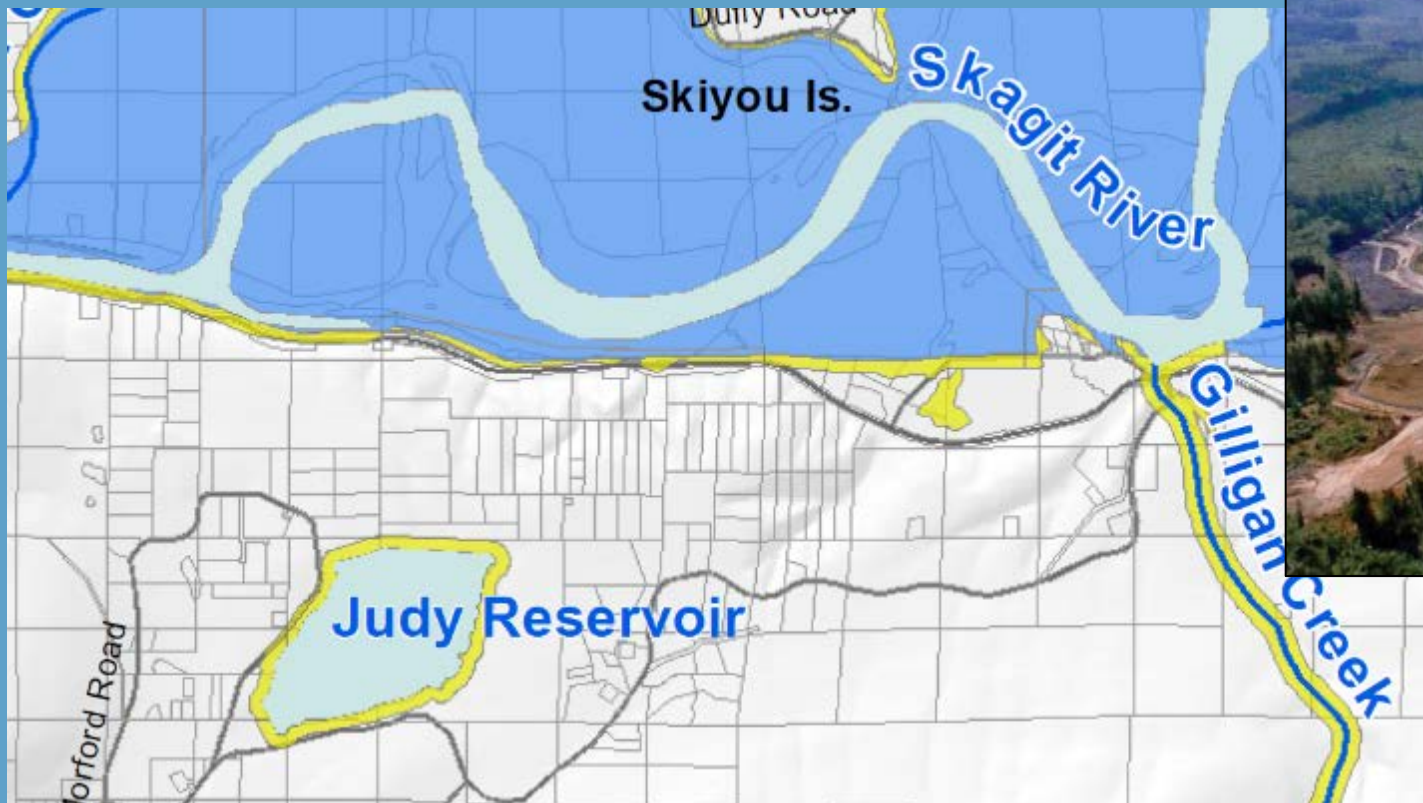
Environment Designation*

- High Intensity
- Natural
- Rural Conservancy
- Rural Conservancy - Skagit Floodway
- Shoreline Residential
- Urban Conservancy
- City Boundaries
- UGA Boundaries

15

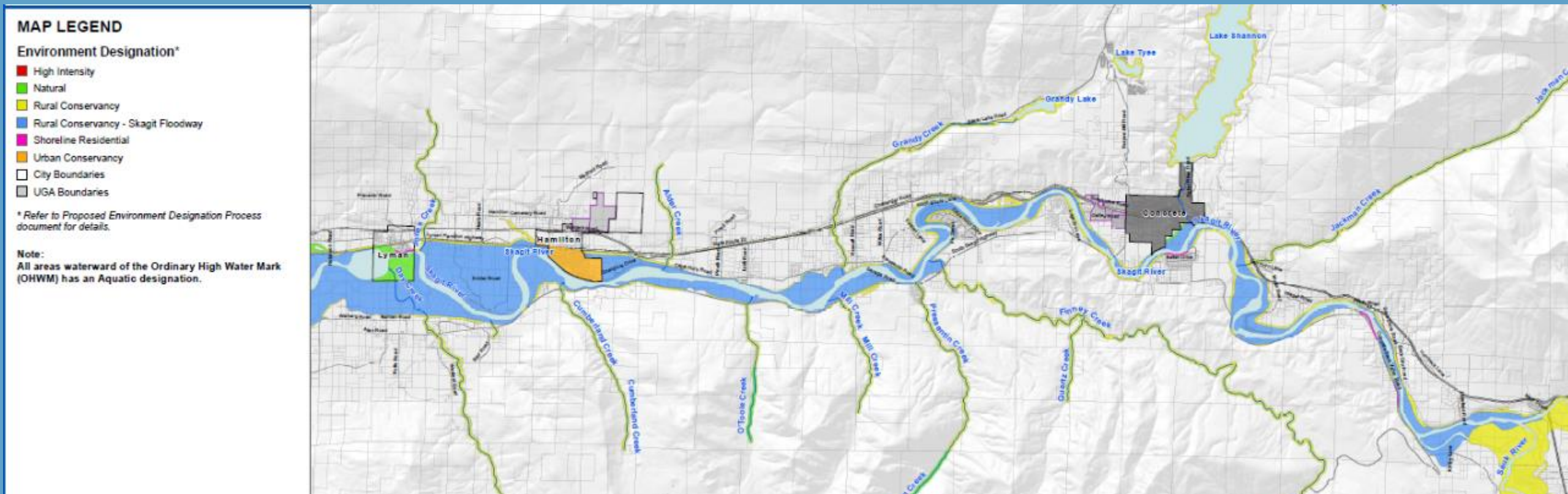
Shoreline Environment Designations (Part II of the SMP)

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



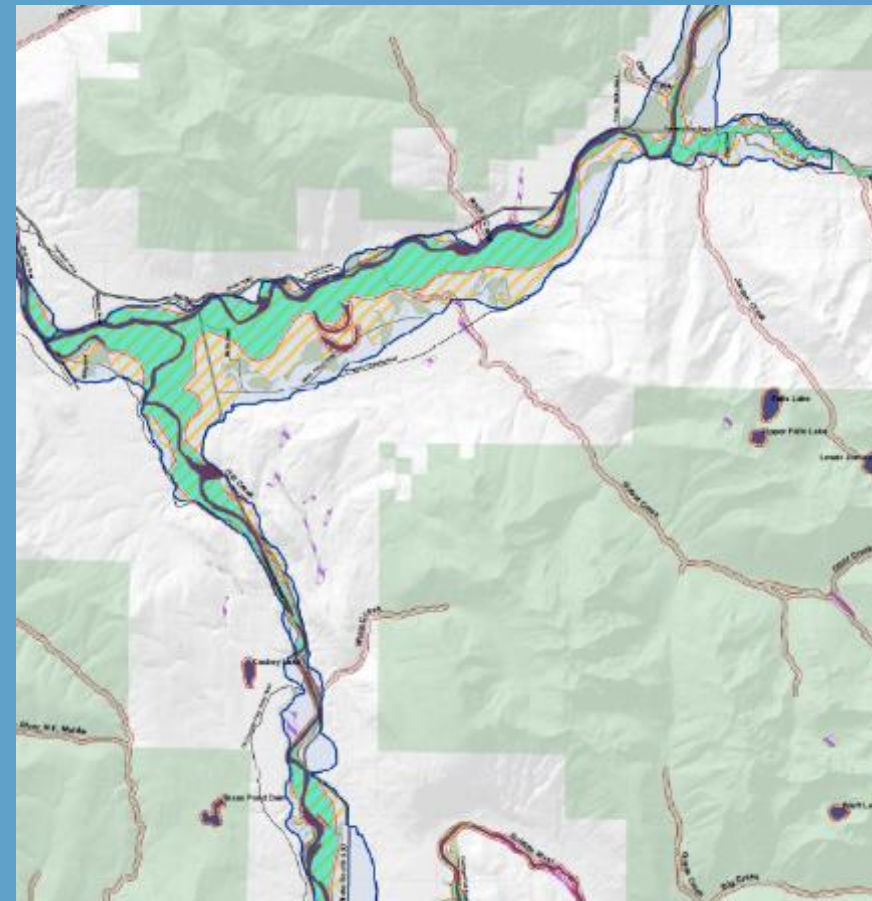
Shoreline Environment Designations (Comprehensive Plan Chapter 6 – Shoreline Element)

- 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 without further review and discussion.



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

- The 2016 Planning Commission recommended adding definitions in Part VIII for each of the Shoreline Environment Designations that include cross-references to SMP Part II, Shoreline Environment Designations. This adds redundancy and potential for future inconsistency.
- County staff and consultants do not recommend this change. Shoreline environment designation purpose statements, designation criteria, and management policies are already included in Section 6B of the SMP



Source: Skagit PUD



Upcoming Discussions

March 23, 2021: Planning Commission meeting
SMP follow-up discussion



Ways to provide public comment

- Visit SMP Online Open House during the public comment period

www.SkagitSMPOpenhouse.com

- Email comments to:

SMPPDS@co.skagit.wa.us

- Attend public hearing



COMMENT

