Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Overview of Proposed Chapter 19.600 – Development Standards

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Proposed Chapter 19.600

• Development standards for shoreline uses and modifications
• WACs encourage SMPs to differentiate between these
• Shoreline modifications (WAC 173-26-231): Generally related to construction of a physical element such as a dike, breakwater, etc.
  • Can include clearing, grading, vegetation removal
• Shoreline uses (WAC 173-26-241): Specific common uses and types of development to the extent they occur in shoreline jurisdiction
Shoreline Uses vs. Modifications (cont)

• Example: Dredging (modification) to allow for a marina (use)

• WACs provide language that SMPs must include
  • General provisions
  • Language for specific uses and modifications
Elements of Chapter 19.600

• Combination of zoning ordinance and development code
  • Policies/regulations for land uses that may occur in shoreline jurisdiction
  • Builds on general goals/policies of proposed Chapter 19.300

• Use and Modifications Matrix
  • Generally describes which uses/modifications can occur in each SED
  • Permit requirements
  • Specific caveats
Elements of Chapter 19.600 (cont)

• Detailed regulations for each use and modification
  • Permit requirements
  • Development standards – allowances, limitations, restrictions
    • Description of what exact activities can occur
    • Application submittal requirements
    • Description of which special reports are required
Areas of Increased Public Interest

• Aquaculture
• Residential Development
• Shoreline Stabilization (e.g. bulkheads)

• Which uses and modifications does the Planning Commission want more detailed information?
Questions?

**SMP Discussion at Upcoming Meetings:**

*September 4 – Discuss Chapter 19.600, incl. comments received*

*September 18 – Tentative: Chapter 19.600 follow up/Chapter 19.700 overview*