

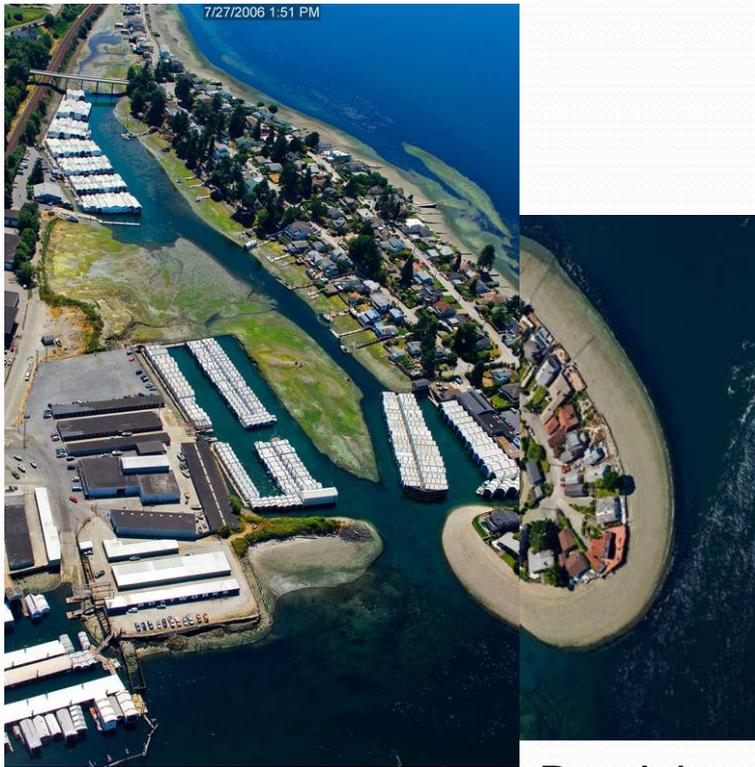


City of University Place

Shoreline Master Program
Periodic Review
Open House

Jeff Boers
April 18, 2018

Open House Goals



Day Island

- Learn about the SMA and SMP
- Learn about the SMP Periodic Review Process
- Review proposed SMP amendments
- Ask questions of staff and provide input
- Learn about next steps in SMP review and amendment process

What is the Shoreline Management Act?

- State law passed in 1971 and affirmed by voters in 1972
- Governs the use and development of shorelines of the state
- Three focal policies:
 - Protect environmental resources of state shorelines;
 - Preserve and enhance public access and enjoyment opportunities; and
 - Give priority to uses that require a shoreline location.

What is a Shoreline Master Program?

- Implements the Shoreline Management Act (SMA)
- Serves as City's and State's plan for managing shoreline areas based on best available science
- Establishes goals, policies and regulations for shoreline protection, use and development
- Establishes a plan for restoring shoreline in those areas where it has been degraded



Sunset Beach

Shoreline Planning: A Local – State Partnership



BNSF Railroad

University Place:

- Leads shoreline planning within jurisdictional boundary
- Prepares, adopts, oversees and enforces locally-crafted shoreline master program
- Updates and keeps program current

Shoreline Planning: A Local – State Partnership

Ecology:

- Provides state “Guidelines”, financial support and technical assistance
- Must approve each local master program before it can take effect or be amended



Chambers Bay

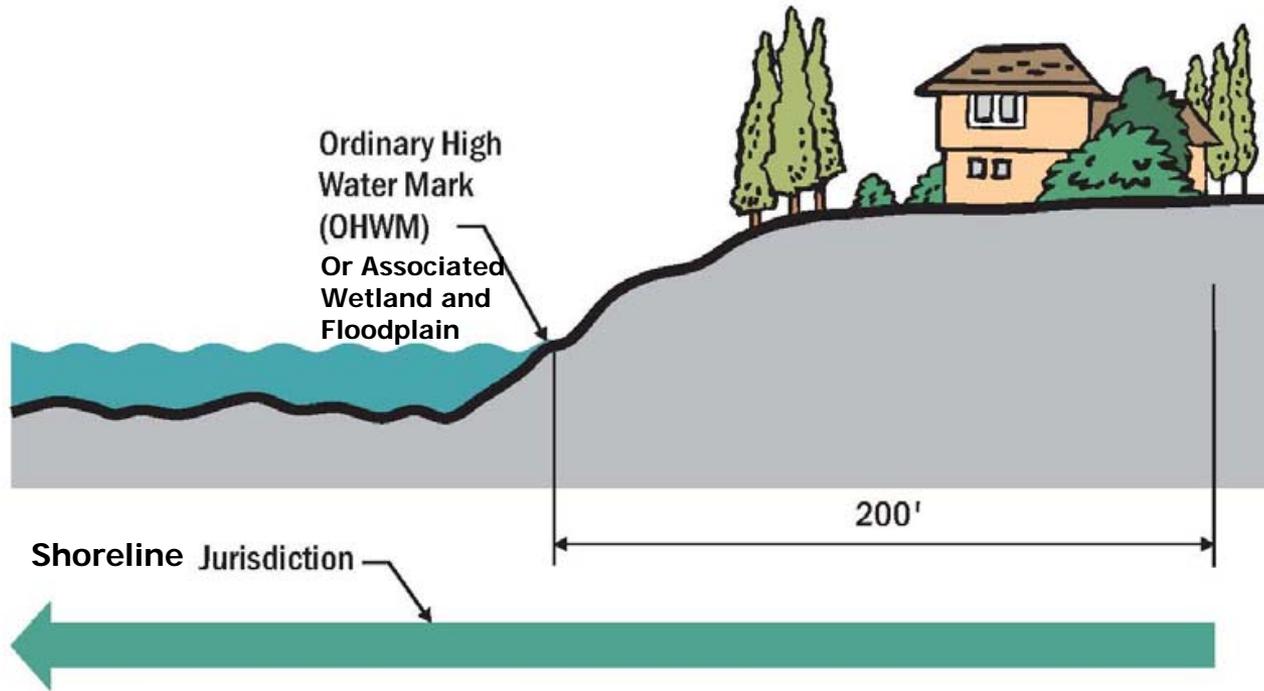
Where does the SMP apply?

- **Marine shoreline:** 5.9 miles of Puget Sound shoreline, including Chambers Bay
- **Streams w/ mean annual flow of 20 c.f.s. or greater:** 2.65 miles of Chambers Creek shoreline
- **Lands extending 200-feet landward** from the ordinary high water mark (OHWM)
- **Associated wetlands & floodplains**



Sunset Beach
December 17, 2012

Where does the SMP Apply?



Where does the SMP apply?

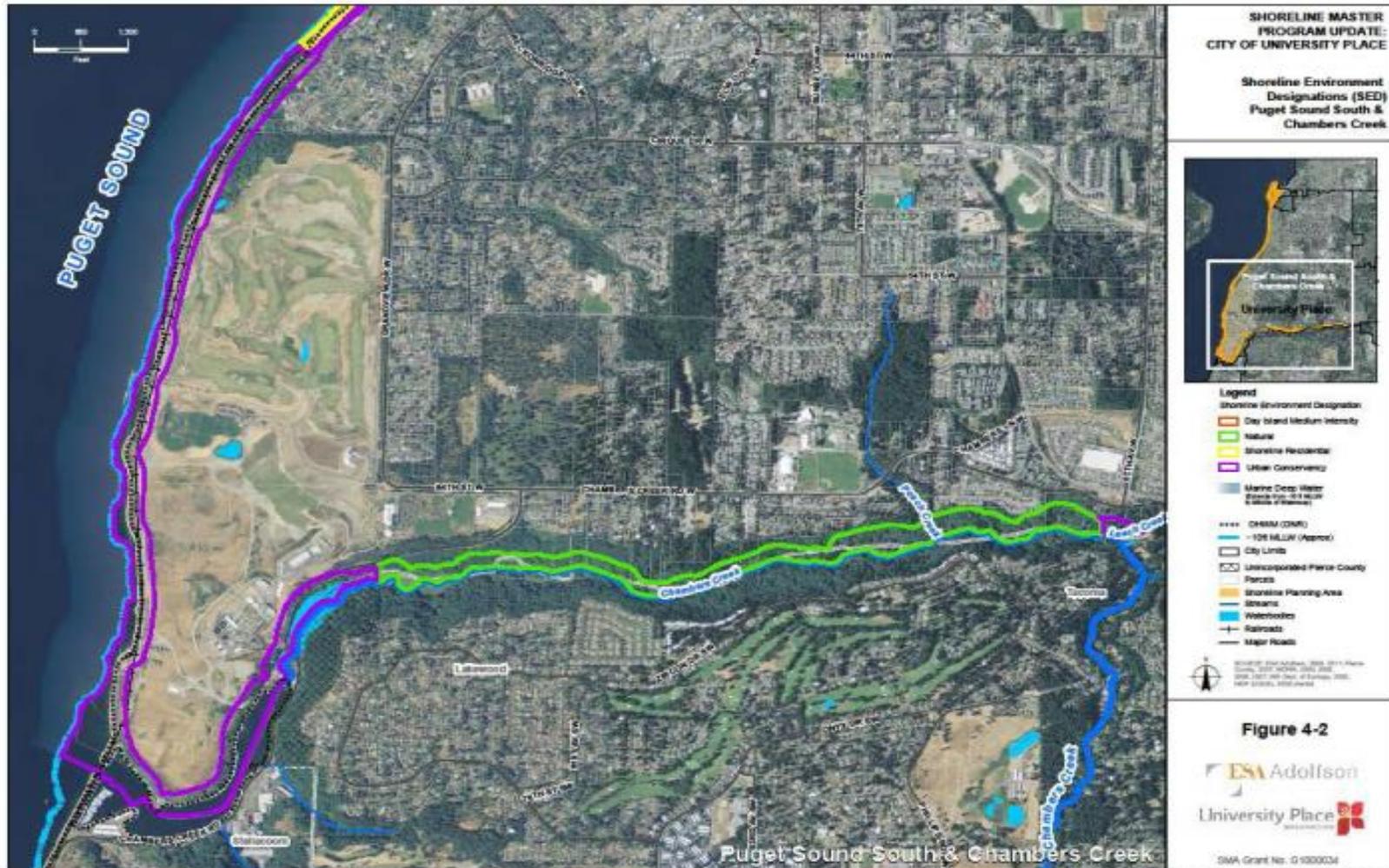


Chambers Creek circa 1890

Shoreline Environments



Shoreline Environments



Why review and amend the SMP?



Railroad Bridge over
mouth of Chambers Bay

- Ecology requires local governments to conduct periodic review at least once every 8 years.
- To ensure SMP remains in compliance with SMA and Ecology rules, which are periodically amended
- Review will focus on state amendments since 2015 when the last comprehensive update of the SMP was completed
- Local compliance amendments must be adopted by June 30, 2019

What laws and rules have been adopted since University Place's SMP was last updated?

- Ecology has prepared a checklist of all laws and rules adopted, organized by year.
- The checklist is accompanied by a guidance document that explains each item.
- The City has completed initial review and identified a number of minor amendments that may be required.

Proposed Amendments

- Amend definition of “*development*” in *UPMC 18.10.020* to not include dismantling or removing structures.
- Amend definition of “*exempt development*” in *UPMC 18.10.020* by adding exemption for ADA improvements.



Gravel Mining
(now Chambers Creek Properties)

Proposed Amendments

- Amend definitions of “*flood plain*” and “*floodway*” in *UPMC 18.10.020* to ensure consistency with state statute by referencing established FEMA maps.
- Amend definition of “*substantial development*” in *UPMC 18.10.020* by increasing threshold that triggers shoreline permit to \$7,047.
- Amend *UPMC 18.15.070 Nonconforming Development* by adding new item creating more flexibility for relocating nonconforming structures.

Proposed Amendments

- Amend *UPMC 18.15.090 Ecology Procedures* to clarify permit filing and appeal timelines.



Lower Chambers Creek
above Chambers Creek Dam

Proposed Amendments



South Spit
December 17, 2012

- Amend *UPMC 18.15.070 Nonconforming Development* by adding new item allowing *inactive or dormant* water dependent uses to resume operations rather than being considered nonconforming uses.
- Add new Section *UPMC 18.15.130 Developments not Required to Obtain Shoreline Permits or Local Reviews* to exempt beneficial state projects from having to go through local process.

Public Participation

- Public Participation Plan
- Open house
- Project updates via City website, social media, and mailers to property owners and stakeholders
- Planning Commission review and public hearing
- City Council review and public hearing



Next Steps

- Finalize Draft SMP amendments and submit to Ecology and Commerce for state agency review
- Planning Commission – Ecology hearing (May 2018)
- City Council hearing (June/July 2018)
- Complete local/state adoption process (Summer 2018)

Note: Dates subject to change...

Questions?



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