

Summary of the Steilacoom Shoreline Master Program 2017 Limited Amendment

The Shoreline Master Program, Chapter 16.08 SMC, incorporates by reference the Town's Critical Areas Ordinance, Chapter 16.16 SMC.

The Shoreline Master Program (SMP) was adopted by Ordinance 1494 in 2013 following a series of public hearings and meetings and approval by the Department of Ecology. The adoption included the Critical Areas Ordinance as it existed on September 28, 2012.

The Critical Areas Ordinance (CAO) was originally adopted in 2004. It was most recently amended by Ordinance 1541, adopted February 16, 2016, Ordinance 1562, adopted February 7, 2017 and Ordinance 1567, adopted July 18, 2017.

The purpose of this limited amendment is to update the references to the Critical Areas Ordinance in the Shoreline Master Program so that the Town has one, unified set of Critical Areas regulations. The proposed amendments are detailed in Exhibit A to Resolution 1154, included in this package.

Section 1 of Exhibit A proposes an amendment to the table of contents of the SMP. Part 7 of the SMP is an appendix consisting of the Town's Critical Areas Ordinance. The proposed changes corrects the references to Ordinance 1380 and 1450, as well as adding reference to Ordinances 1541, 1562 and 1567.

Section 2 of Exhibit A proposes an amendment to SMC 16.08.520 Critical Areas – General. The proposed changes corrects the references in 16.08.520 B(1) to Ordinance 1380 and 1450, as well as adding reference to Ordinances 1541, 1562 and 1567.

Section 3 of Exhibit A proposes an amendment to Appendix A of the SMP, replacing the sections of the Critical Areas Ordinance with the amended versions. Those sections are: Article II Wetlands, Article IV Frequently Flooded Areas, Article VI Fish and Wildlife Habitat Conservation Areas and Article VII Definitions.

Article II Wetlands begins on page 23 of Exhibit A. The following amendments were made to the wetland regulations by Ordinances 1541 and 1567.

16.16.400: The delineation manual is changed to the federal manual with regional supplements, and wording is added to the definition of wetland to bring it into compliance with the current state definition. The wetland rating system is updated to the current publication. The rating category definitions are updated to match ECY specifications. The language regarding the date of wetland rating is updated.

16.16.405: A new section is added specifying regulated activities.

16.16.410: Reference is made to section 16.16.470 regarding enhancement of wetlands.

16.16.420: The section regarding the requirements for critical area reports for wetlands is rewritten.

16.16.430: The section regarding wetland performance standards is re-written to account for the change in wetland scoring by the Department of Ecology.

16.16.440: The section regarding compensatory performance standards is extensively re-written. Provisions for using the credit/debit mitigation method, in-lieu fees, alternative mitigation plans, and long term maintenance plans are added.

16.16.450: The subdivision section is revised to require expert documentation for roads and utilities within the wetland and buffer.

16.16.460: A new section on stormwater management and wetland impacts is added.

16.16.470: Regulations regarding the removal of invasive vegetative species is added.

Article IV Frequently Flooded Areas begins on page 56 of Exhibit A. The following amendments were made to the flood zone regulations by Ordinance 1562.

16.16.600: The flood insurance rate map is updated to the newest version. Some re-wording of the regulation on obtaining flood elevation data is also made.

16.16.630: The regulations regarding areas without base flood elevation data are rewritten at the behest of FEMA.

Article VI Fish and Wildlife Habitat Conservation Areas begins on page 73 of Exhibit A. The following amendments were made to the habitat regulations by Ordinance 1541.

16.16.800: A new subsection B was added regarding artificially created features.

Article VII Definitions begins on page 85 of Exhibit A. The following amendments were made to the definitions by Ordinances 1541 and 1562.

The following definitions were added as a result of the passage of the two ordinances:

- Appeal
- Area of special flood hazard
- Elevation certificate
- Enhancement
- Existing manufactured home park or subdivision
- Expansion to an existing manufactured home park or subdivision
- Increased cost of compliance
- Invasive species
- New construction
- New manufactured home park or subdivision
- Noxious weed
- Start of construction
- Structure
- Variance

The following definitions were modified as a result of the passage of the two ordinances:

- Flood insurance study
- Native vegetation