



ISLAND COUNTY SHORELINE MASTER PROGRAM UPDATE

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LONG RANGE PLANNER

TIMELINE AND PROCESS

This Fall: Kick-Off

- Finalize grant application
- Acquire consultant services
- Form the Technical Review Committee
 - Shoreline Property Owners
 - Land Use Consultants
 - Builders
 - Conservation Districts
 - MRC
 - Sound Water Stewards
 - NW Straights Commission
 - Land Trust
 - Planning Commission
 - Ecology

General Process

- Bring topics and materials to the Technical Review Committee
- Then the Planning Commission
- Then the Board of Commissioners
- In that general order for discussion

Jointly Adopted Ordinance

- Island County and Ecology will hold a joint public comment period
- There will be a public comment hearing held during that period
- Island County will adopt locally and then send it on for Ecology to adopt

Adoption by:
June 2021

TASKS



STATE COMPLIANCE

State law, rules, and applicable updated guidance that may trigger the need for local SMP amendments



STAFF INITIATED UPDATES

Code changes implementing staff identified process improvements and language clarifications



SHORELINE MAPPING

Ensuring shoreline jurisdiction is accurately mapped, particularly as it relates to coastal lagoons and brackish wetlands



SEA LEVEL RISE

Guidance and best management practices for shoreline property owners and coastal communities

STATE COMPLIANCE

State law, rules, and applicable updated guidance that may trigger the need for local SMP amendments



STATE COMPLIANCE ITEMS

Exceptions to local review

Cost threshold for substantial development

Definition of development does not include demos

Existing floating on-water residences/homes

Cost threshold for docks on lakes and rivers to be considered substantial development

Tiber cutting not considered development

List of lakes and streams in shoreline

Commercial geoduck aquaculture

90 day target for review of WSDOT projects

Date of filing for substantial development permits

Amendment effective dates

Retrofitting existing structures to meet ADA requirements



STAFF INITIATED UPDATES

Code changes implementing staff identified process improvements and language clarifications



STAFF INITIATED UPDATES

Clarifying ambiguous and inconsistent sections of the shoreline code

Evaluating the Ordinary High Water Mark (OHWM) determination process for improved efficiencies

Evaluating a process for an applicant to request to change their Shoreline Environmental Designation (SED)

Clarifying regulatory language and permit review processes for vegetation maintenance and hazard trees

Including references and descriptions of two permit types: Shoreline Exemptions and Shoreline Exemption – Limited Review

Creating an easier process than a shoreline variance for very specific circumstances that frequently occur

Establishing a clear process for emergency bulkhead repairs



SHORELINE MAPPING

Ensuring shoreline jurisdiction is accurately mapped, particularly as it relates to coastal lagoons and brackish wetlands



SHORELINE MAPPING

Ecology issued new guidance clarifying where shoreline jurisdiction technically falls when mapping coastal lagoons and wetlands

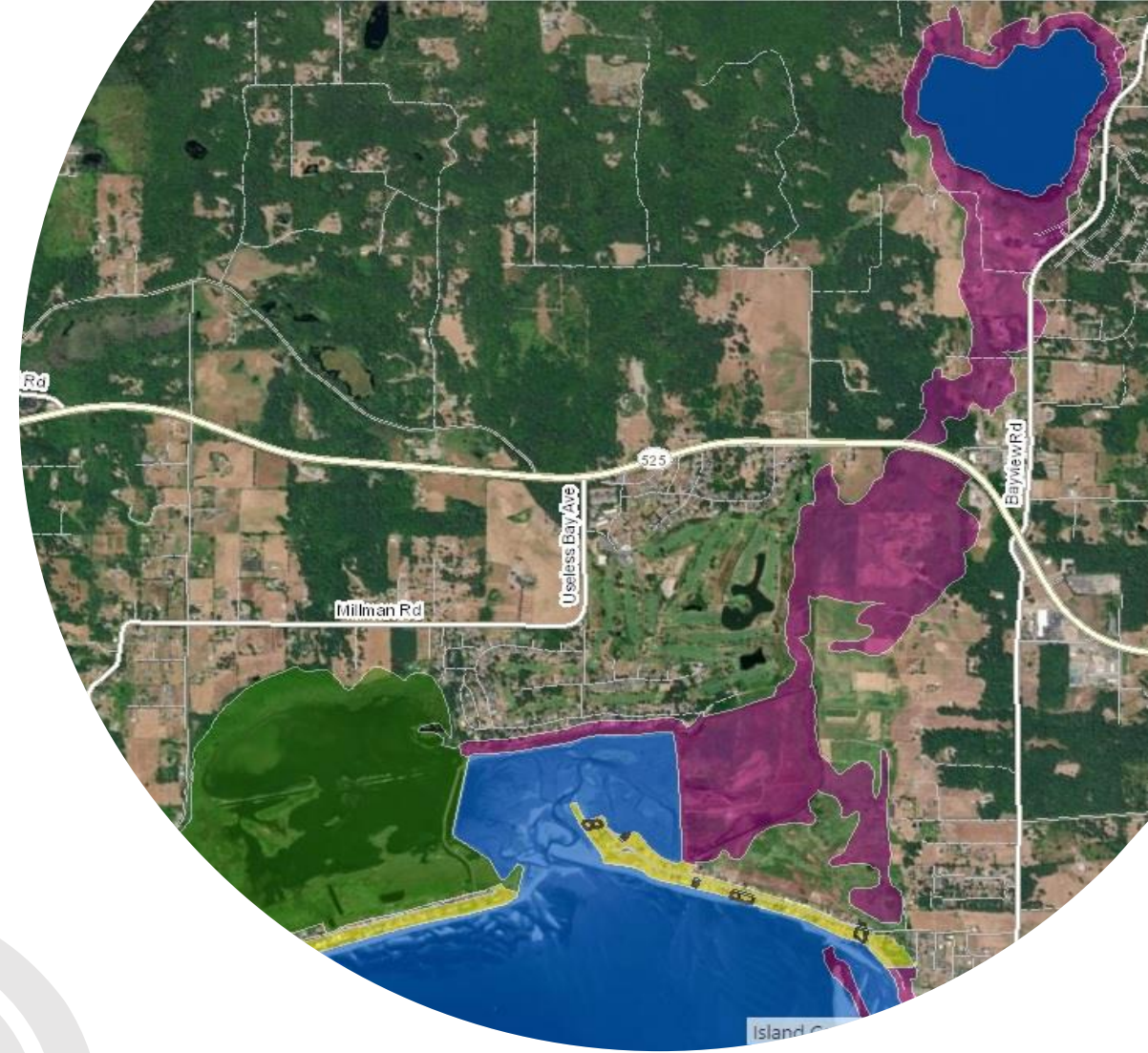
Where coastal lagoons are present, shoreline jurisdiction technically extends 200 feet beyond the boundaries of that lagoon

Where brackish wetlands are present, shoreline jurisdiction also technically extends 200 feet beyond the boundaries of that wetland

Where a fresh water wetland's hydrology is associated with the shoreline environment, the wetland itself falls within shoreline jurisdiction

Shoreline jurisdiction would not extend beyond the wetland boundary

The wetland buffers outlined in the County's Critical Areas Ordinance apply



PLANNING FOR SEA LEVEL RISE

Guidance and best management practices for shoreline property owners and coastal communities



PLANNING FOR SEA LEVEL RISE



PROVIDING GUIDANCE TO INDIVIDUAL PROPERTY OWNERS

Provide information and cultivate greater preparedness for the impacts of sea-level rise to Island County's Historic Beach, Canal, and Feeder Bluff communities.



PROVIDING GUIDANCE TO COMMUNITIES

Develop a framework for community-based coastal resiliency planning



MONITORING

Create a programmatic framework for monitoring the effects of sea level rise as it relates to Island County's Historic Beach, Canal, and Feeder Bluff communities.

PROVIDING GUIDANCE TO INDIVIDUAL PROPERTY OWNERS

Develop Best Managements Practices (BMPs) for:

- Historic Beach Communities
- Canal Communities
- Coastal Bluff Communities (Feeder Bluffs)

Framework for property owners to:

- identify vulnerabilities
- determine appropriate mitigation
- manage risk

Property owners could choose from a toolbox of adaptation options that include strategies for:

- Protection
- Accommodation
- Retreat

Would address private assets such as:

- Residential structures
- Septic tanks and drain fields
- Protective structures and devices
- Soft shore armoring
- Private wells
- Private drives

Property owners would be able to use the sea level rise projections from the WA Coastal Resiliency Project which are based on probabilities, in conjunction with the BMPs to determine their risk tolerance and strategies for their specific property and investments



PROVIDING GUIDANCE FOR COASTAL COMMUNITIES

Development of a framework for community-based long term coastal resiliency planning, to assist communities in preparing for the effects of sea level rise

Program components:

- Identification of vulnerable assets
- Community based strategies for improving resiliency and preparing for the impacts of sea-level rise, examples might include:
 - Community drainfield
 - Property acquisition and restoration
 - Beach nourishment
 - Dike repairs
 - Soft shore projects
- Monitoring, thresholds for action, and lead times
- Financing options



MONITORING SEA LEVEL RISE ON A COUNTY-WIDE SCALE

- Develop a programmatic framework for monitoring the effects of sea level rise
- Inventory existing monitoring programs including:
 - Tide gauge data
 - My Coast App
 - Storm Flooding and Damage reports/ FEMA insurance claims
 - Bluff Erosion modeling (DOE)
- Establish baseline data, quantifiable data points, measurements and related timelines for data collection
- Potential - Identify threshold targets for more regulatory action





THANK YOU!

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