



Planning Commission

Shoreline Master Program Periodic Review - Public Hearing

Agenda Date: 1/11/2021
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File Number:21-0026

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Title

Shoreline Master Program Periodic Review - Public Hearing

Recommended Action

Conduct public hearing to receive public comments on draft revisions to the Shoreline Master Program (SMP) and related revisions to the Critical Areas Ordinance (CAO).

Report

Issue:

Public Hearing on the draft Shoreline Master Program (SMP) Periodic Review and related revisions to the Critical Areas Ordinance (CAO).

Staff Contact:

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Presenter(s):

Joyce Phillips, Senior Planner, Community Planning & Development
Dan Nickel, Vice President, The Watershed Company, Environmental Consultants
Kim Van Zwalenburg, Senior Shoreline Planner, Washington State Dept. of Ecology

Background and Analysis:

Shoreline Master Programs (SMPs) are local land use policies and regulations that guide development and the use of most shorelines. SMPs apply to both public and private uses for lakes, streams, associated wetlands, and marine shorelines. They protect natural resources for future generations, provide for public access to public waters and shores, and plan for water-dependent uses. SMPs must be consistent with the Shoreline Management Act (RCW 90.58) and must be approved by the Washington State Department of Ecology (Ecology).

SMPs must be reviewed and, if necessary, updated to ensure they remain compliant with state laws and local comprehensive plans. This review must be completed every eight (8) years and is known as the "Periodic Review". Olympia's SMP Periodic Review must be completed no later than June 30, 2021.

Ecology provides technical assistance, guidance documents, and grant funding for this work.

Ecology's grant contract requires completion of five tasks, designed to ensure local governments complete the required Periodic Review. The primary task is to review the SMP and draft revisions, if needed.

The City used Ecology's checklist and determined that some changes are needed. This analysis was reviewed by Ecology for their input. The outcome of that review, known as the Gap Analysis, then became the minimum scope of work for the update.

The draft amendments were issued in October. The draft is posted online and is attached. A summary of the biggest proposed changes is also posted on the project webpage and is attached. The City is working with the Department of Ecology under the joint review process, which includes this joint public comment period and public hearing.

Additional revisions are proposed to ensure consistency and coordination between the SMP and the protection of environmentally sensitive areas through the City's Critical Areas Ordinance (CAO).

Once the public comment period closes the City is responsible to provide responses to comments. The Watershed Company and City Staff will prepare the responses, share it with Ecology, and post it on the project webpage. The responses will also be provided to the Planning Commission.

Neighborhood/Community Interests (if known):

Shoreline issues are of interest to our community. In mid-August the City issued an E-Newsletter to the Planning and Development listserv and sent an email to parties of record to inform people about the Periodic Review process, that the Gap Analysis was available for review and comment, and to let people know how to get involved in the process. In early and mid-November additional E-Newsletters and emails to parties of record were issued to inform people of the draft amendment availability and for an online public open house conducted on December 2, 2020.

The City continued to provide updates, including use of E-Newsletters, emails to Parties of Record, and by updates to the SMP webpage. Notice of the public hearing was published in The Olympian newspaper and sent via E-Newsletter and to all Parties of Record.

Options:

1. Conduct the public hearing and receive public comments and testimony on the proposed revisions to the SMP and related amendments to the CAO.
2. Conduct the public hearing and receive public comments and testimony on the proposed revisions to the SMP and related amendments to the CAO and extend the public comment period to a certain date to allow for additional written testimony to be submitted.
3. Do not conduct the public hearing.

Financial Impact:

The City entered into a contract with the Washington State Department of Ecology for \$28,000 in grant funding to complete the Periodic Review. The Community Planning and Development Department hired The Watershed Company for professional services to conduct the review, draft required updates, and to assist in the review and adoption process.

Attachments:

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Project Webpage
Public Draft #1
Draft CAO Revisions
Agency Comments
Public Comments
Fact Sheet
Biggest Changes Summary
Waterfront Recreation Shoreline Environment