



Skagit County SMP

Planning Commission Meeting Focus Sheet: February 23, 2021

Outline:

1. Continued discussion of post-2016 amendments
 - a. Use and Modifications (Part IV of the SMP)
 - i. Aquaculture
 - ii. Boating facilities and related structures
 - iii. Fill, excavation, and grading
 - iv. Shoreline habitat and natural systems
 - v. Shoreline stabilization
 - vi. Transportation facilities

Summary of post-2016 amendments:

1. Use and Modifications (Part IV of the SMP)

a. **Aquaculture** (SCC 14.26.415)

Key Summary items:

- 1) Subsection (2)(b)(ii), When shoreline review is required for existing aquaculture. 2016 Planning Commission recommended specifying that a permit only be required for ongoing aquaculture if a new species or culture technique has significant adverse environmental impacts. County staff would prefer to keep the original proposed language to reduce confusion.
- 2) Subsection (2)(b)(iii), When shoreline review is required for existing aquaculture. 2016 Planning Commission recommended changing to only require “shoreline review,” not necessarily a “shoreline permit.” County staff would prefer to keep the original proposed language. The recommended language would allow a lot of leeway and discretion on staff for operations that have not been permitted to date.
- 3) Subsection (4)(h), General Requirements. Inserted the 2016 Planning Commission recommendation to add invasive species control along with predator control as measures that may be allowed if they comply with state and federal rules.
- 4) Subsection (8)(d)(vi). The 2016 Planning Commission recommended removing the requirement to avoid conflicts with neighboring uses for geoduck applications. This has not been deleted so as to maintain consistency with state guidelines.

b. Boating facilities and related structures (SCC 14.26.420)

Key Summary items:

- 1) Subsection (1), Applicability. The 2016 Planning Commission recommended adding definitions for pier, ramp, and float from WAC 220-660-140(1). County staff recommends moving the diagram to this Applicability section to improve clarity. These specific descriptions have not been added to the definitions section.
- 2) Subsection (4)(b)(iv), Additional standards for community docks associated with subdivisions. Revised (B) to revise the number of slips per residential units on community docks from 0.75 to 1.0.
- 3) Subsection (4)(d)(i)(ii)(iii) County recommended change to be WAC compliant, adding siting and design language.
- 4) Table SCC 14.26.420-1, Standards for Docks. The 2016 Planning Commission recommended replacing this table, and related dimensional standards in the narrative, with a requirement for all saltwater docks to comply with WAC 220-660-380 or the conditions of HPA, and all freshwater docks to comply with WAC 220-660-140 or the conditions of HPA. However, tables like these are extremely useful for both applicants and implementing County staff. The table has not been removed.
- 5)

c. Fill, excavation, and grading (SCC 14.26.440)

Key Summary items:

- 1) Subsection (1), Applicability. The 2016 Planning Commission recommended explicitly exempting aquaculture from this section. However, this may be inconsistent with the permit/review provisions in the aquaculture section of the SMP, as well as with the Guidelines. No revision made.

d. Shoreline habitat and natural systems (SCC 14.26.475)

Key Summary items:

- 1) Subsection (3), Application Requirements completed. The 2016 Planning Commission recommended adding a requirement to hold a pre-application neighborhood meeting. The County notes that a neighborhood meeting can be added as a requirement when SCC 14.06 is updated with details about timing and notifications (in SCC Chapter 14.06), and a requirement that projects may not have negative effects on neighboring properties. The County has recommended different language for the time being.
- 2) Subsection (4), Development Standards.
 - a. County added language stating that monitoring of more than three years may be added at the Administration Official's discretion.
 - b. Per the 2016 Planning Commission recommendation, clarity was added that shoreline restoration and enhancement projects must be designed and implemented to avoid adverse impacts to neighboring properties.

e. Shoreline stabilization (SCC 14.26.480)

Key Summary items:

- 1) Subsection (1), Applicability. Per the 2016 Planning Commission, the shoreline stabilization rules do not apply to flood hazard reduction, as defined in SCC 14.26.350.
- 2) Subsection (2), When Allowed. The 2016 Planning Commission clarified that new hard shoreline stabilization may be allowed if a primary structure is shown to be at risk of damage within three years.

f. Transportation facilities (SCC 14.26.485)

Key Summary items:

- 1) Subsection (1), Applicability. For clarity, ferry terminals added to the list of transportation facilities. Note, ferry terminals are also listed in the Uses and Modifications table (SCC 14.26.405) as a Conditional Use in most all designations.
- 2) Subsection (4), Development Standards. Inserted modified portions of policies 6F – 1.2 and 1.3, per County recommendation. This includes emphasis on water quality, water flow impediment, stormwater management consistency, and impact avoidance.