



Shoreline Management Act Rulemaking Local Government Sounding Board



Misty Blair, Shoreline Management Policy Lead
June 16, 2025



Agenda

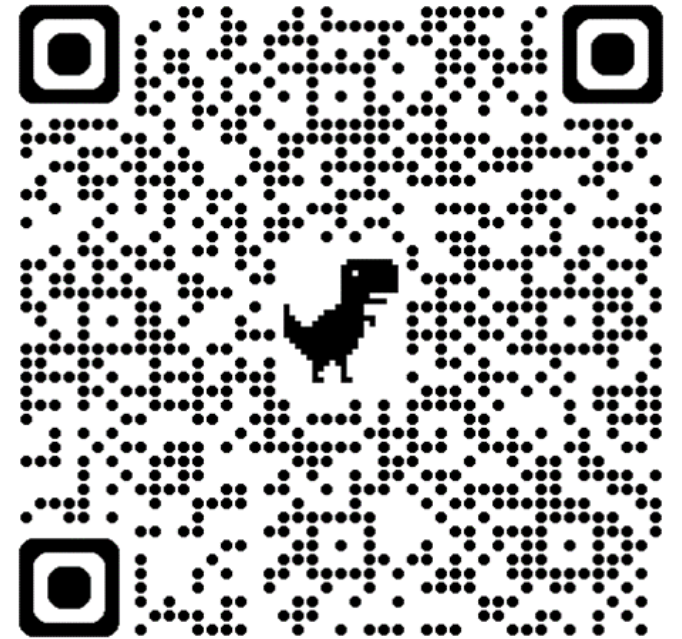
Time	Topic
1:00	Welcome, agenda review, tech logistics
1:10	Preliminary draft rule overview and key changes review
2:45	Public input
2:55	Wrap up

Meeting logistics

- **Sounding board members** can use the chat and raise hand features.
- Please stay muted when not speaking.
- Add questions & comments to the Q&A or chat.

Non-sounding board attendees

Please hold comments until the public input portion of the meeting at 2:45.



Shoreline Management Act (SMA)

Chapter 90.58 RCW



Protect environment &
public health



Promote public access



Plan for shoreline uses

What rules are we proposing to revise?

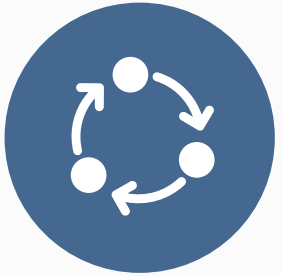
Chapter 173-26 WAC: Local government requirements for developing and amending shoreline master programs.

Chapter 173-27 WAC: Standards for shoreline master program administration, permitting, and enforcement.

Chapters 173-18 and -20 WAC: Lists streams, rivers, and lakes that are shorelines of the state.

Chapter 173-22 WAC: Designates shorelands associated with streams, lakes, and tidal waters subject to SMA.

Why are we amending these rules?

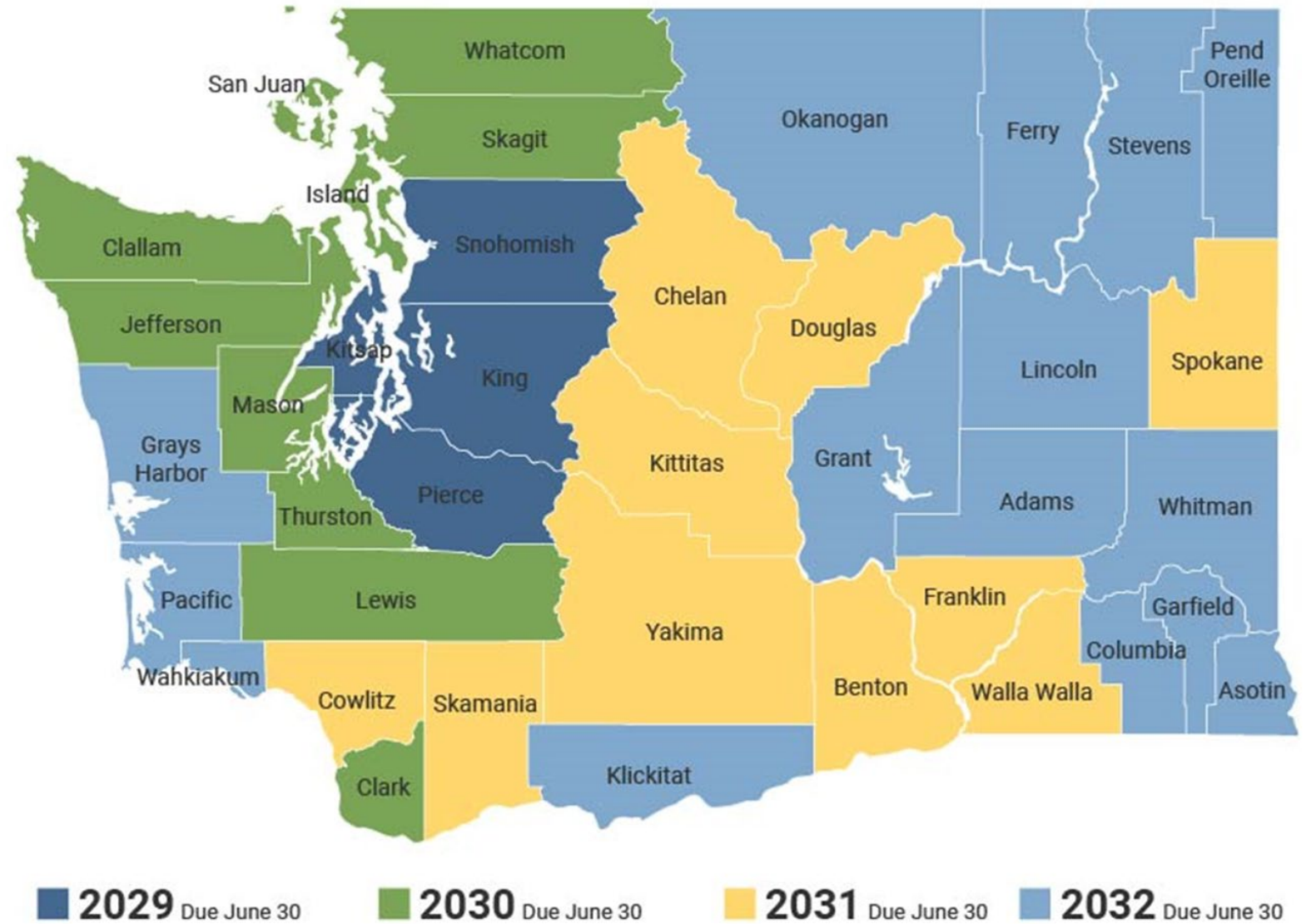


Address issues identified through reviewing, adopting, and implementing shoreline master programs (SMPs).



Specify how local governments must address the impact of sea level rise and increased storm severity in SMPs.
(RCW 90.58.630/HB 1181)

New rules will change requirements for the next round of SMP periodic reviews.



Meeting objectives

An improved understanding of:

- How to read and navigate the preliminary draft
- Key changes proposed and where to find them in the draft
- Next steps and input opportunities



How to read and navigate the preliminary draft



Draft review tips

Each WAC is provided in both track change and clean versions:

- [Chapter 173-18 WAC preliminary draft rule \(track changes\)](#)
- [Chapter 173-18 WAC preliminary draft rule \(clean\)](#)

Each WAC includes a summary table at the beginning:

WAC section	Topic	Summary of change
173-27-010	Authority	• No changes
173-27-020	Purpose	• Includes edits for readability and/or clarification
173-27-030	Definitions	• Adds several definitions and clarifies others

Chapters 173-18 and 173-20 WAC

- Updates the lists to remove counties where all local governments within have completed the SMP comprehensive update
- Adds reference to providing updated or confirmed lists along with maps to Ecology
- Adds clarity around the requirement to review the list of streams and rivers contained within master programs as part of each periodic review to ensure that those lists remain current and accurate over time

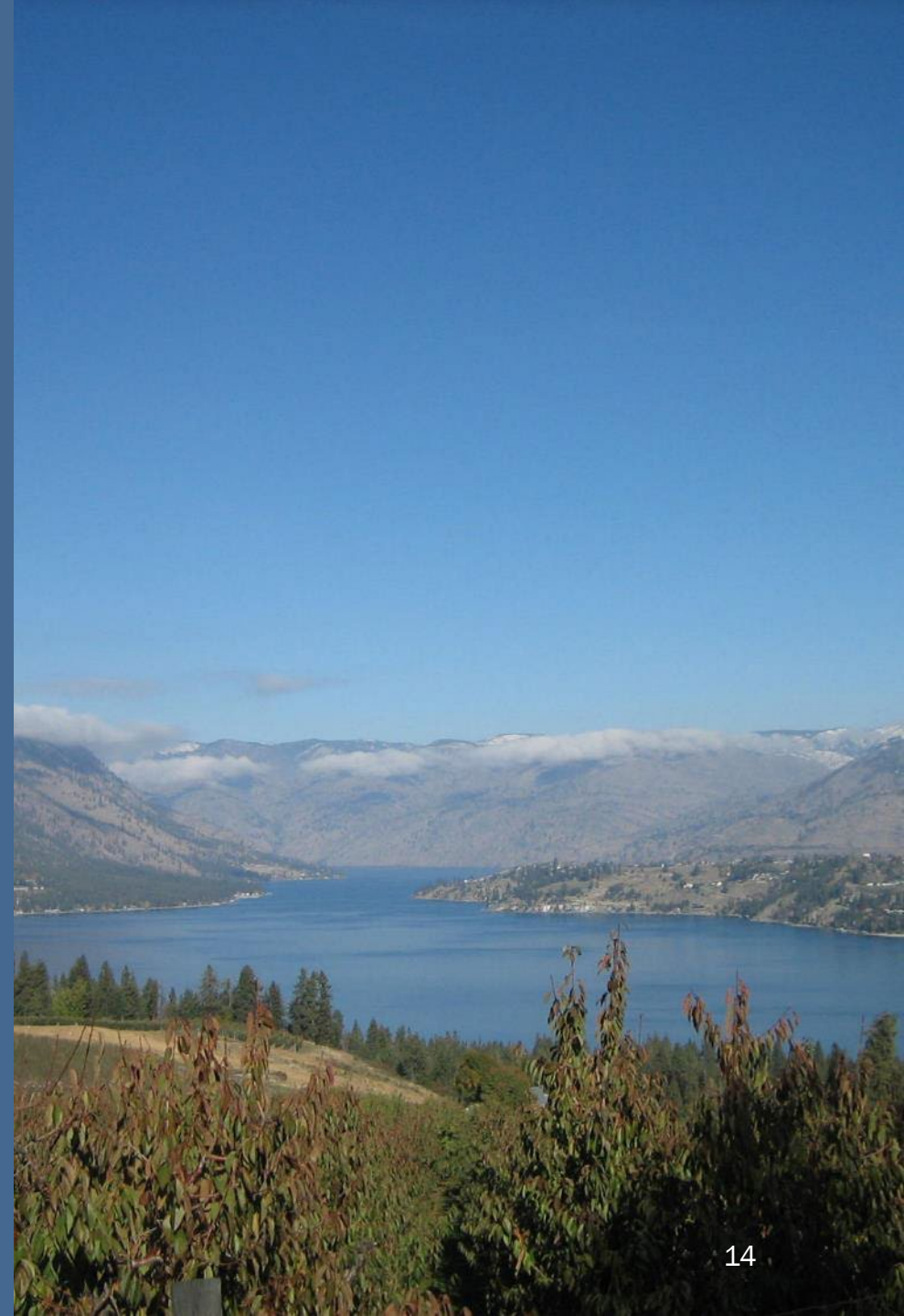
Chapter 173-22 WAC

- Adds definitions for “marine” and “sea level rise”
- Specifies that local governments may include additional areas as shorelands managed under the SMP, including critical area buffers
- States that definitions in chapters 173-26 and-27 WAC apply
- Adds new subsection regarding options for extending the shoreland area or shoreline jurisdiction



Overview

Key changes proposed
and where to find them in
the draft





Sea level rise

New section establishing a required process for sea level rise planning. Requires local governments to conduct or use an existing sea level rise vulnerability assessment, establish a hazard area, and manage development to reduce risk and protect the shoreline environment. Includes additional application requirements.

WAC 173-26-246, WAC 173-27-180, -185, -160, and WAC 173-22-030, -040

Critical areas and ecological protection standards

New section: WAC 173-26-226

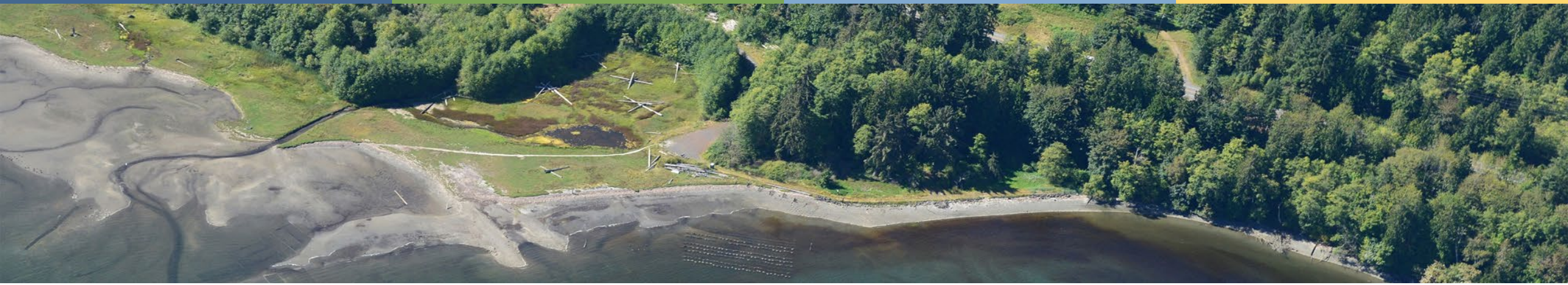




Critical areas protections

New section incorporating existing provisions and updating requirements for protecting critical areas in shoreline jurisdiction. Adds subsections for channel migration zones, frequently flooded areas, fish & wildlife habitat conservation areas, and critical aquifer recharge areas. Updates the wetland and geologically hazardous areas sections. Reorganizes standards and refocuses provisions to better address both risk and ecological protection. Removes the option to incorporate GMA-based critical areas ordinance into the SMP by reference.

WAC 173-26-226(1) and WAC 173-26-191(2)(b)



Shoreline ecological function protection & no net loss

New subsection describing how SMPs must protect shoreline ecological functions. This subsection consolidates principles and standards that were previously found throughout the rules and adds new provisions around vegetation conservation, water quality, and other key issues. New provisions outlining the required evaluation of changing conditions during the SMP periodic review process.

WAC 173-26-226(2), -186(8), 191(2)(a)(iii), and WAC 173-26-090(2)(e) & (3)(c)



Nonconforming development

New subsection establishing guidelines for managing redevelopment and modifications to existing nonconforming structures. Includes general principles and standards specific to uses, structures, development, and lots.

WAC 173-27-080 and WAC 173-26-221(2)



Shoreline modifications and stabilization

Revised section adds new standards for additional shoreline modifications, differentiates between modifications to address erosion versus flooding, establishes new requirements for stabilization, and emphasizes nature-based solutions.

WAC 173-26-231



Mutual and internal consistency

New provisions outlining requirements for ensuring mutual consistency between SMPs and comprehensive plans and requirements for ensuring internal consistency within SMPs at each periodic review.

WAC 173-26-090, 173-26-186

Tribal Engagement

New provisions clarifying requirements for notifying and coordinating with Tribes during the shoreline permit process and periodic review process, respectively.

WAC 173-26-090, -100, 110, -120, WAC 173-27-110

Preservation of archaeological, historical, and cultural resources

Contains provisions that pertain to archaeological and cultural resources and historic structures. Preliminary amendments primarily incorporate previously established agency guidance into the rules. This section is still in progress and will need further revisions.

WAC 173-26-221(1)



Shoreline permitting

Revisions to WAC 173-27 to clarify how and when the permitting system is triggered and other changes necessary to align with revised guidelines. Updated permit transmittal form and created new SDP exemption transmittal form. Reorganization and updates to the exemptions in WAC 173-27-040.

Chapter 173-27 WAC



Compliance and enforcement

Revisions throughout the rules intended to clarify requirements to achieve better compliance with the SMA and SMPs. Specific revisions include a new subsection explaining permit types and requiring that statements of exemption to be transmitted to Ecology, and revisions to WAC 173-27 Part II – Shoreline Management Act Enforcement.

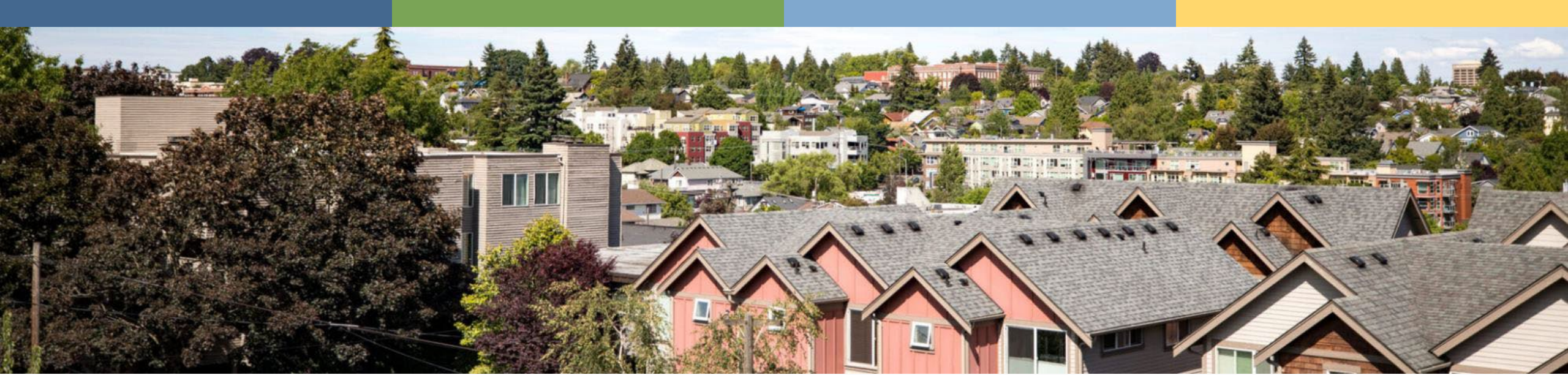
Chapter 173-27 WAC

Federal Coastal Zone Management Act consistency

Revised section clarifying the applicability of the SMA, as an enforceable policy of the Coastal Zone Management (CZM) Program, to federal agency actions. Describes the process of federal consistency requirements.

WAC 173-27-060

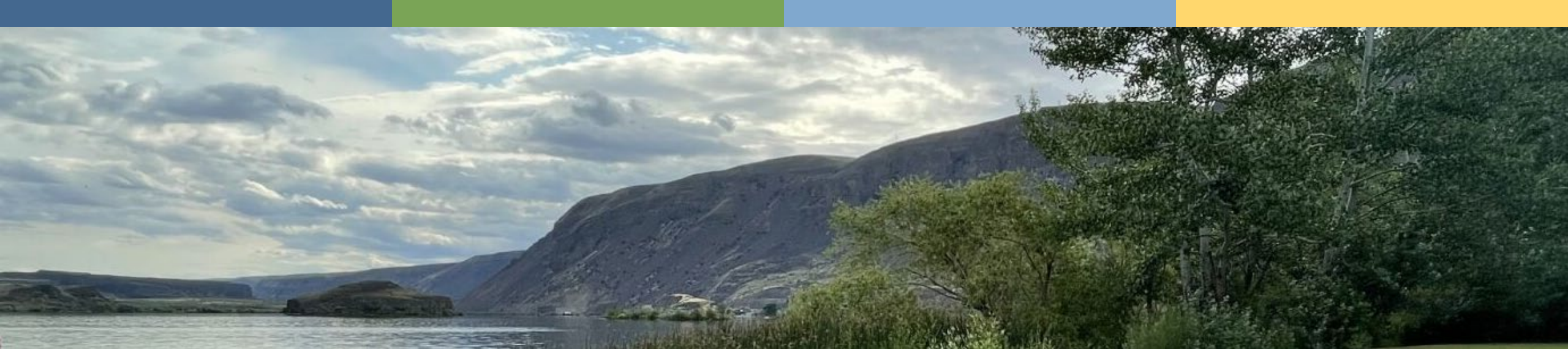




Residential development, middle housing, ADUs

Revised subsection incorporating middle housing and ADU provisions and requiring SMPs to include density, lot size, and impervious surface limitations specific to shoreline jurisdiction.

WAC 173-26-020 and WAC 173-26-241(3)(j)



Voluntary shoreline restoration

Updates to regulatory relief requests resulting from restoration projects, revised watershed restoration project exemption language, relocated projects to improve fish or wildlife habitat or fish passage pursuant to RCW 77.55.181 to section regarding development not required to obtain permits. Added restoration and enhancement subsection in critical areas section.

WAC 173-27-040(2)(g), WAC 173-27-044(6), WAC 173-27-215, WAC 173-26-226(1)(c),
WAC 173-26-226(2)(b)(iii), WAC 173-26-231(3)(n), WAC 173-26-231(3)(r)



Other key places to review

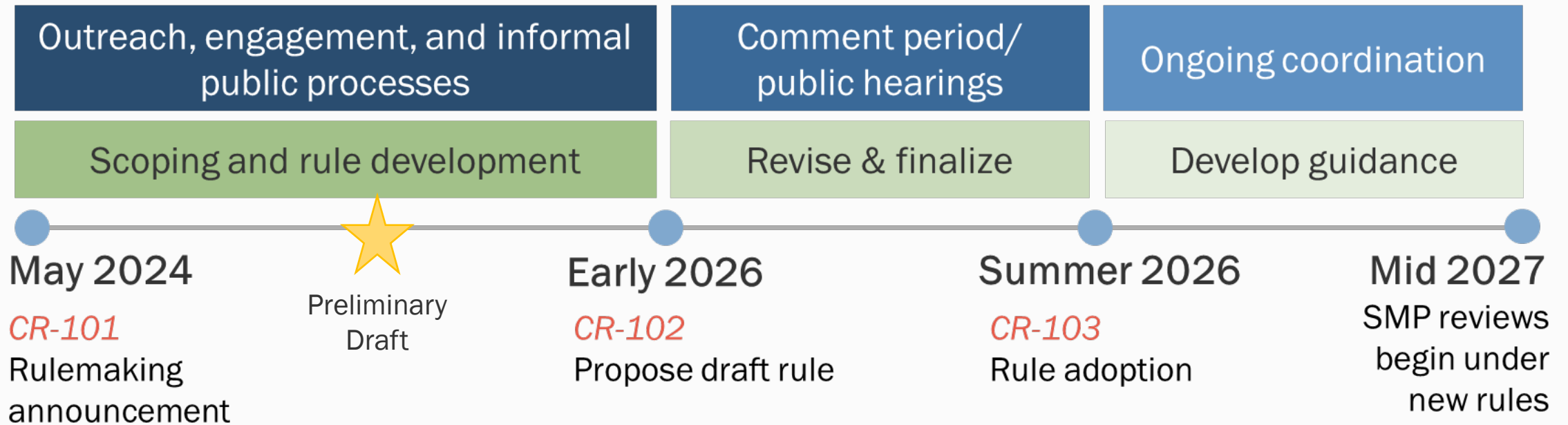
- SMP comprehensive update requirements: WAC 173-26-201
- SMP periodic review requirements: WAC 173-26-090
- New SMP locally initiated amendment section: WAC 173-26-095
- Integration with the State Environmental Policy Act (SEPA):
WAC 173-26-105 and 173-27-115
- SMP administrative interpretation: WAC 173-26-140



Next steps and input opportunities



SMA Rulemaking Timeline



Upcoming Sounding Board Meetings

Date	Topic
July 21	Present sections of the preliminary draft and get feedback
Aug & Sept	No sounding board meetings
Oct 20 Nov 17 Dec 15	Each meeting is scheduled for 1pm - 3pm Meeting invites have been sent out; register to get a calendar invite

Upcoming Public Meetings

Date	Topic
June 25	Information session (1:30-2:30pm)
July 22	Listening sessions (11am-12:30pm & 6pm-7:30pm)
July 25	Environmental Justice listening session (noon – 1pm)
Oct, Nov, Dec	We plan to hold three public open houses in the fall.

Discussion



Public input

Public attendees may now raise your Zoom hand if you wish to speak. Please wait for us to call on you.

Informal comment period

eComment is open June 16 – August 15

[Chapters 173-18, 173-20, 173-22, 173-26, and 173-27
WAC, Shoreline Management Act Rulemaking Informal
Comment Period](#)





Thank you!

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