

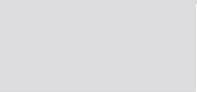


Clallam County Shoreline Master Program (SMP) Update

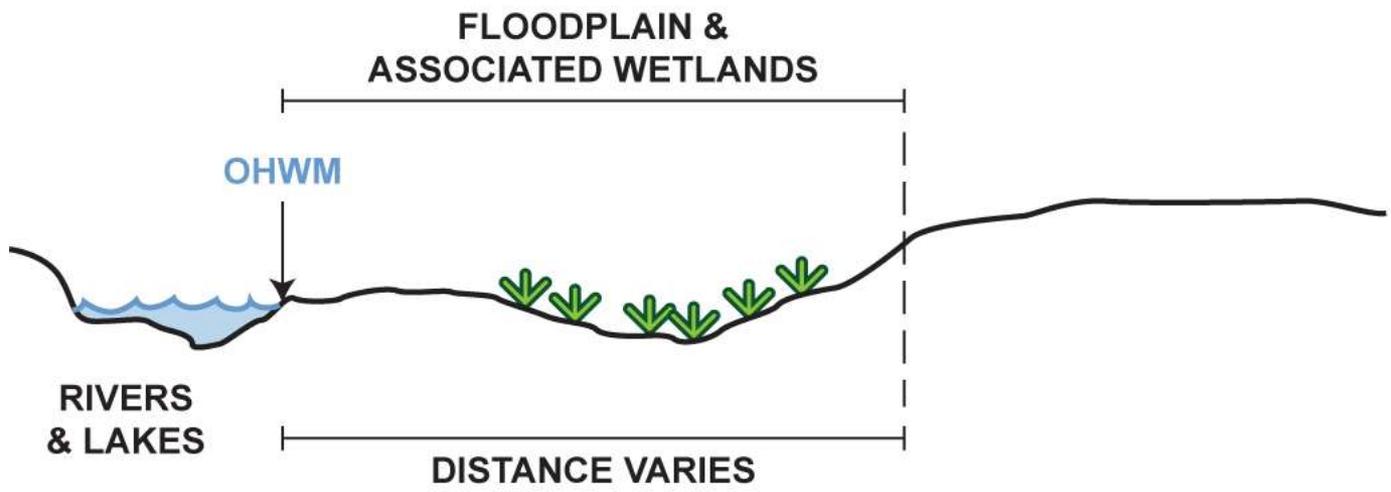
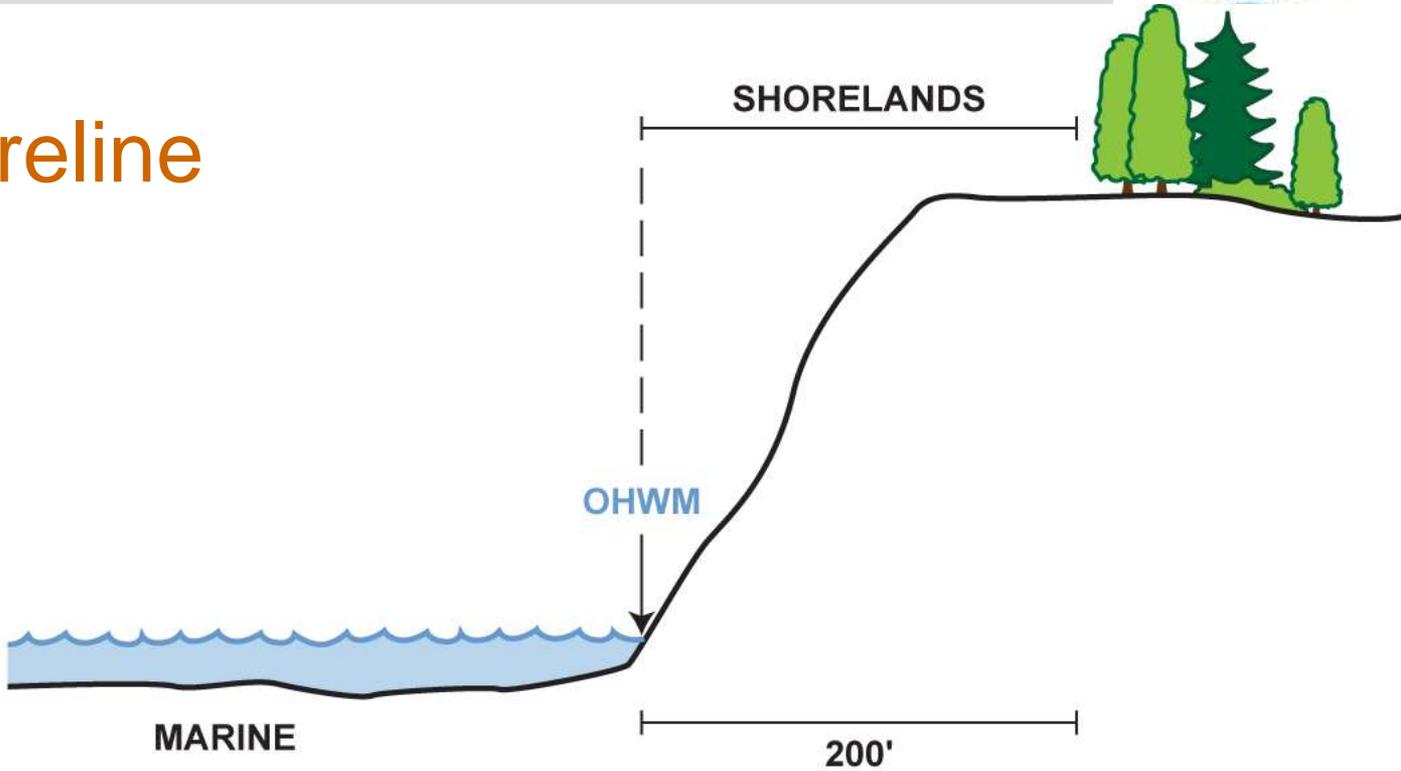
Forks
Public Forum

May 10, 2012





Limits of Shoreline Jurisdiction





Shoreline Management Act of 1971

“...coordinated planning is necessary in order to protect the public’s interest associated with shorelines of the state, while at the same time recognizing and protecting private property rights consistent with the public’s interest.”

RCW 90.58.020



Three goals of shoreline management:



Encourage water-dependent & priority uses



Protect natural resources



Promote access to public waters



County adopted its first SMP in 1976!





Why change it now?

- Population County-wide has more than doubled since the '70s.
- Accommodate growth without damaging lands and waters.
- We know more about flooding, erosion and other hazards than before.
- State requires SMP evaluation and update based on new requirements.



The SMP Update Process





WRIA 20 Prior Efforts

- WRIA 20 Committee
 - Met in 2010 and 1st half of 2011
- WRIA 20 Reports
 - October 2010 & June 2011 Forums
 - Inventory & Characterization Report
 - Draft Restoration Plan
 - Draft Preliminary Elements Report
- Forks Planning Commission
- North Pacific Lead Entity



Preliminary “Working Draft”

- Chapter 3 - Shoreline Environmental Designations
- Chapter 4 - General Policies & Regulations
 - Cultural
 - Buffers & Setbacks
 - Critical Areas
 - Mitigation
 - Clearing/Grading
 - Public Access
 - Restoration
 - Vegetation Conservation
 - Water Quality & Water Management



Preliminary “Working Draft”

- Chapter 5 – Policies & Regulations for Specific Shoreline Uses & Developments
 - Agriculture, Aquaculture, beach access structures, boating facilities & moorage, commercial & industrial development, dredging & dredge material disposal, forest practices, instream flow structures, mining, residential development, shoreline stabilization, signs, utilities, transportation, and others
- Chapter 6 – Administrative Procedures
 - Permits & Procedures
 - Non-conforming (grandfathered) use/development
 - Other Processes and Procedures



Shoreline Advisory Committee

(Main Focus Shorelines Draining to the Strait of Juan de Fuca)

- Formed a 30+ member committee to assist the Community Development Department (Primary Focus WRIA 17, 18 & 19)
 - property owners (some WRIA 20)
 - state agency staff
 - tribes
 - business interests
 - conservation organizations
- Sounding board for issues and concerns
- Broad range of perspectives
- 8 meetings to date, 3 more planned



Hot topics at the committee meetings:

- Environment designations.
- Building in hazardous areas – Who bears the risk?
- Buffers and setbacks – Effects on existing and new homes.
- Net pen aquaculture – Yes or No?
- Public access – How much is there? Where?



Proposed changes to the SMP:

- New Environment Designations.
- Buffers for new development are generally wider than currently required.
- Critical area requirements fully integrated – one set of rules.
- **We're not finished – we are refining the proposal based on your feedback!**

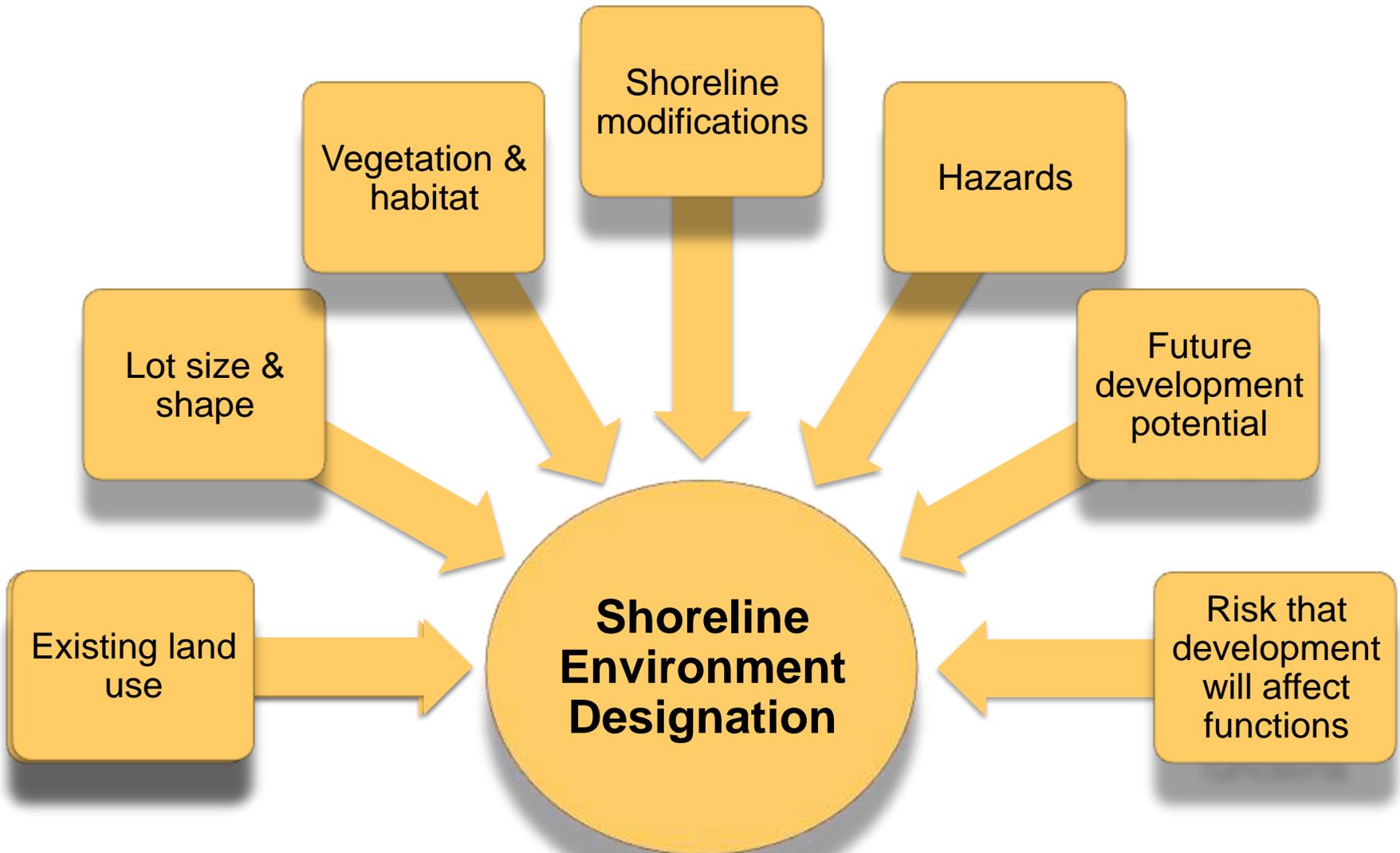


What are Environment Designations?

- Similar to a zoning overlay.
- Allow areas with similar characteristics to be managed and regulated in a similar way.
 - Specifies which uses and developments are allowed or not allowed on each segment of shoreline.
 - Permit requirements and rules (such as buffers) vary by designation.



Assigning Designations





Designations – Rivers & Lakes

Existing Designations

- Natural
- Conservancy
- Rural
- Suburban
- Urban

Proposed Designations

- Freshwater Natural
- Freshwater Resource
- Freshwater Conservancy
- *Freshwater Resource/Conservancy**
- *Freshwater Rural**
- Freshwater Residential

**Not proposed in current SMP Preliminary Working Draft SMP – Under Review.*



Freshwater Natural

- Upper Sitkum River
(including portions of Lost River and Rainbow Creek)
- Elk Creek
(primarily owned by North Olympic Land Trust)



Freshwater Resource

- Predominantly zoned commercial forest.
- Predominantly working forest lands or found in association with such areas.
- Includes some public recreation lands.
- Includes some lands not being managed for timber harvesting.
- Generally low likelihood for conversions due to remote location and/or lack of infrastructure.
- Predominantly large ownerships that are generally undeveloped forestlands.



Freshwater Resource/Conservancy

- Includes Freshwater Resource shorelines
- Would include rural lands that are less intensively developed in comparison to freshwater rural and residential shorelines.
- Generally characterized by wider and contiguous riparian forest and other vegetation.
- Some areas contain active channel migration zones, wide floodplains, and large wetlands.
- Generally free of shoreline armoring.



Rural

- Generally rural zoned and developed lands at less intensities than freshwater residential shorelines.
- Most lots in the 2 to 10 acre size range with very few very large lots.
- Generally served by well established infrastructure.
- Forest more fragmented by homes, lawns, agricultural lands, roads, and other converted lands.



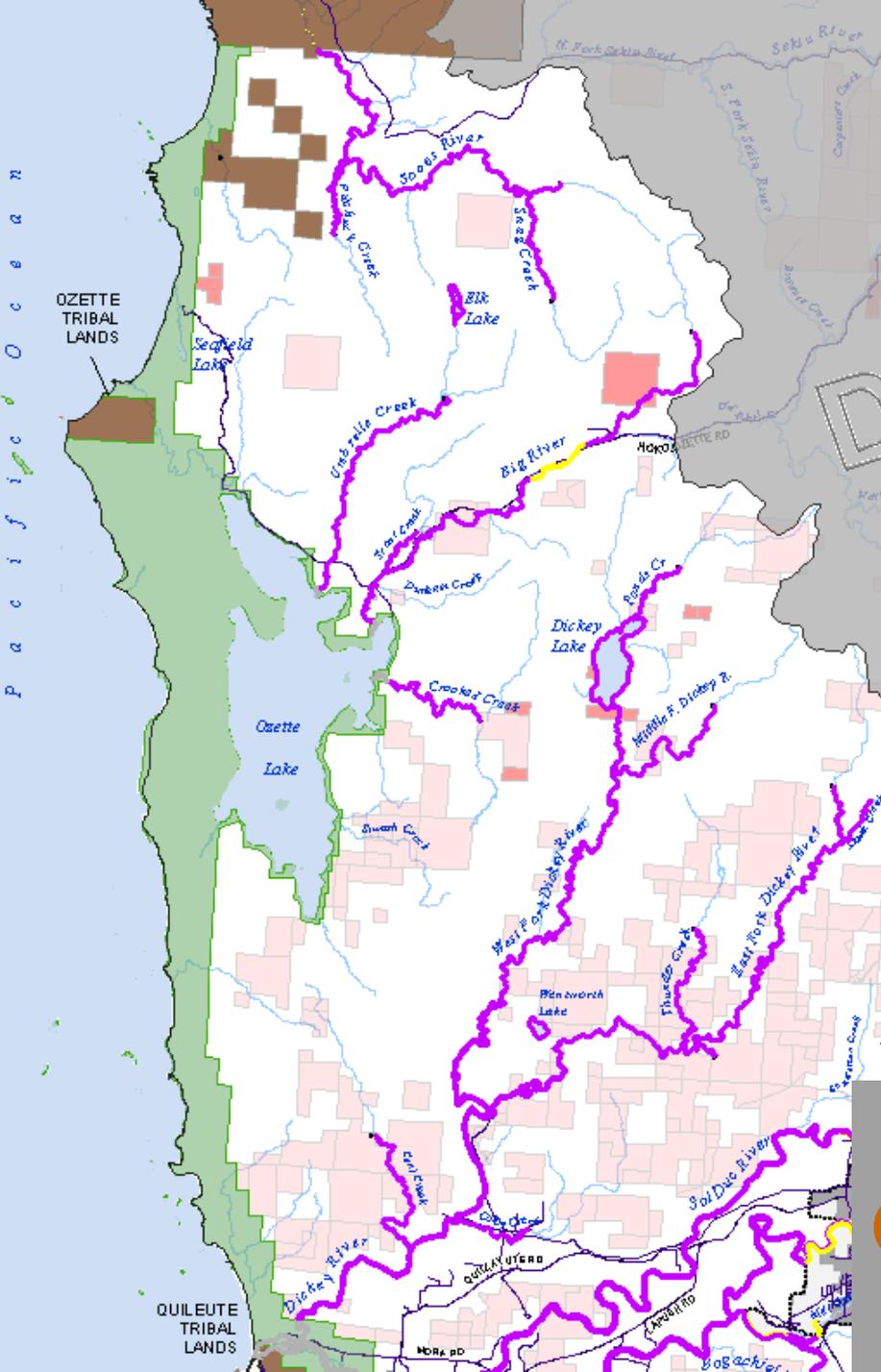
Freshwater Residential

- Shorelines that are partially or extensively developed with residential, recreational, and/or other uses.
- Generally zoned for more intensive rural densities.
- Generally minimal forest cover or forest cover in small, discontinuous patches.
- Generally more shoreline armoring and protection is present to protect structures and infrastructure.



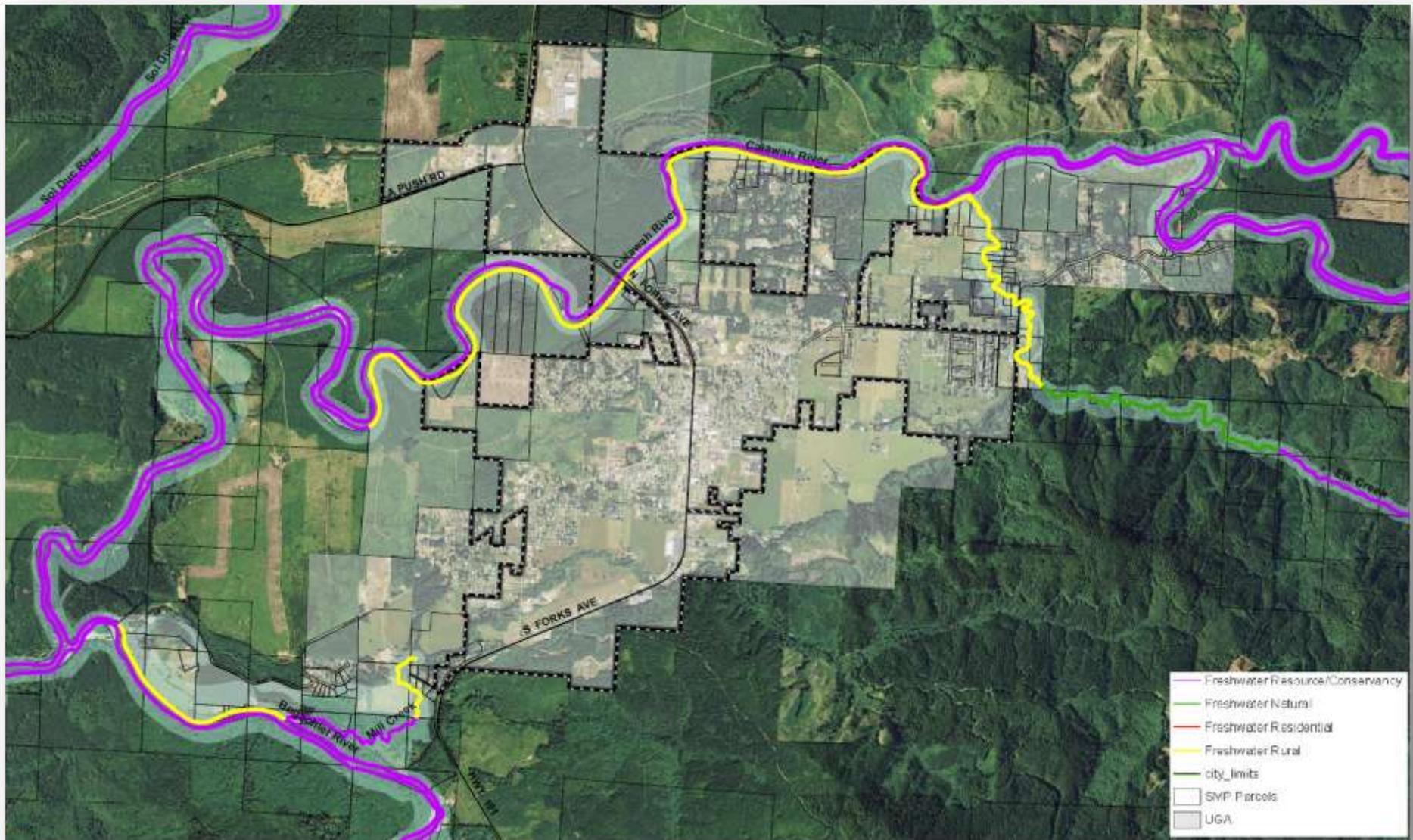
Proposed Shoreline Environmental Designations (SED)

- Olympic Nat. Park Ownership
- Freshwater Resource/Conservancy
- Freshwater Natural
- Freshwater Residential
- Freshwater Rural

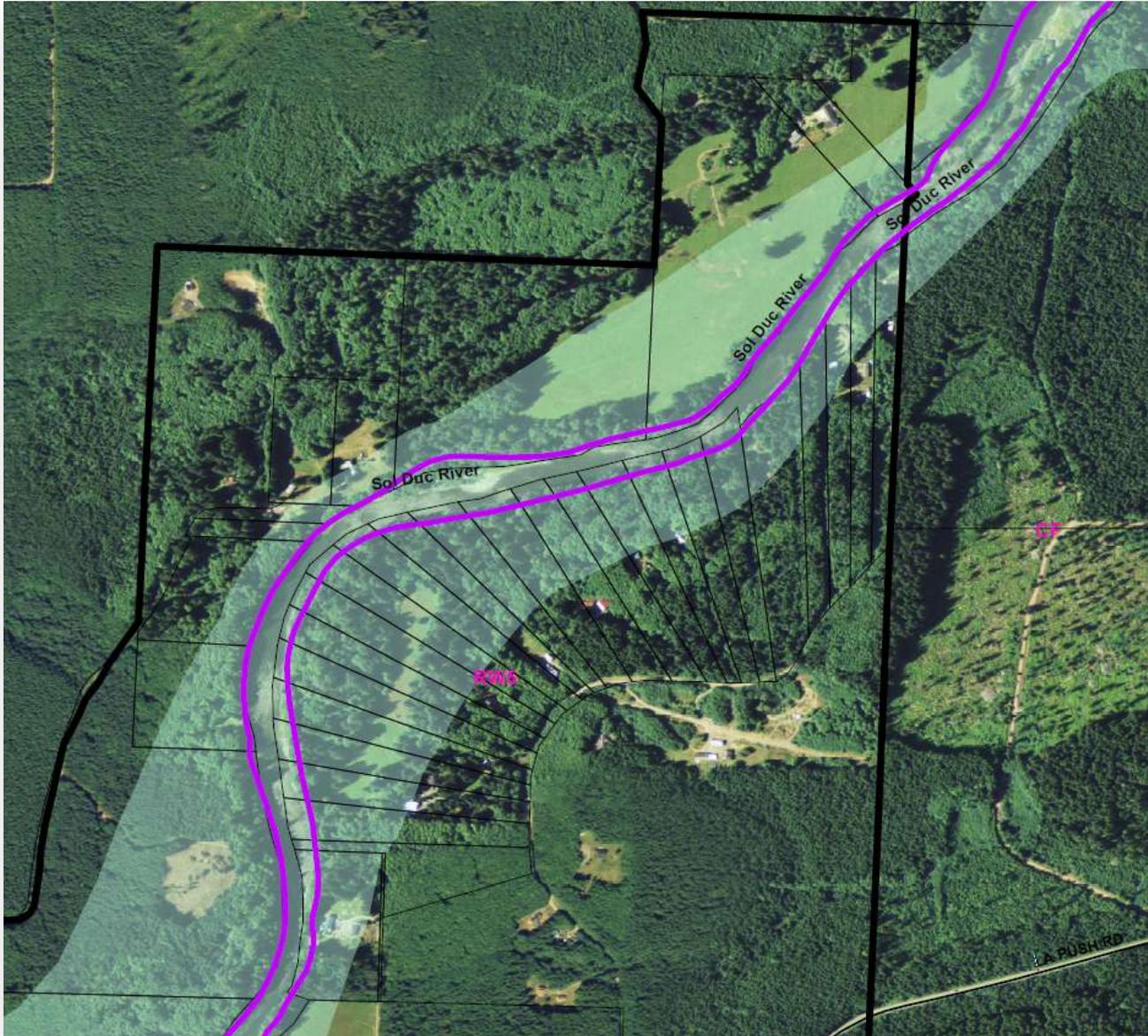


Ozette/Dickey/Sooes Area

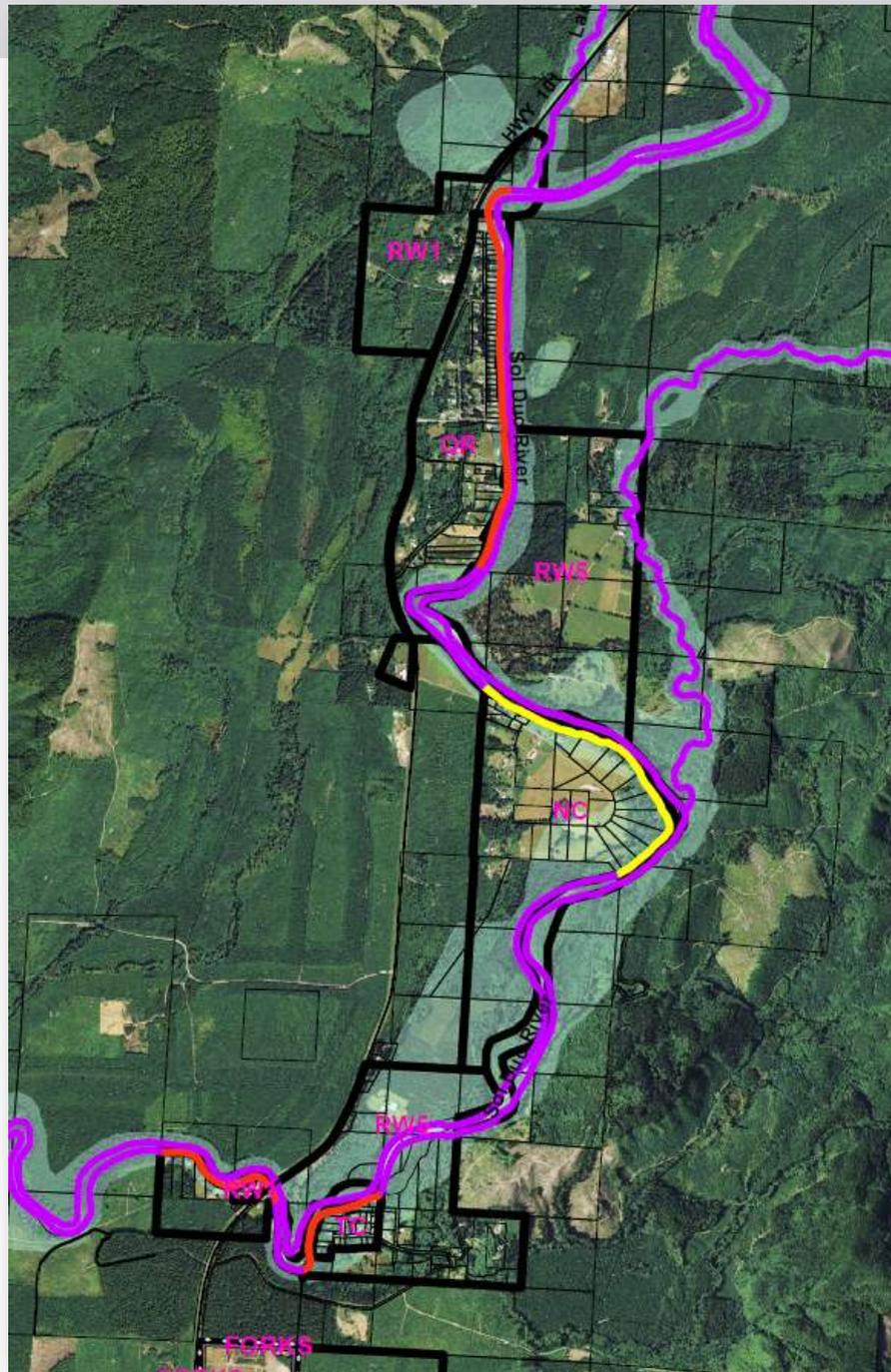
Forks UGA



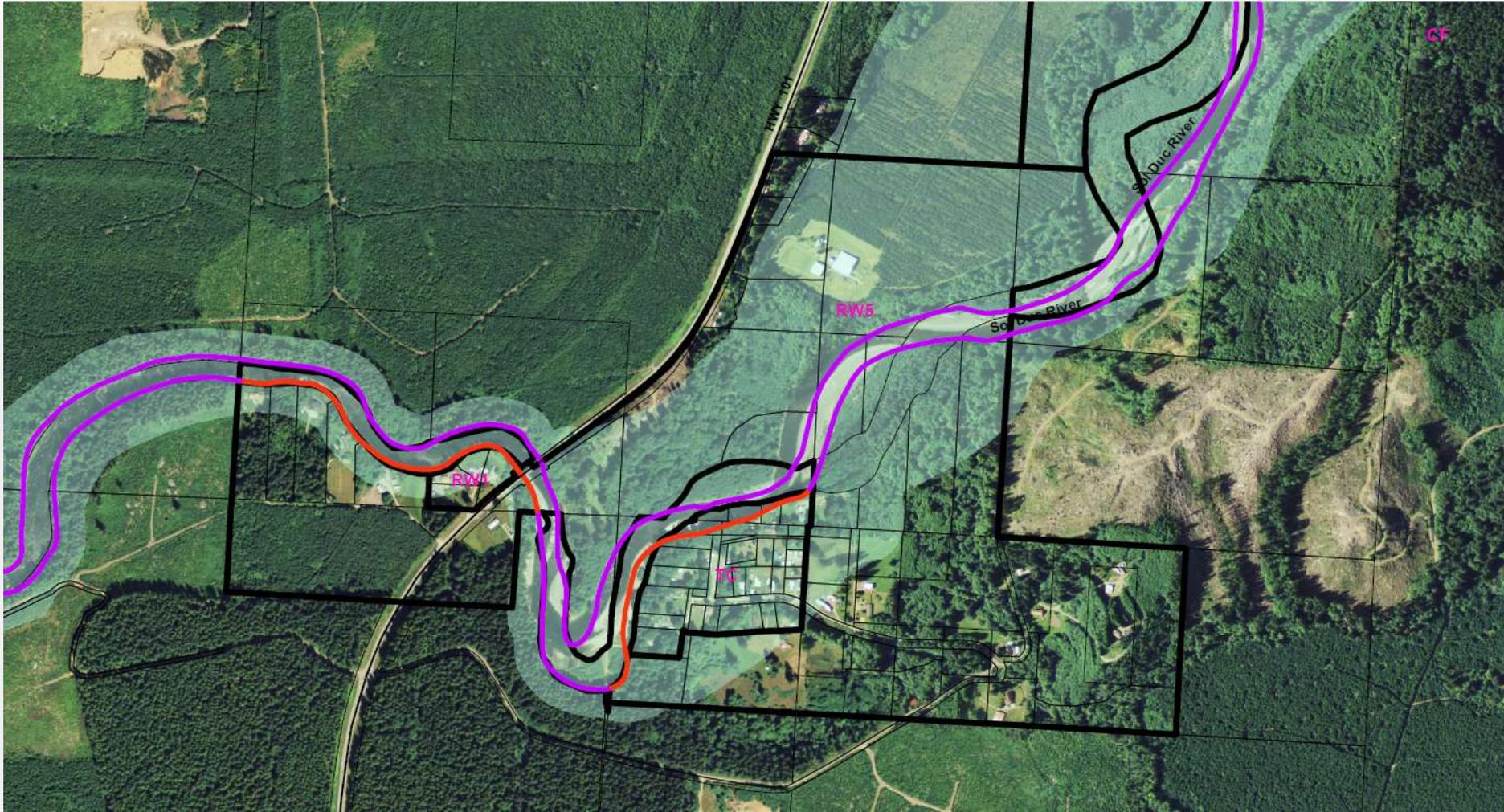
Sol Duc



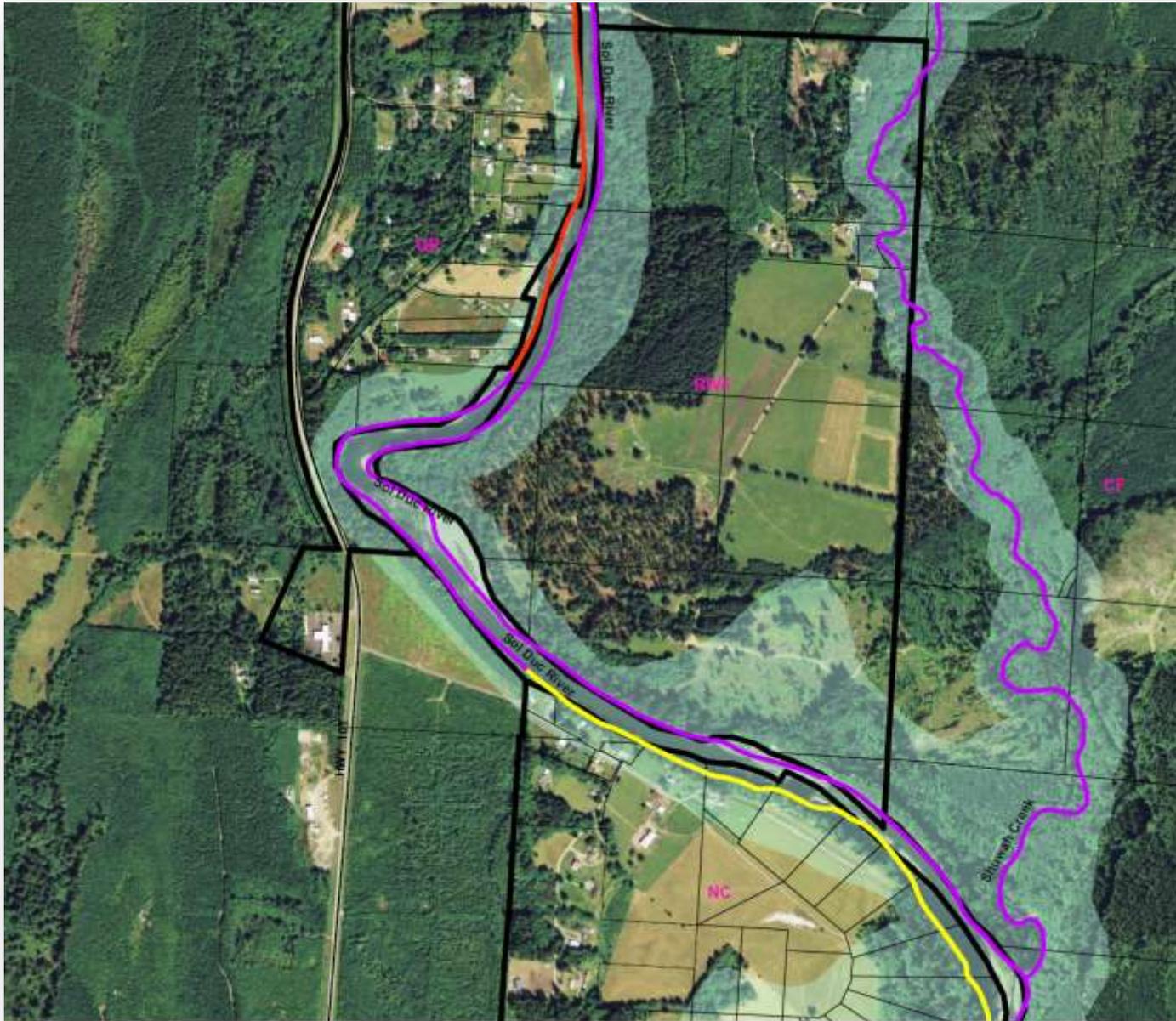
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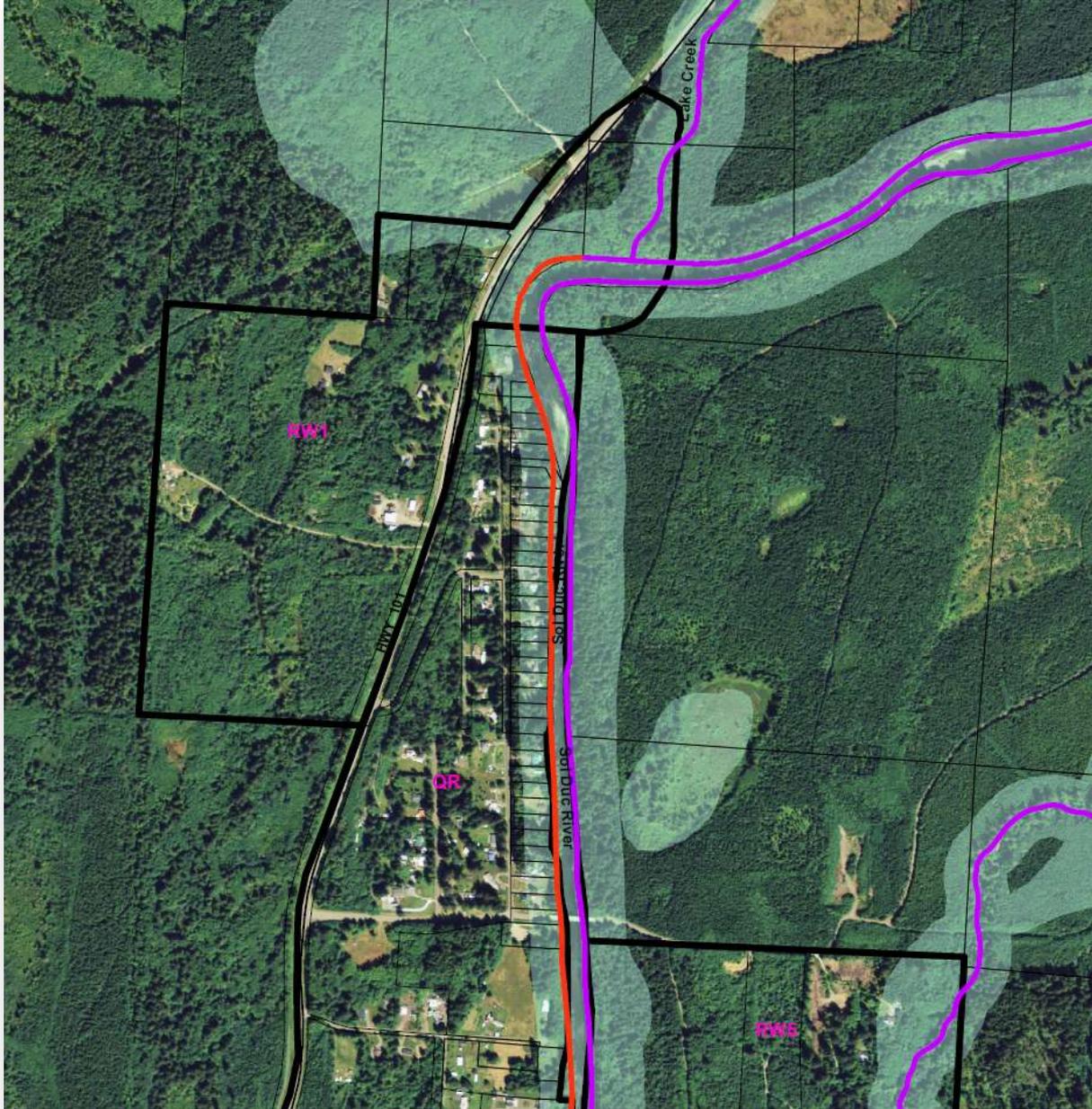
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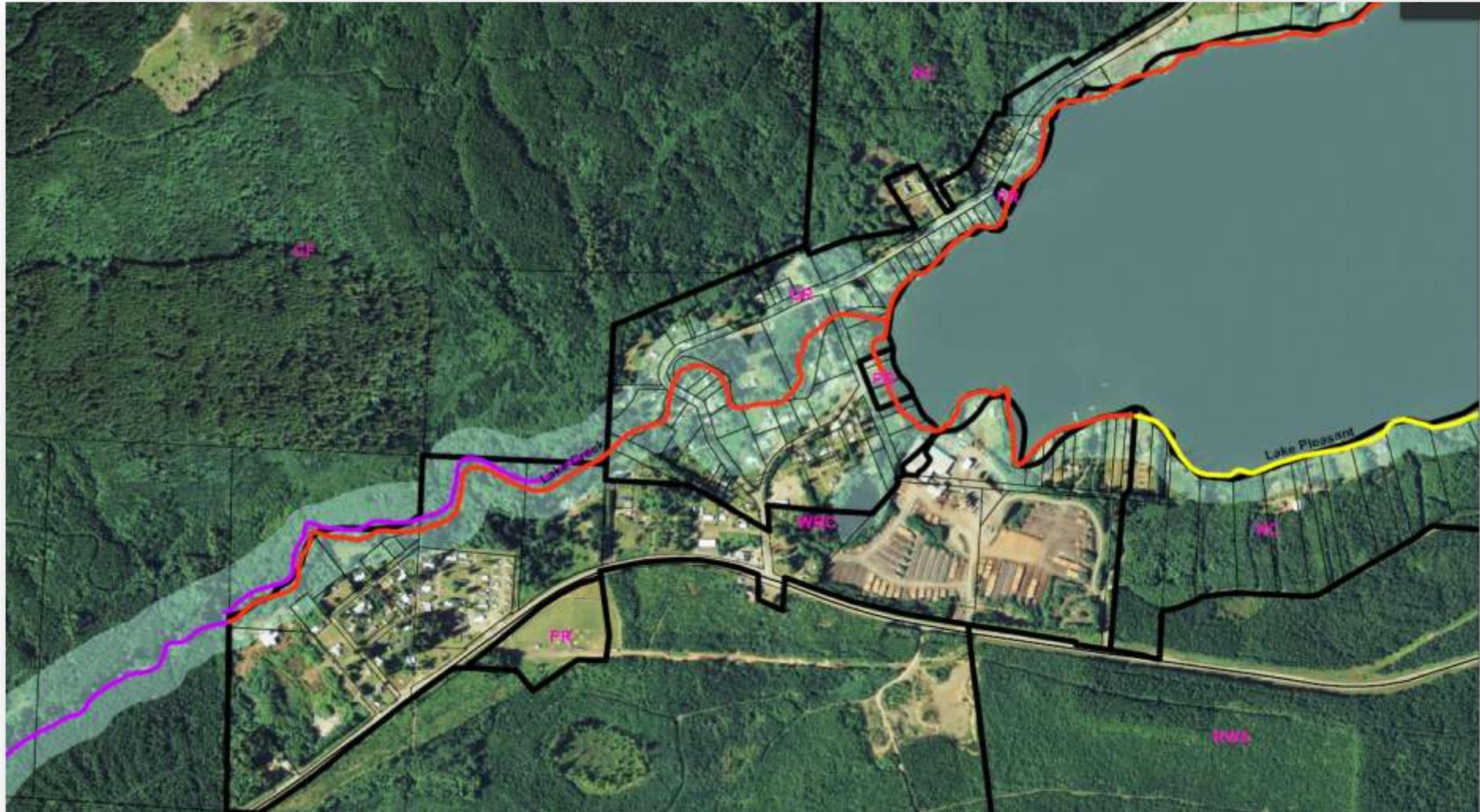


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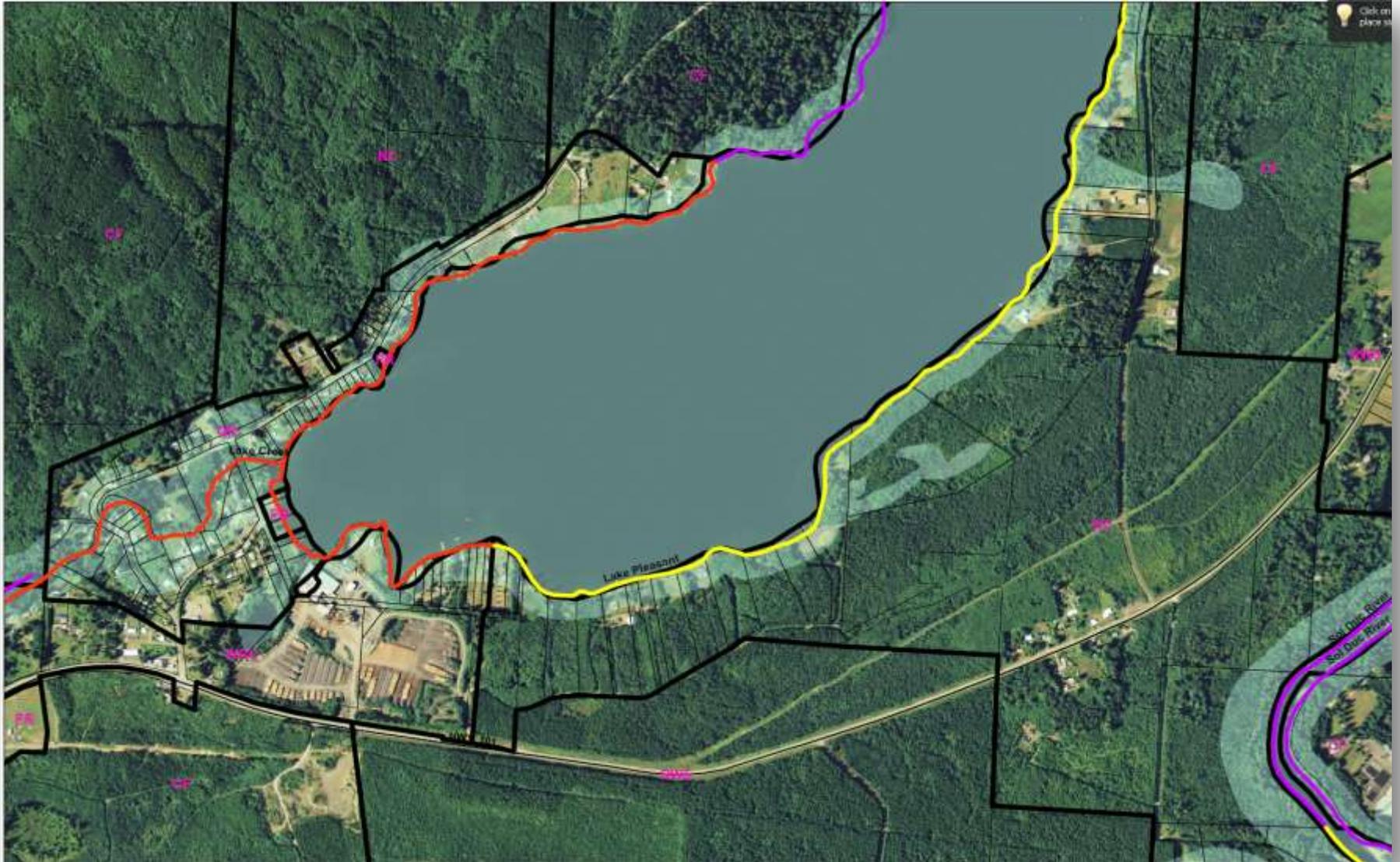


Sol Duc/Lake Pleasant



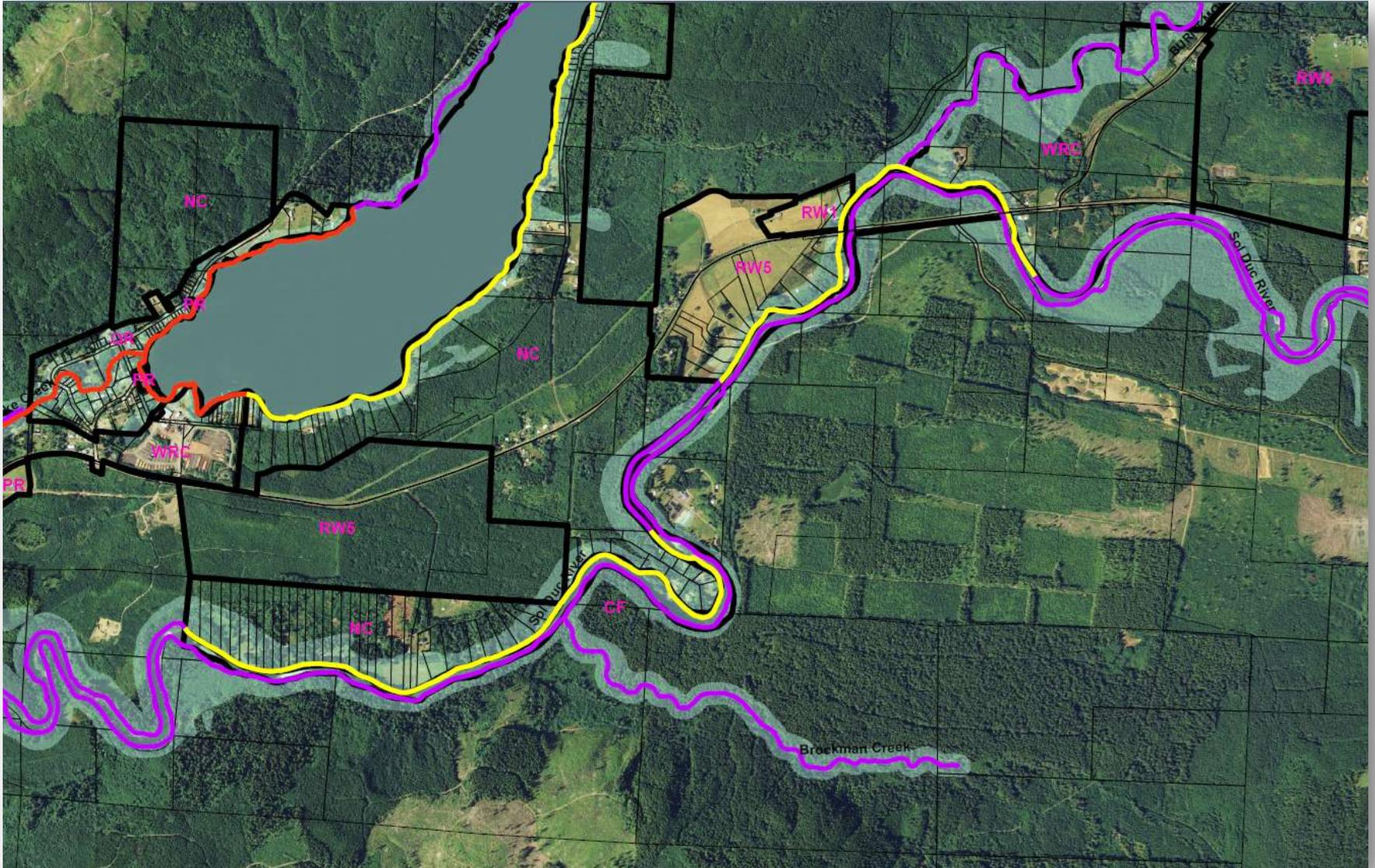


Sol Duc/Lake Pleasant

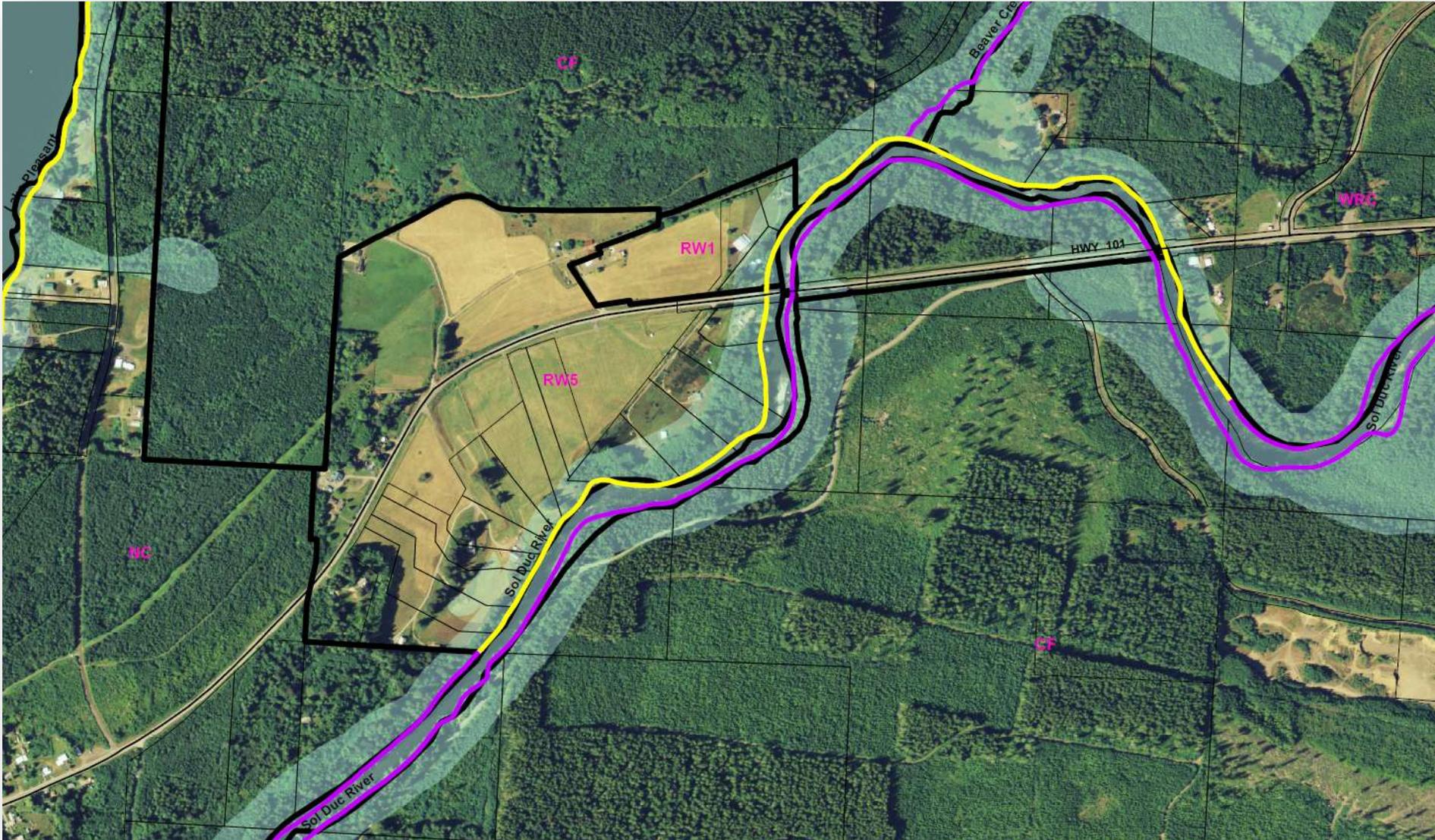




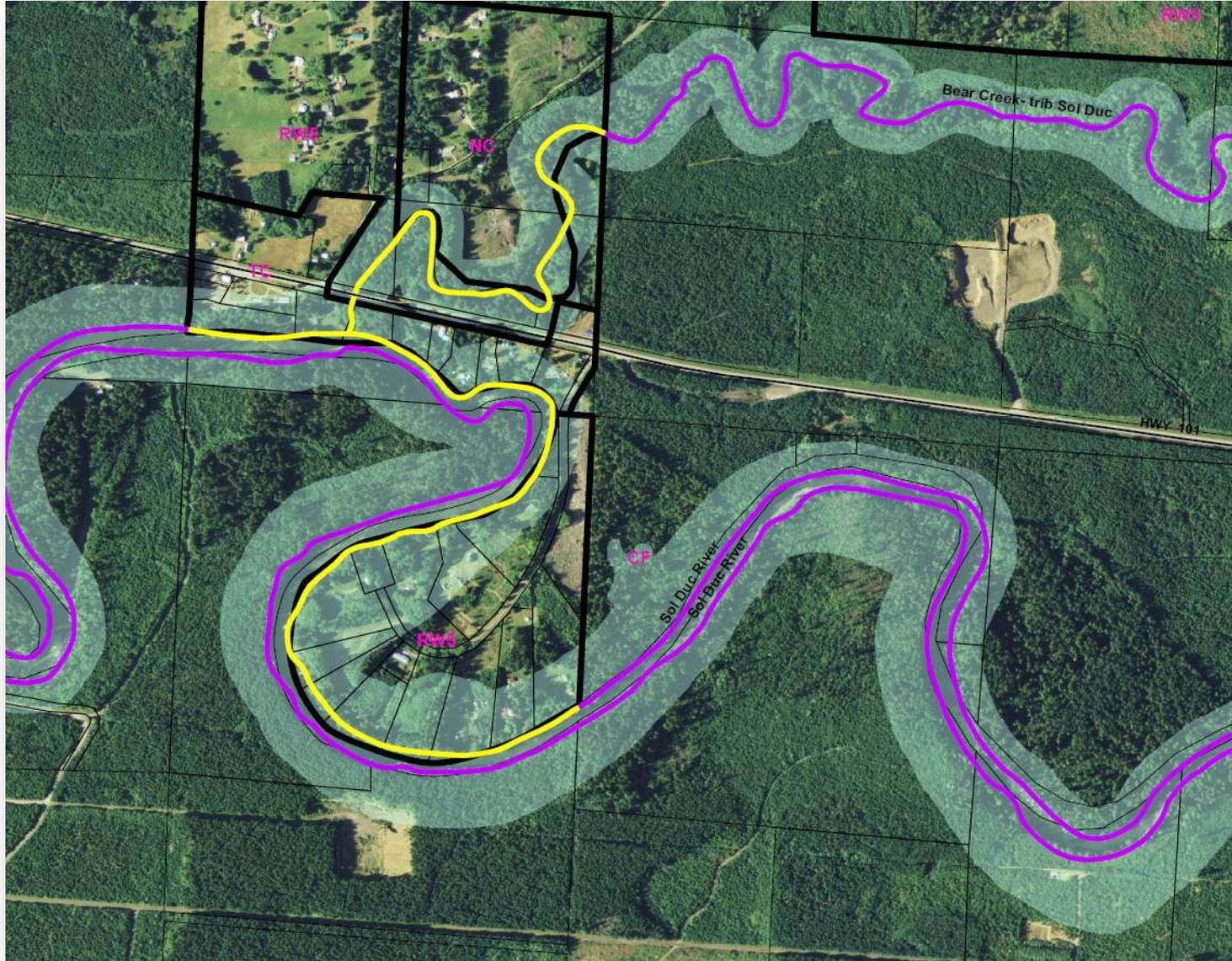
Sol Duc/Lake Pleasant



Sol Duc

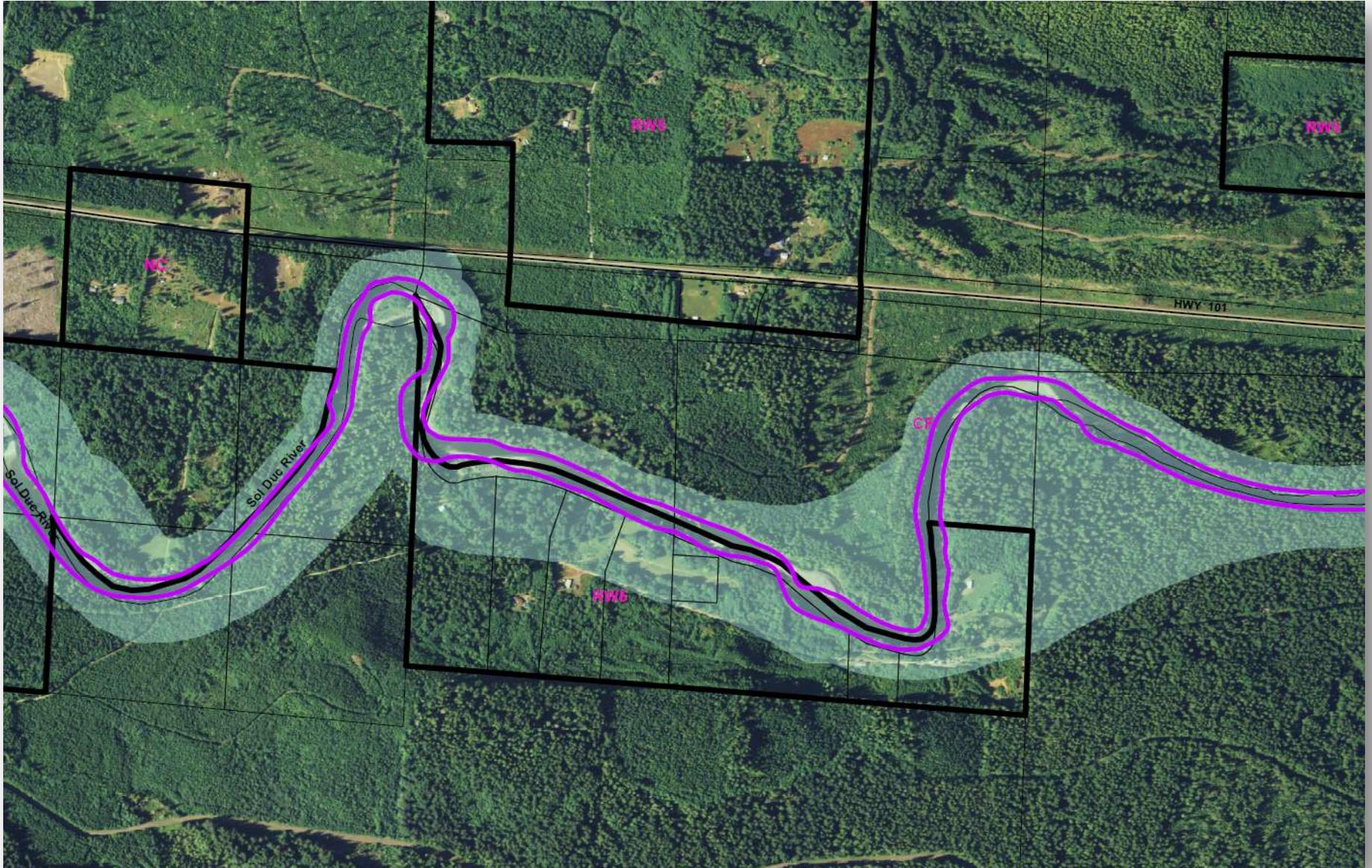


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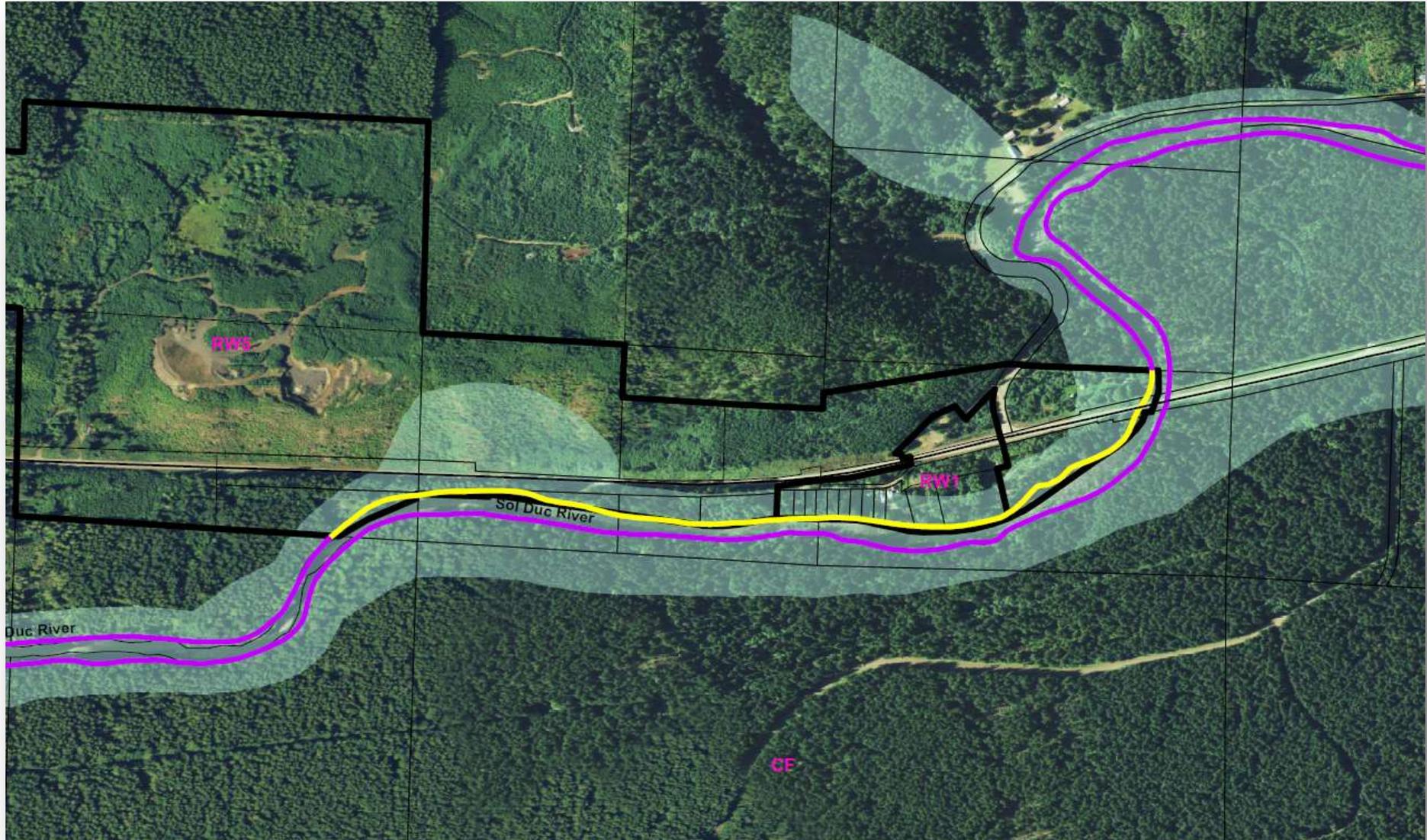


Sol Duc



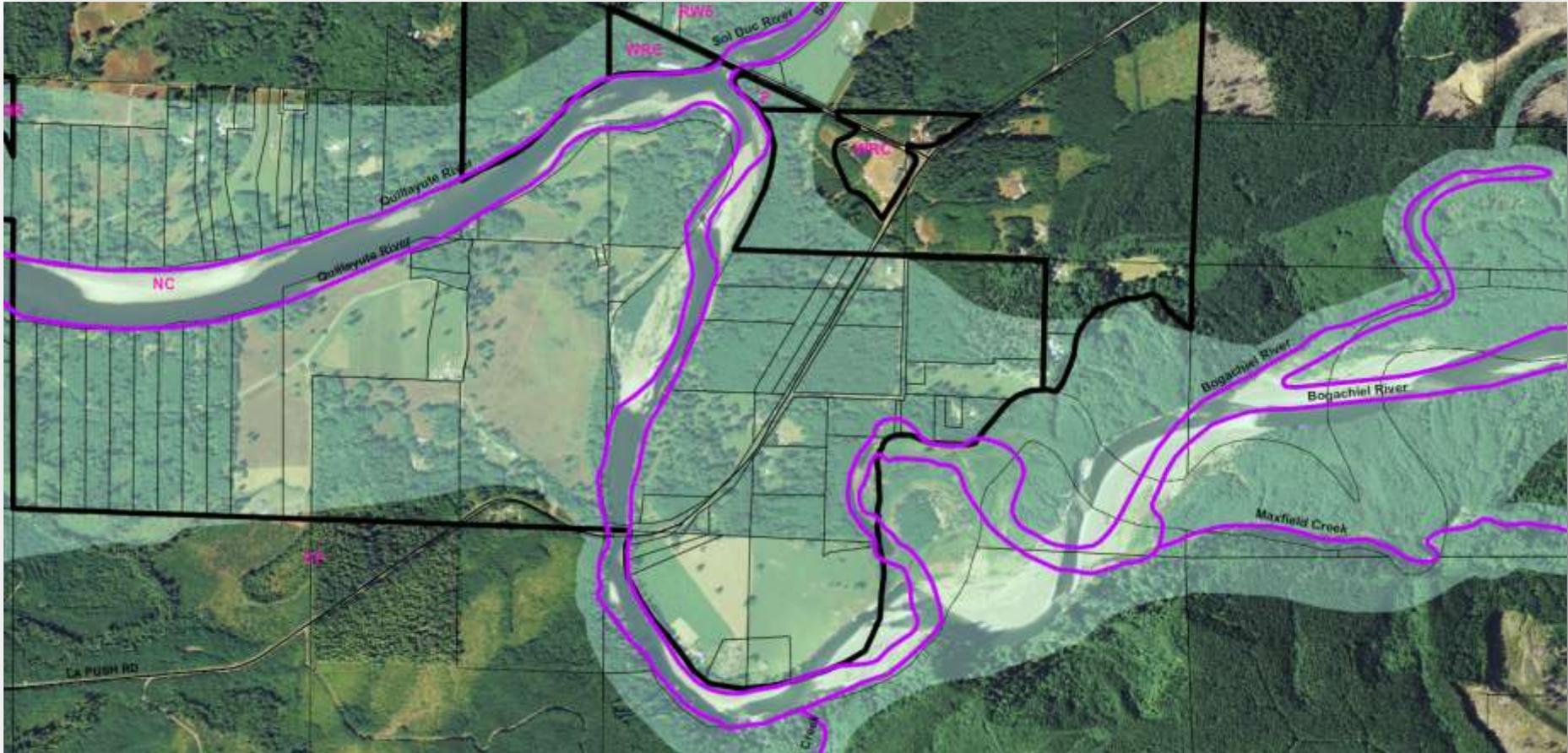


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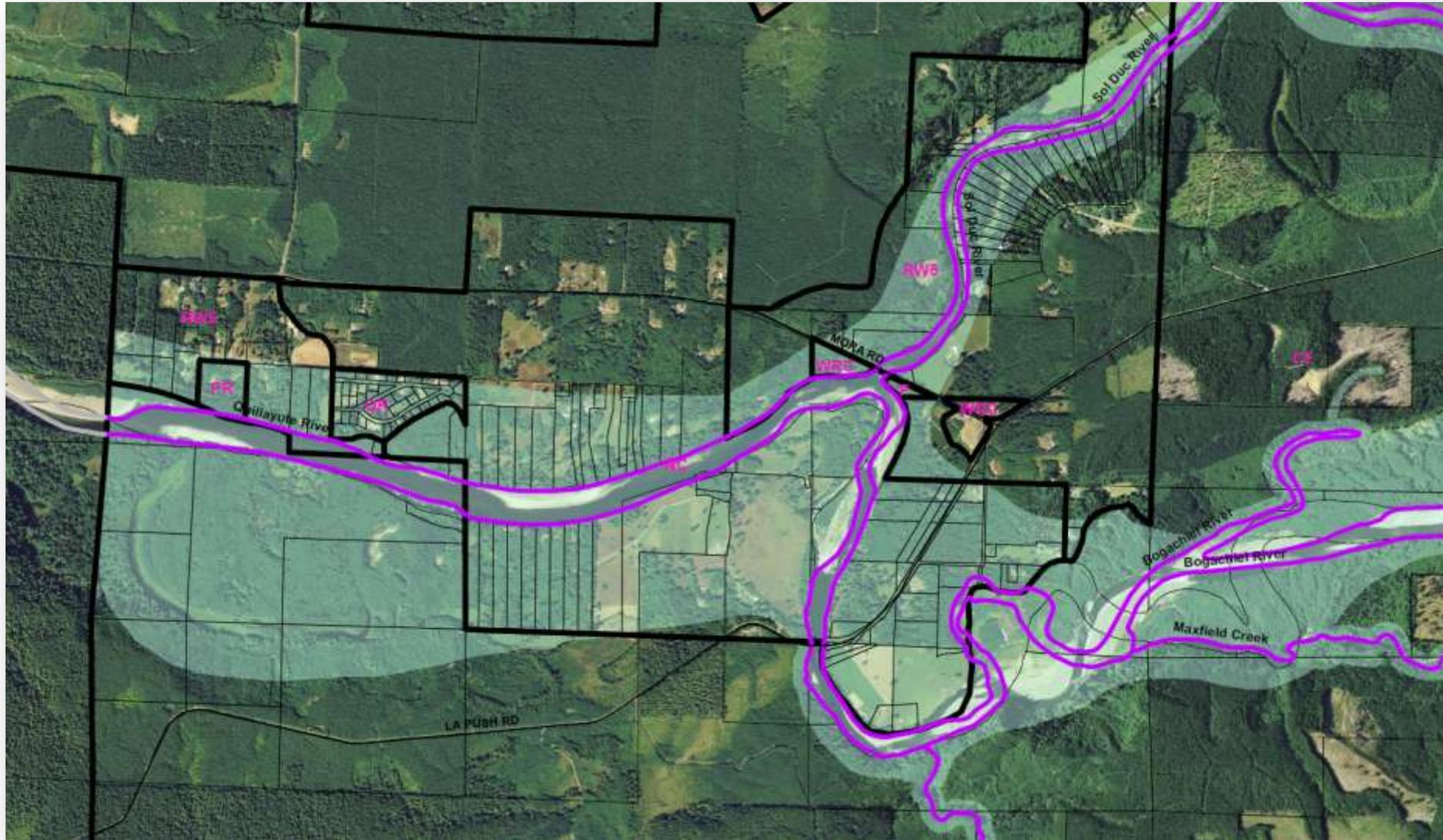


Quillayute/Bogachiel/Calawah



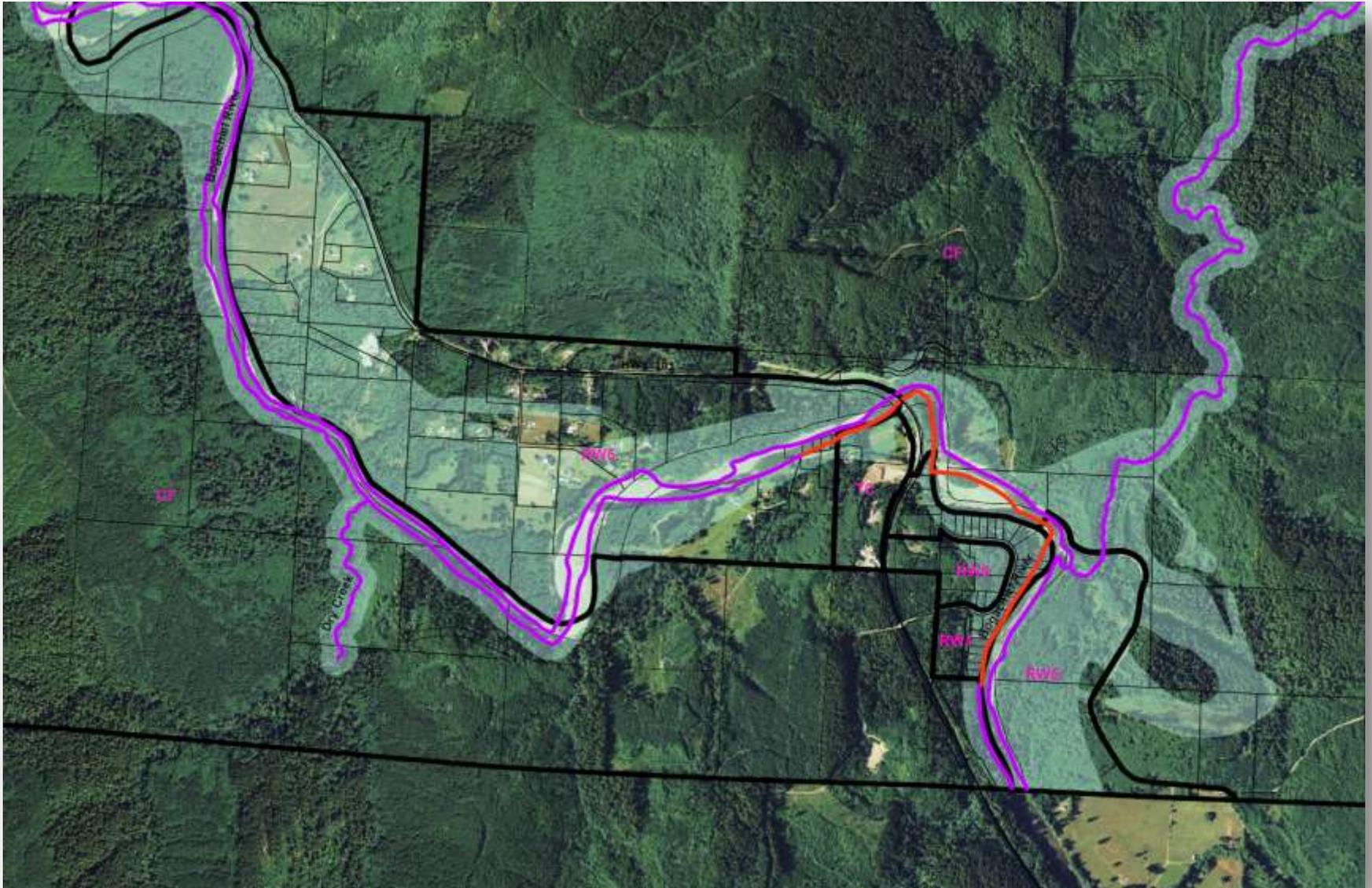


Quillayute/Bogachiel/Calawah





Quillayute/Bogachiel/Calawah



Why Buffers?





Why Buffers?

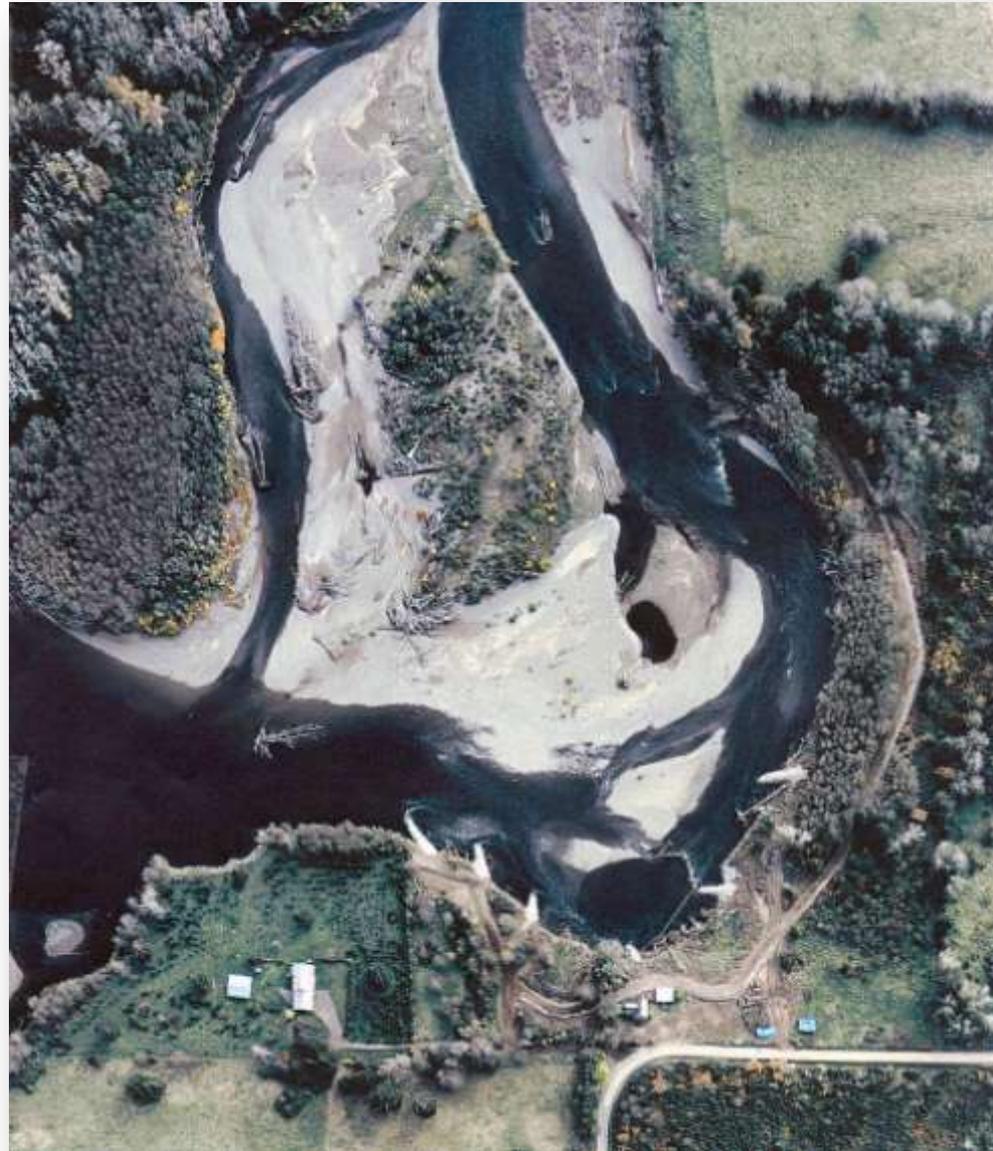
- ▶ Filter sediments and pollutants;
- ▶ Help absorb flood waters to protect human life and property;
- ▶ Allow for areas of natural stream movement to protect human life and property;
- ▶ Retention of natural buffers may avoid or reduce need for expensive shoreline protection (e.g., armoring) and restoration projects;
- ▶ Can help reduce streambank erosion;
- ▶ Provide important wildlife habitat corridors;
- ▶ Contribute essential nutrients to the food chain;
- ▶ Provide woody debris for in-stream habitat;
- ▶ Increase groundwater infiltration;
- ▶ Provide recreation areas.
- ▶ Others



Lower Bogachiel, 2002

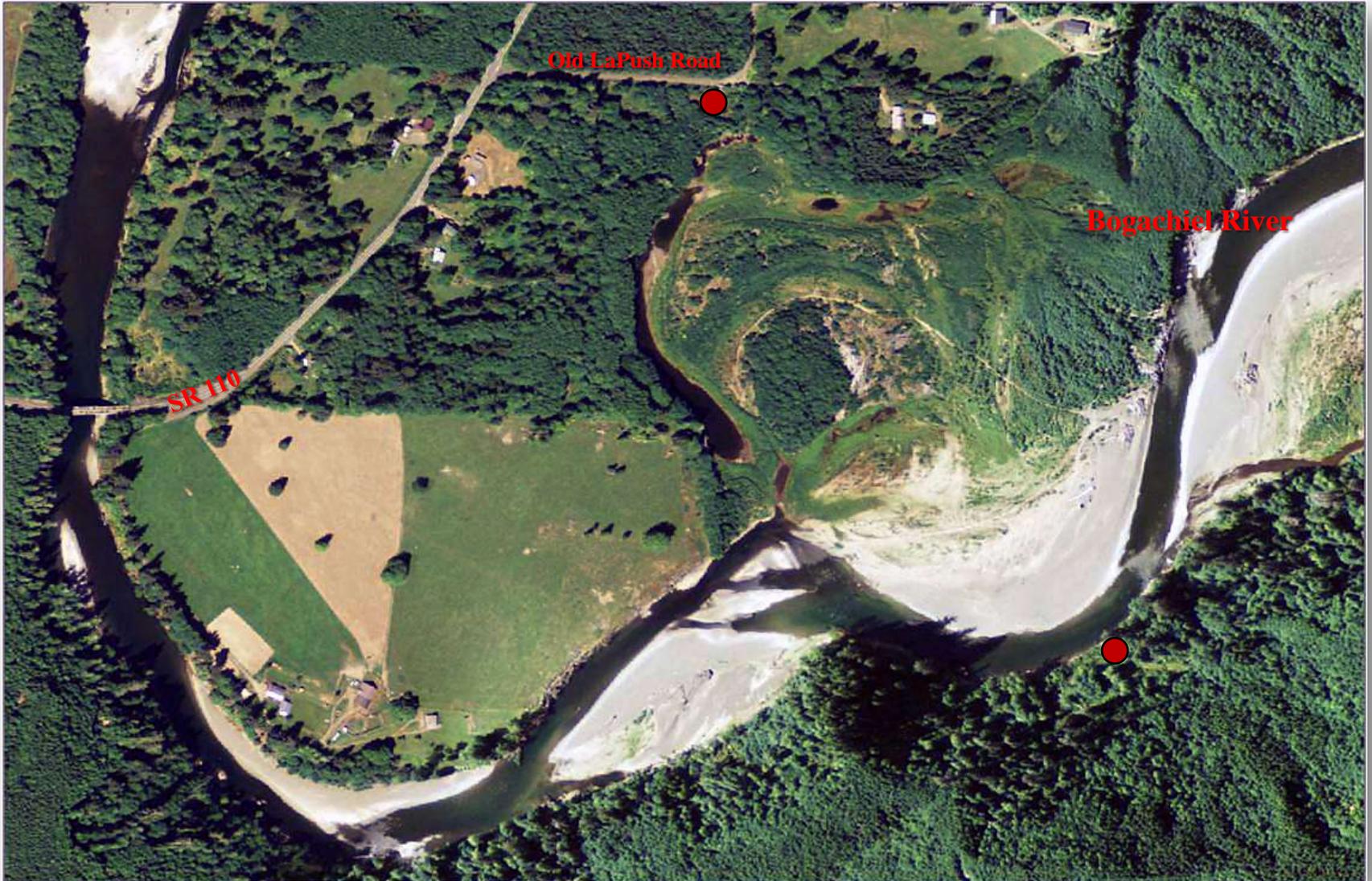


Channel Migration



Old LaPush Road

2011



2009



2006





Buffers and Setbacks

- Proposed shoreline buffers are generally wider than existing SMP 'setbacks'
- Buffers must be well vegetated
- Some uses are allowed in the buffer
- Buffers don't apply to Forestry or Agriculture
- Special allowances for buffers on small lots
- Some clearing is allowed to provide views and beach access



Existing buffers/setbacks – Rivers and Lakes

- Existing lots on rivers & lakes:
 - 35 to 150 ft from ordinary high water mark (depends on existing designation)
 - 50 ft from top edge of bluff in landslide hazard areas (can be reduced with geotechnical study)
 - 50 ft from edge of channel migration zones
- Major new development and new lot creation (subdivisions) require a 150 ft buffer .
- May increase to 300 feet under limited circumstances where standard buffer not sufficient protection.

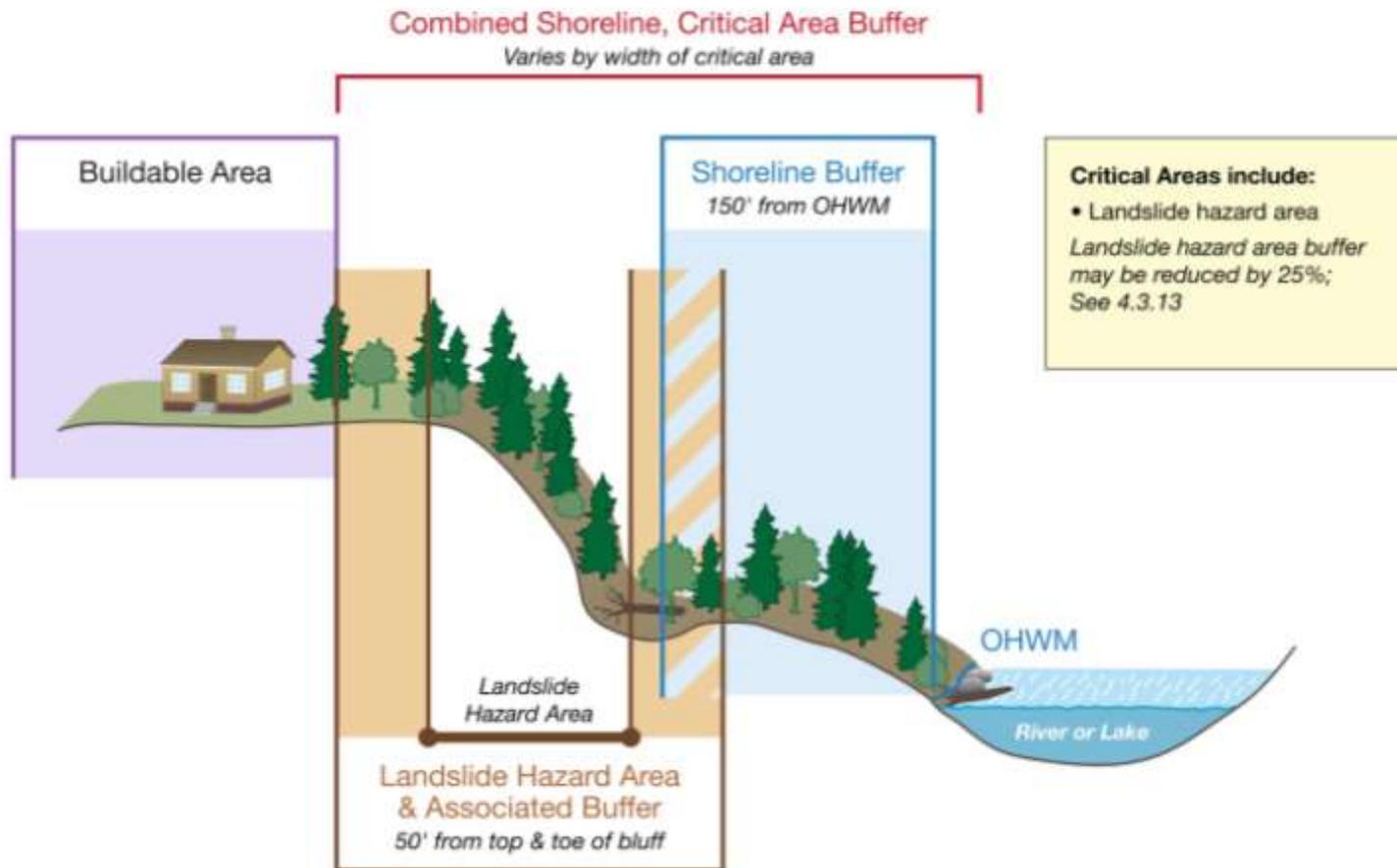


Proposed buffers – Rivers and Lakes

- Overlapping buffers:
 - Buffer from edge of ordinary high water line depend on shoreline designation.
 - Natural: = 175 feet
 - Forest Resource/Conservancy = 150 to 175 feet
 - Under review - more flexibility for single-family residential on pre-existing lots zoned for rural development.
 - Rural
 - 150 feet (new divisions, major development)
 - 50-75 feet for single-family and/or more flexibility for buffer averaging and buffer reduction/enhancement.
 - Residential = 50 feet
 - Buffer from edge of critical areas, if present
 - landslide hazards (generally 50 feet)
 - channel migration zones (generally 50 feet)
 - Wetlands (50-200 ft depending on Class)

Freshwater Resource

Shoreline / Critical Area Buffers



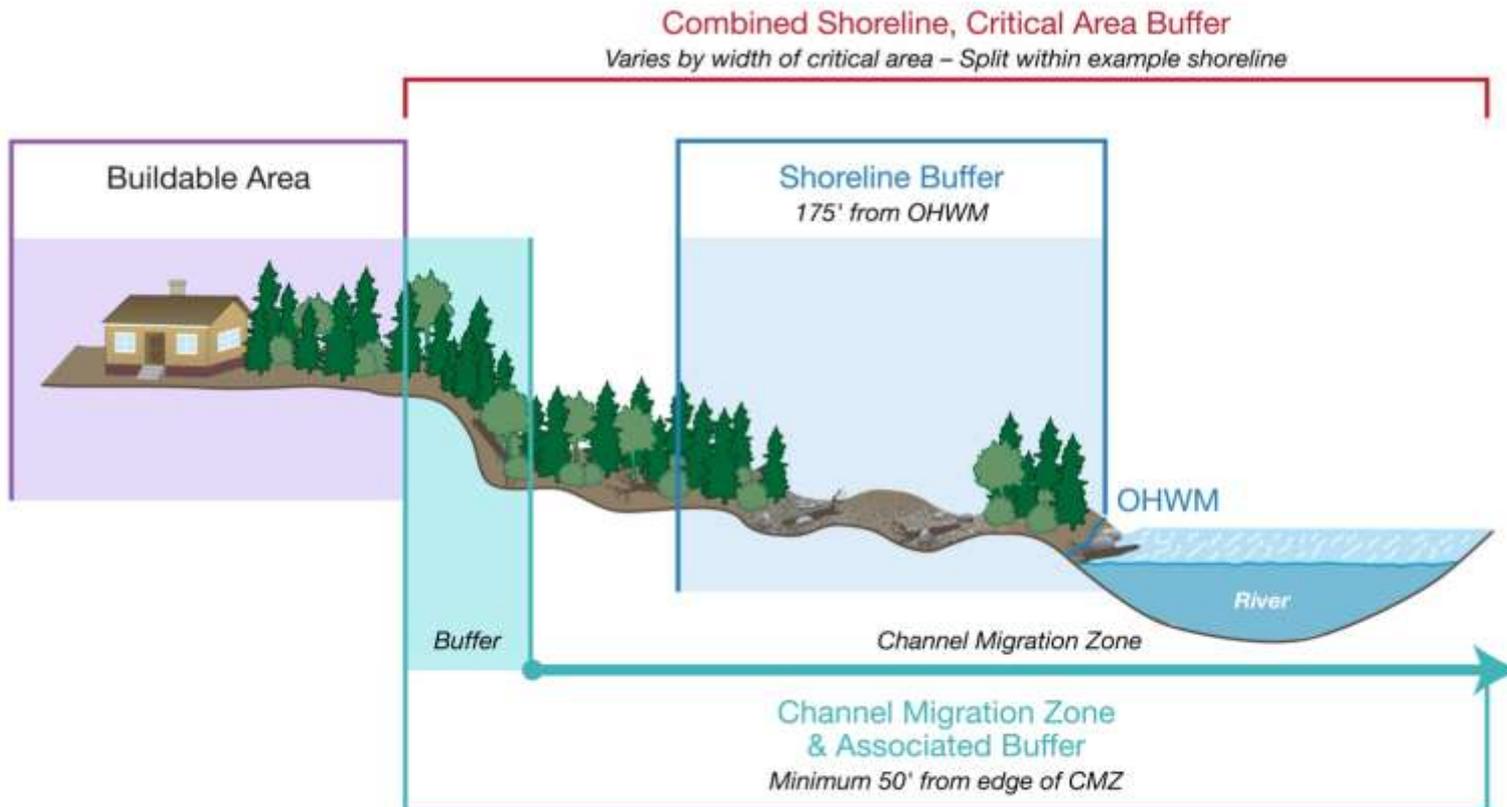


Freshwater Conservancy

Shoreline / Critical Area Buffers

Critical Areas include:

- Channel migration zone (CMZ)
CMZ may be reduced; See 4.2.4

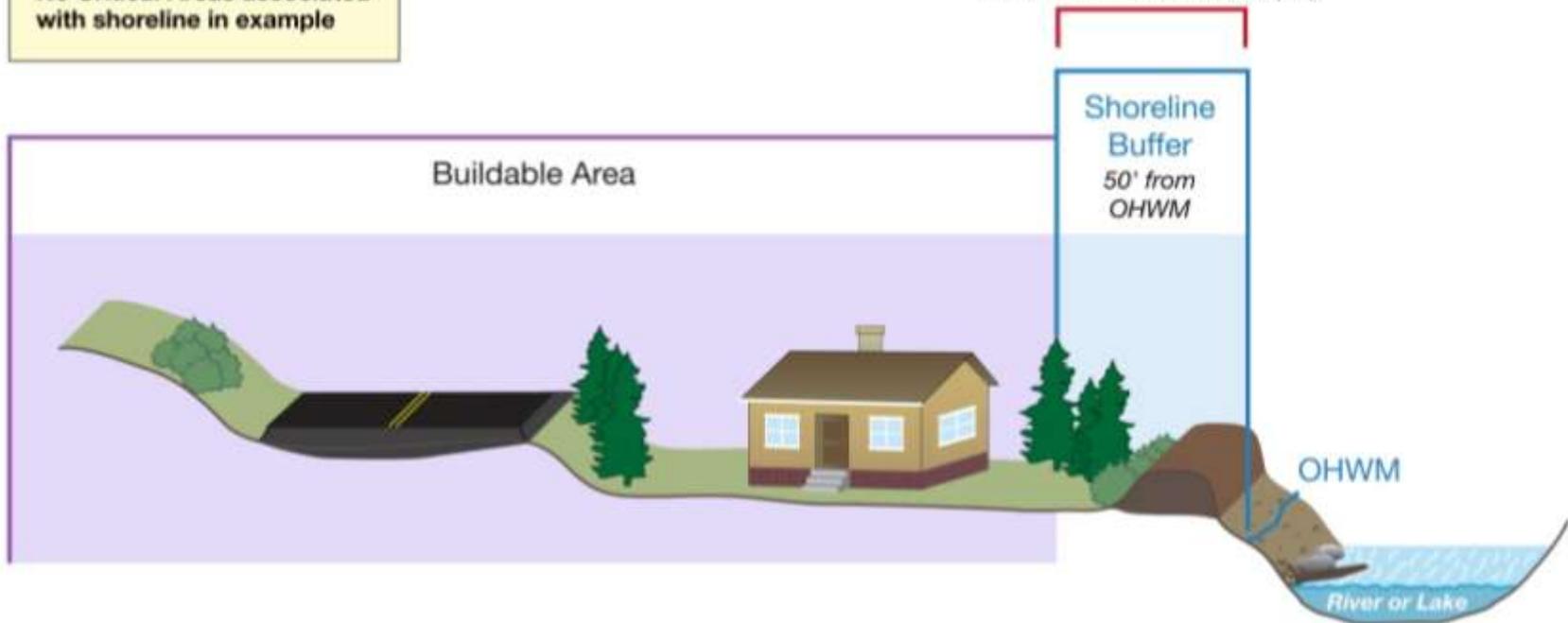




Freshwater Residential Shoreline / Critical Area Buffers

No Critical Areas associated
with shoreline in example

Combined Shoreline, Critical Area Buffer
50' (Same as shoreline buffer, as no
other critical areas in example)





Why increase buffers on rivers?



Randy Johnson photos



Vegetation Conservation

- Up to 20% of the buffer can be cleared for a view/ access
 - Selective cutting to maintain habitat values
- Planning Department can require vegetation plan that minimizes clearing of large trees

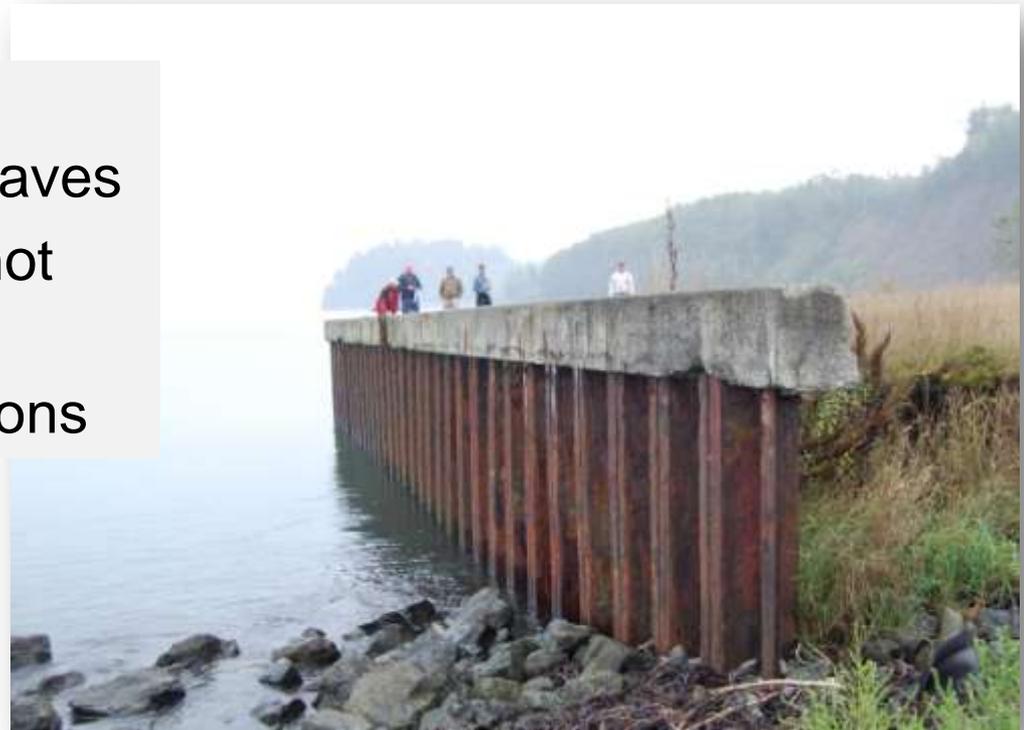


Armoring is only allowed when needed to:

- protect existing structures
- accommodate water dependent uses
- accommodate restoration efforts

Geotechnical report must show:

- Cause of erosion is wind or waves
- Nonstructural measures are not feasible or not sufficient
- Won't cause net loss of functions





Proposed Armoring Regulations

Structural Bulkheads Allowed with Conditional Use Permit	Structural Bulkheads Prohibited
FW Conservancy FW Residential Bay Modified Lowland	FW Natural FW Resource Priority Feeder Bluff Lowland Estuary High Bank Rocky Shore



Existing developments are still “grandfathered”

- If damage is $< 50\%$ replacement cost, can rebuild “as is”
- If damage $> 50\%$, rebuild must conform to new rules
- Same as current zoning code





Other Buffer Provisions

- Common Line Setback
- Buffer Averaging
- Buffer Reduction/Enhancement
- Variances

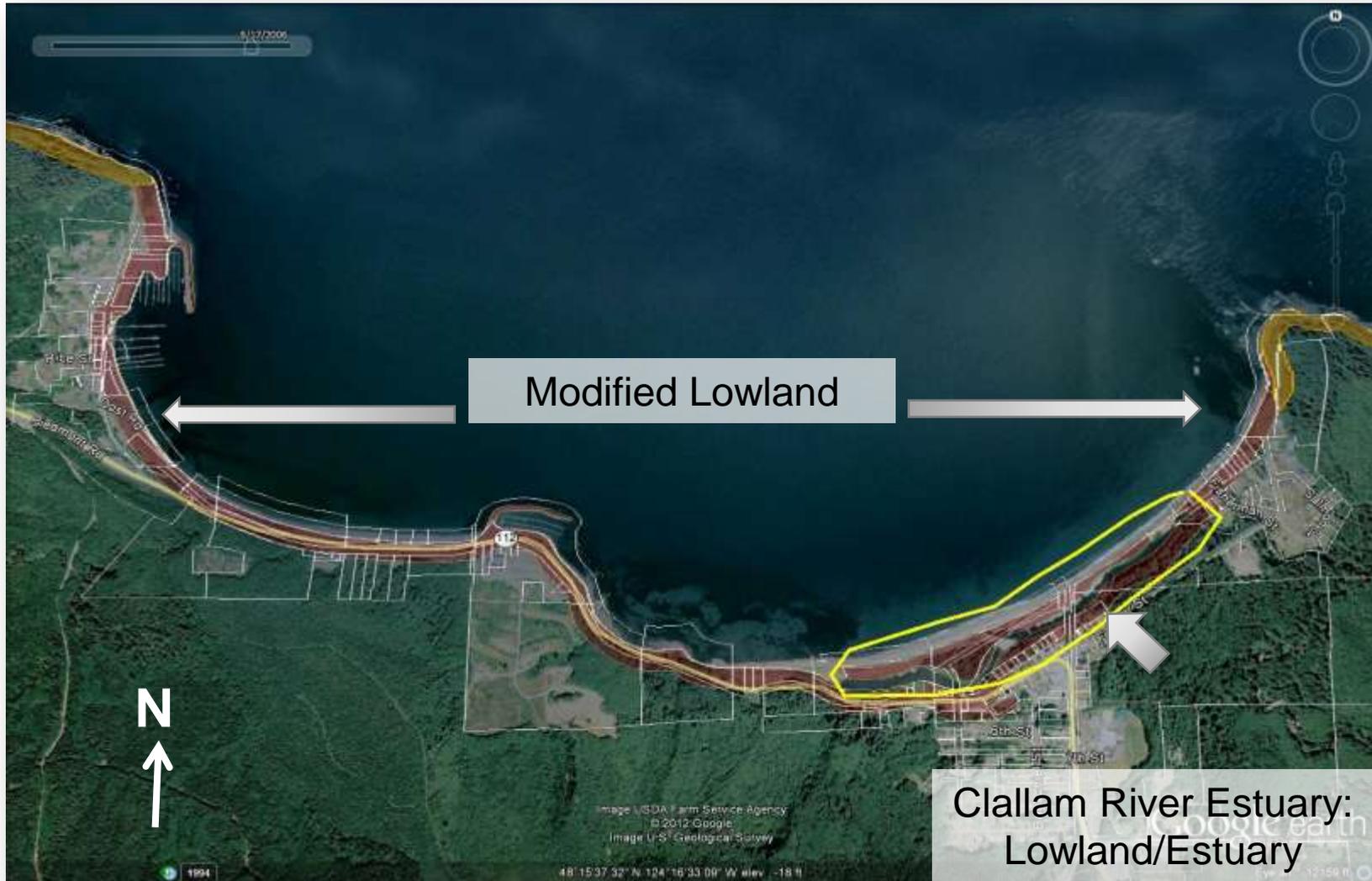


Commercial Development

- Water-oriented development is preferred
- Non-water-oriented development only allowed if:
 - Separated from shoreline by another property or road
 - Part of a mixed-use that includes a water-dependent use
 - Shoreline is restored
- New development should include public access



Clallam Bay Designations





Priority Feeder Bluff



Photo: Ecology Coastal Atlas



High Bank Rocky Shore



Pillar Pt.

Photo: Ecology Coastal Atlas



Lowland Estuary



Mouth of Pysht River

Photo: Ecology Coastal Atlas



Modified Lowland



Shore west of Hoko R.

Photo: Ecology Coastal Atlas



Freshwater Natural



Elwha River



Freshwater Conservancy

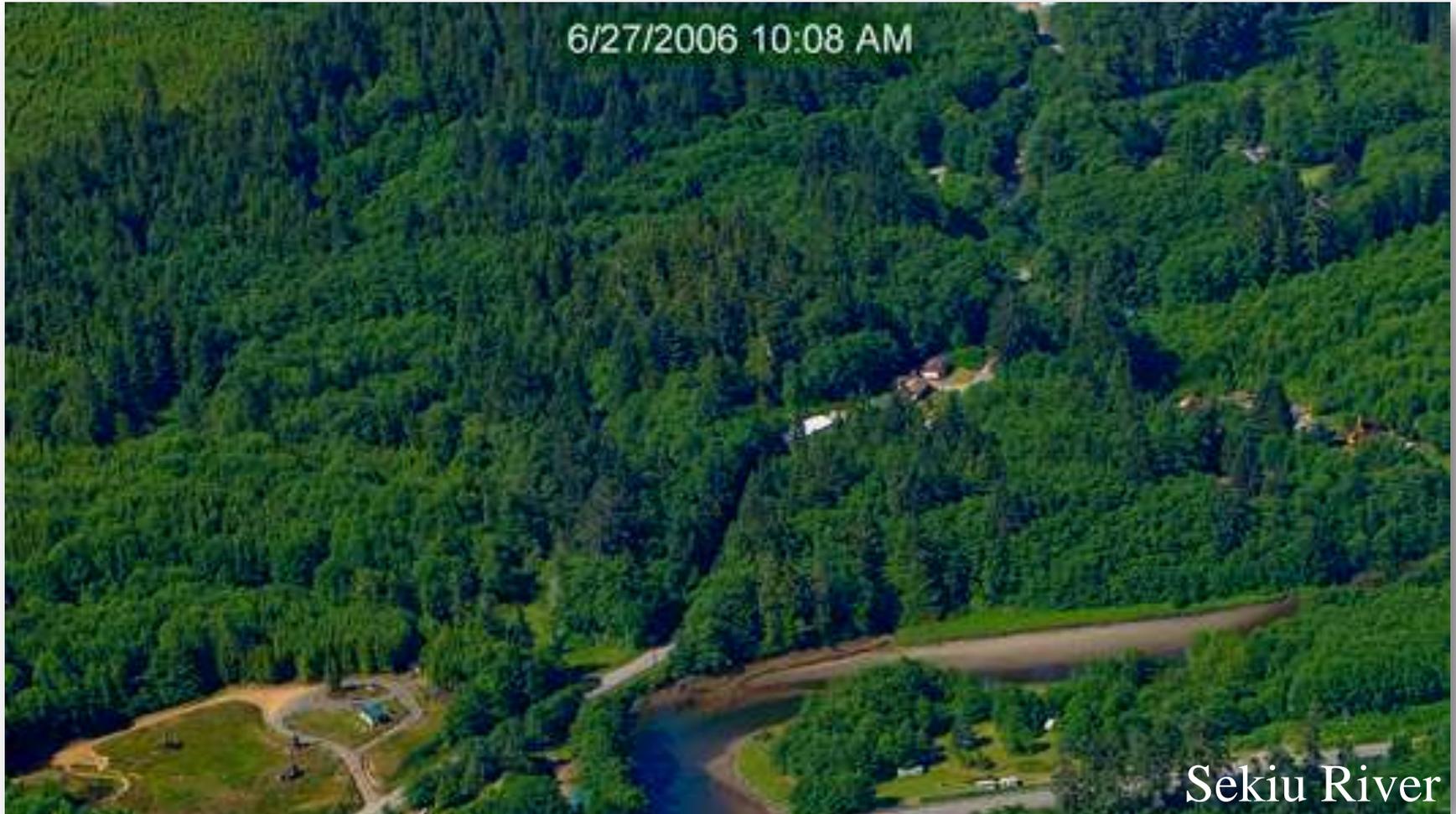


Photo: Ecology Coastal Atlas



Freshwater Conservancy



Photo: Ecology Coastal Atlas



Freshwater Resource



Hoko River



Freshwater Residential



Lake Sutherland

Photo: Ecology Coastal Atlas



What happens next?

- Re-establish a WRIA 20 Working Group:
 - WRIA 20 Shoreline Environmental Designations
 - Residential Development Standards
 - Other water oriented and dependent uses
- Revise the Preliminary Working Draft SMP, including integration of WRIA 20 Shoreline Environmental Designation (SED).
- Prepare Restoration Plan, Cumulative Impact Assessment and No Net Loss report.
- Planning Commission Review, Public Hearings, and Recommendation.
- Board of County Commissioners Review, Public Hearings, and Adoption.
- Washington Department of Ecology review (hearings, then approval).



Thank you



Calawah & Bogachiel Confluence, 2007

Questions?