

DEPARTMENT OF ECOLOGY
State of Washington

Welcome to the open house for the Shoreline Management Act rulemaking proposal

October 22, 2026

FUNDED BY WASHINGTON'S CLIMATE COMMITMENT ACT

Staff supporting this event

Misty Blair

Kayla Stevenson

Charlotte Dohrn

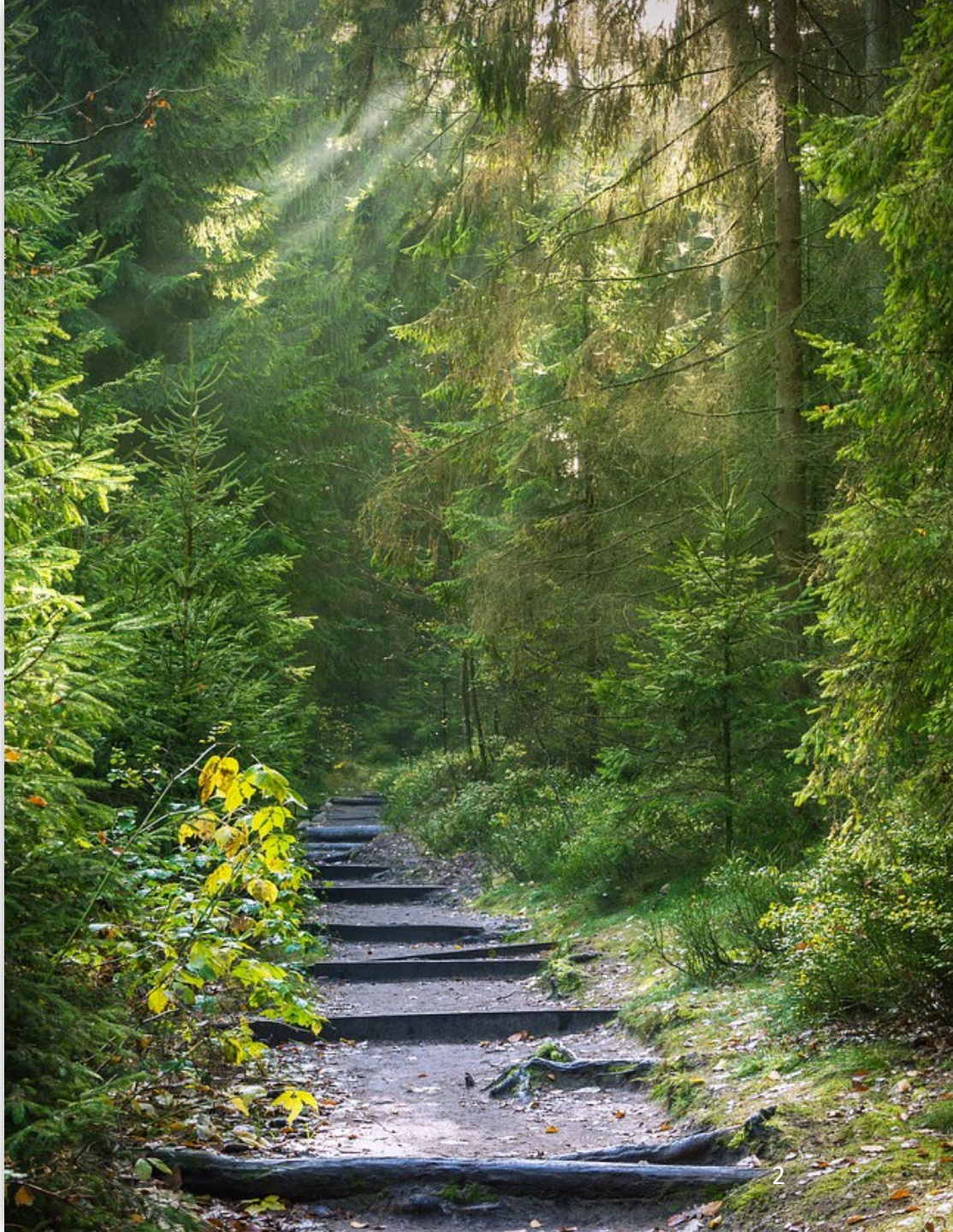
Kai Parker

Jen Ugas

Jackie Chandler

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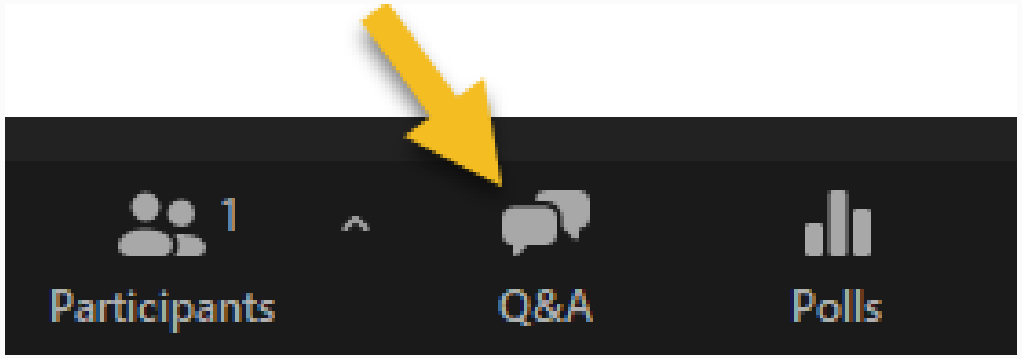


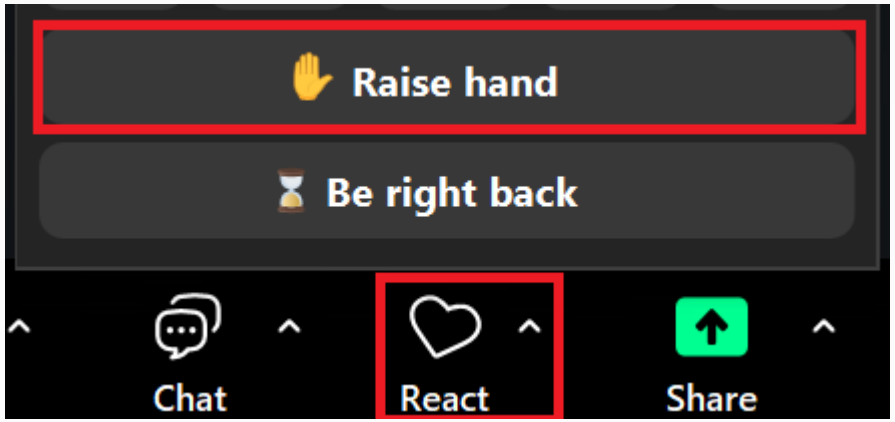
Agenda

1. Open house/questions and answers
2. Presentation
3. Public hearing
4. Next steps

Zoom logistics

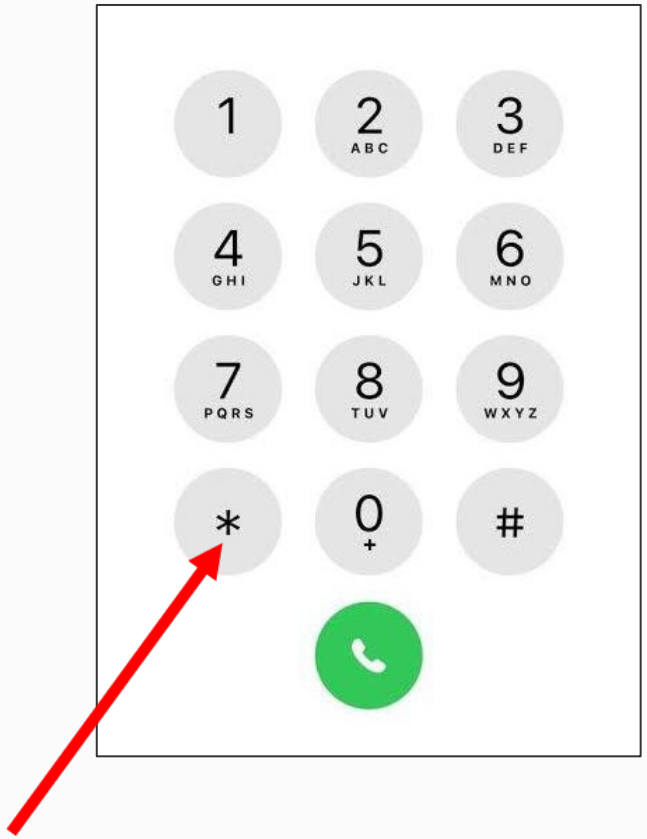






If you're calling in

- Press *, then 9 to raise and lower your hand.
- Press *, then 6 to mute and unmute.

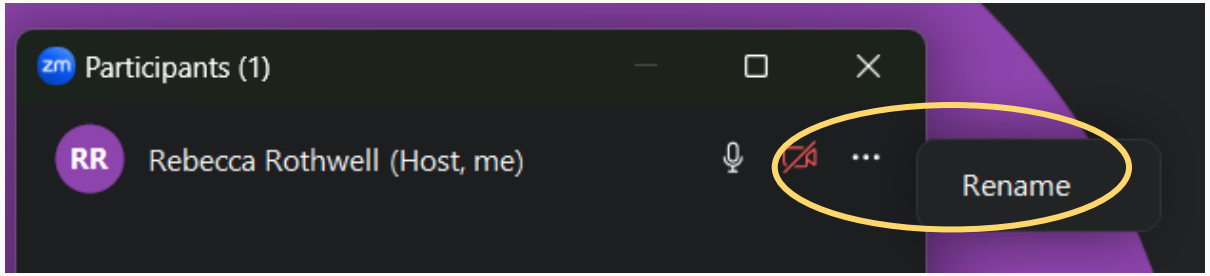


How to edit your name

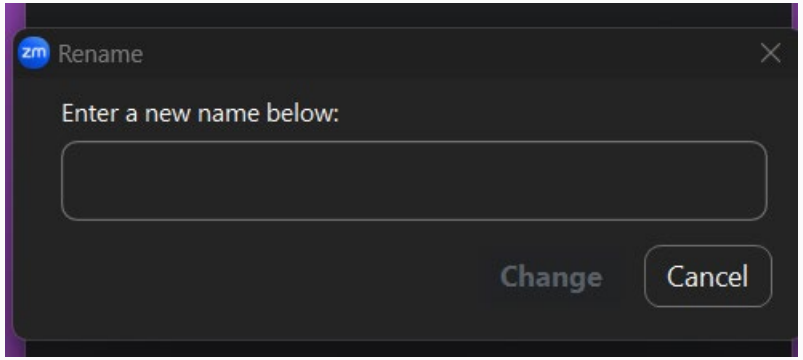
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2. Select the “…” next to your name to open the options menu.

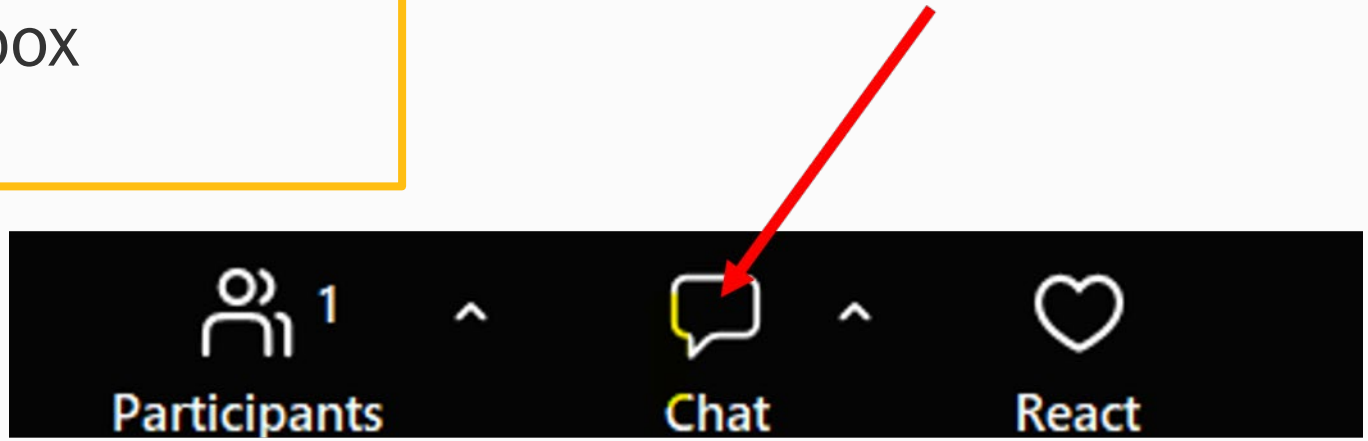


3. Click “Rename,” then type your name and affiliation.



Getting help with Zoom

Can’t hear us? Need other help?
Send a help request
through the chat box



Calling in? Press *9 to raise your hand if you need assistance.

Open house

Ask questions by raising your virtual hand or typing them in the Q&A



Break



The presentation and hearing will begin at 6:00



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Staff supporting this event

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Charlotte Dohrn

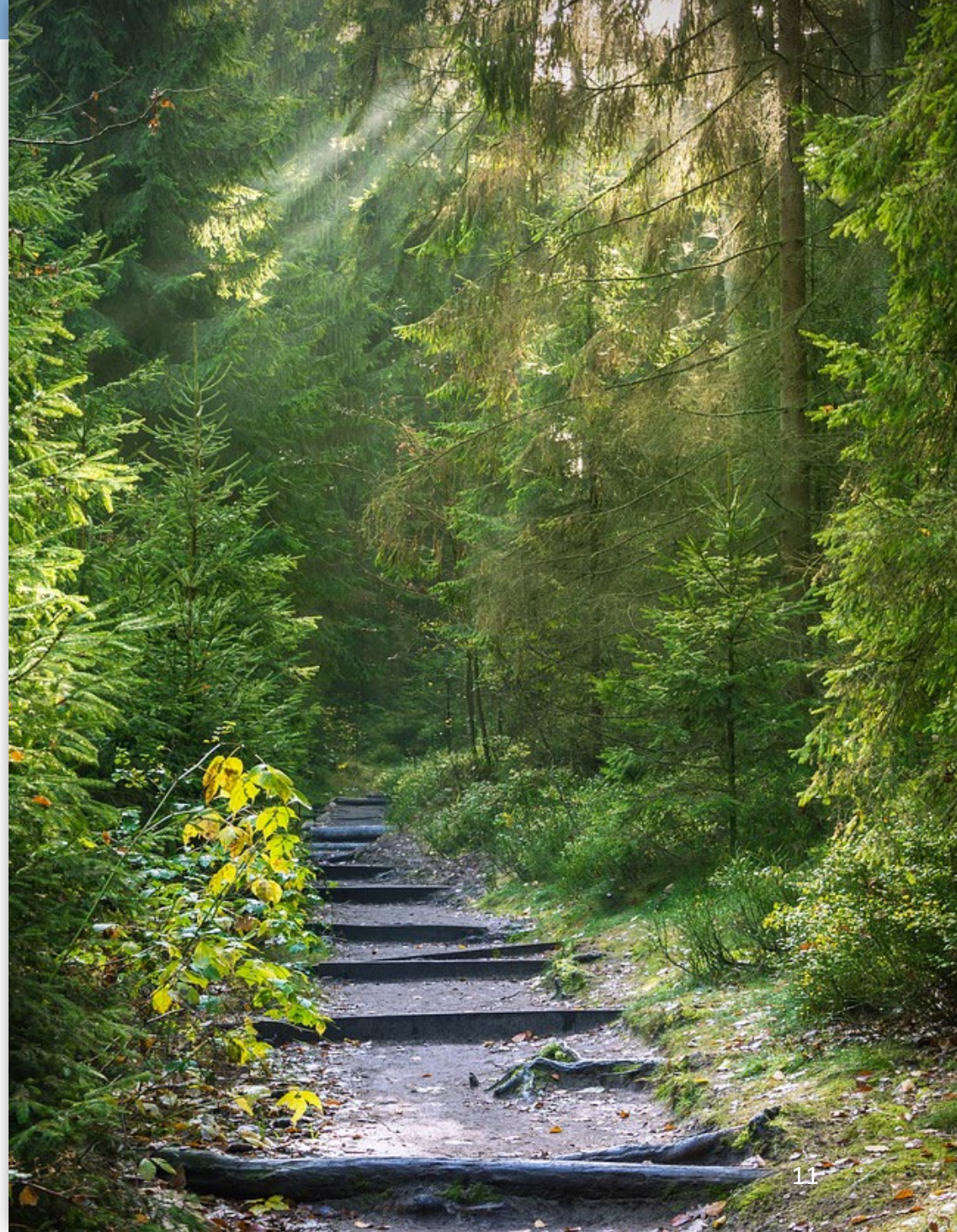
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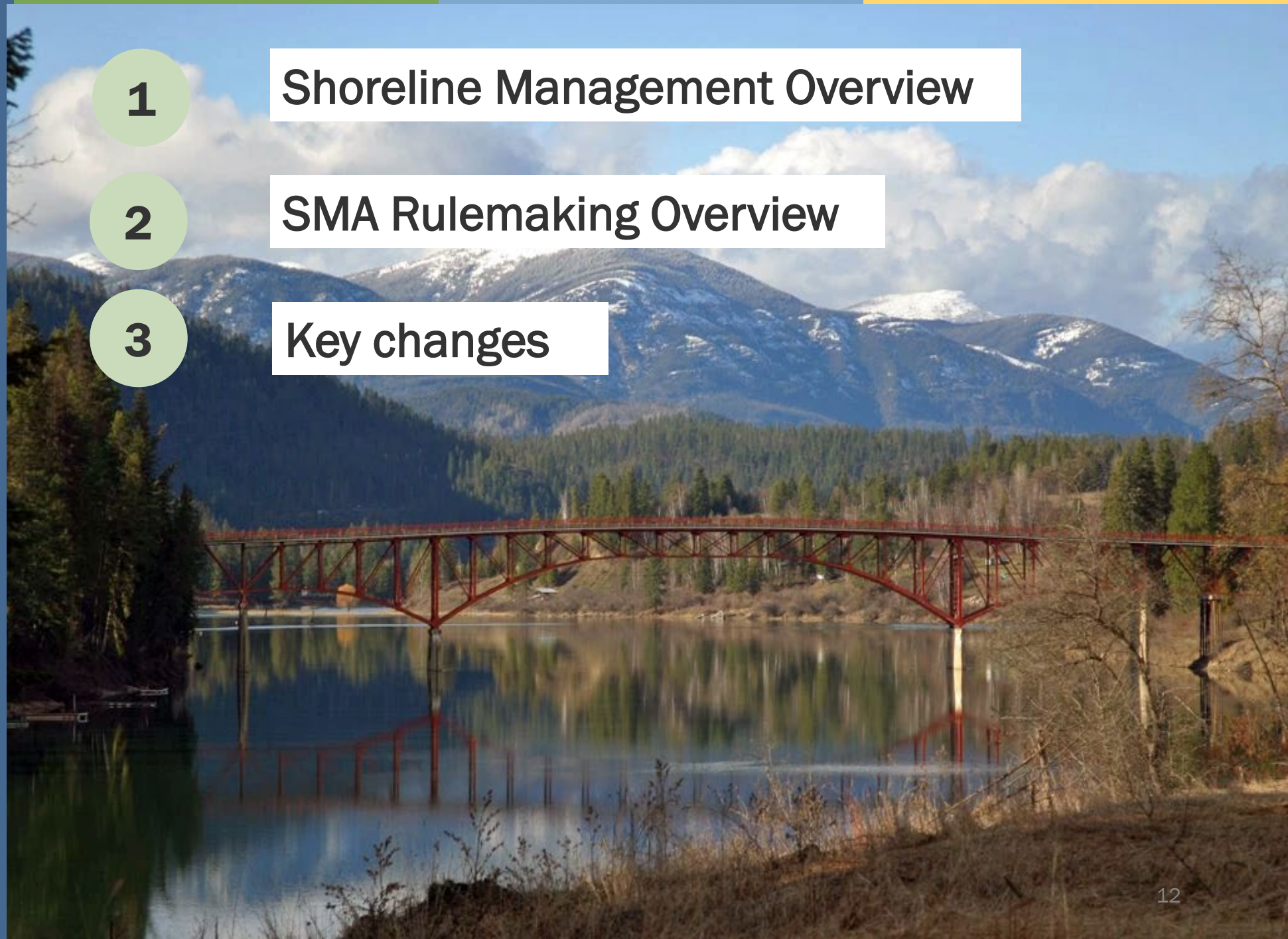
Rebecca Rothwell

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State of Washington

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Presentation outline



1. Shoreline Management Overview
2. SMA Rulemaking Overview
3. Key changes

Shoreline Management Act (SMA)

Chapter 90.58 RCW







Protect environment & public health

Promote public access

Plan for shoreline uses

Chapter 173-26 WAC: Local government requirements for developing and amending SMPs.

Chapter 173-27 WAC: Standards for SMP 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 w/ streams, lakes, and tidal waters subject to SMA.



Shoreline Management Act (SMA)

↓

WA Administrative Code (WAC)

↓

Shoreline master programs (SMP)

State and local partnerships



Develop Shoreline Guidelines (chapter 173-26 WAC) and implementation rules (chapter 173-27 WAC)

Develop Shoreline Master Program tailored to local conditions

Review and approve shoreline master program

Administer the day-to-day implementation of the SMP

What shorelines are subject to the SMA?

Waterbodies:

- All marine waters
- Stream and rivers >20 CFS mean annual flow
- Lakes 20 acres or larger

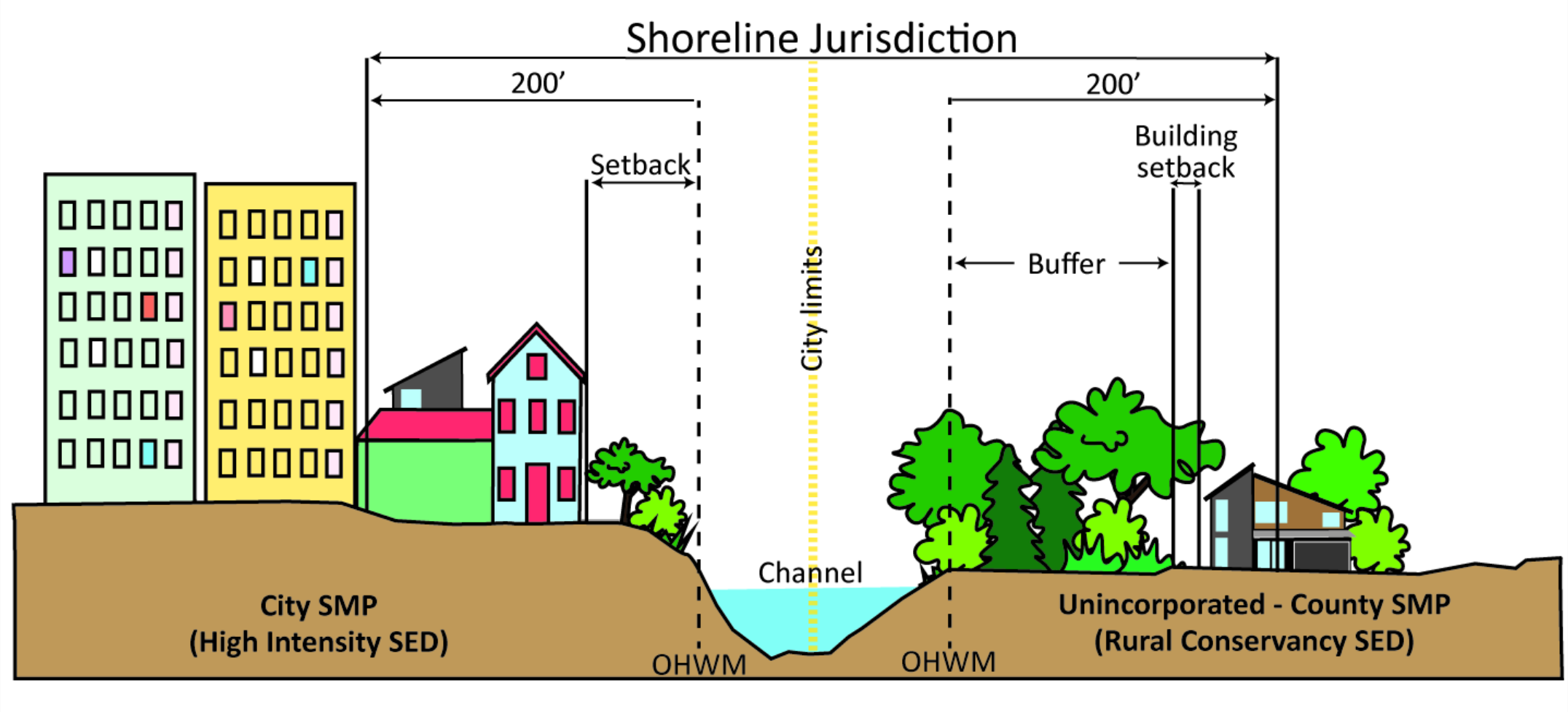
Upland Areas:

- Upland areas at least 200 feet landward from the edge of these waters
- All associated wetlands and river deltas
- Some or all of the 100-year floodplain

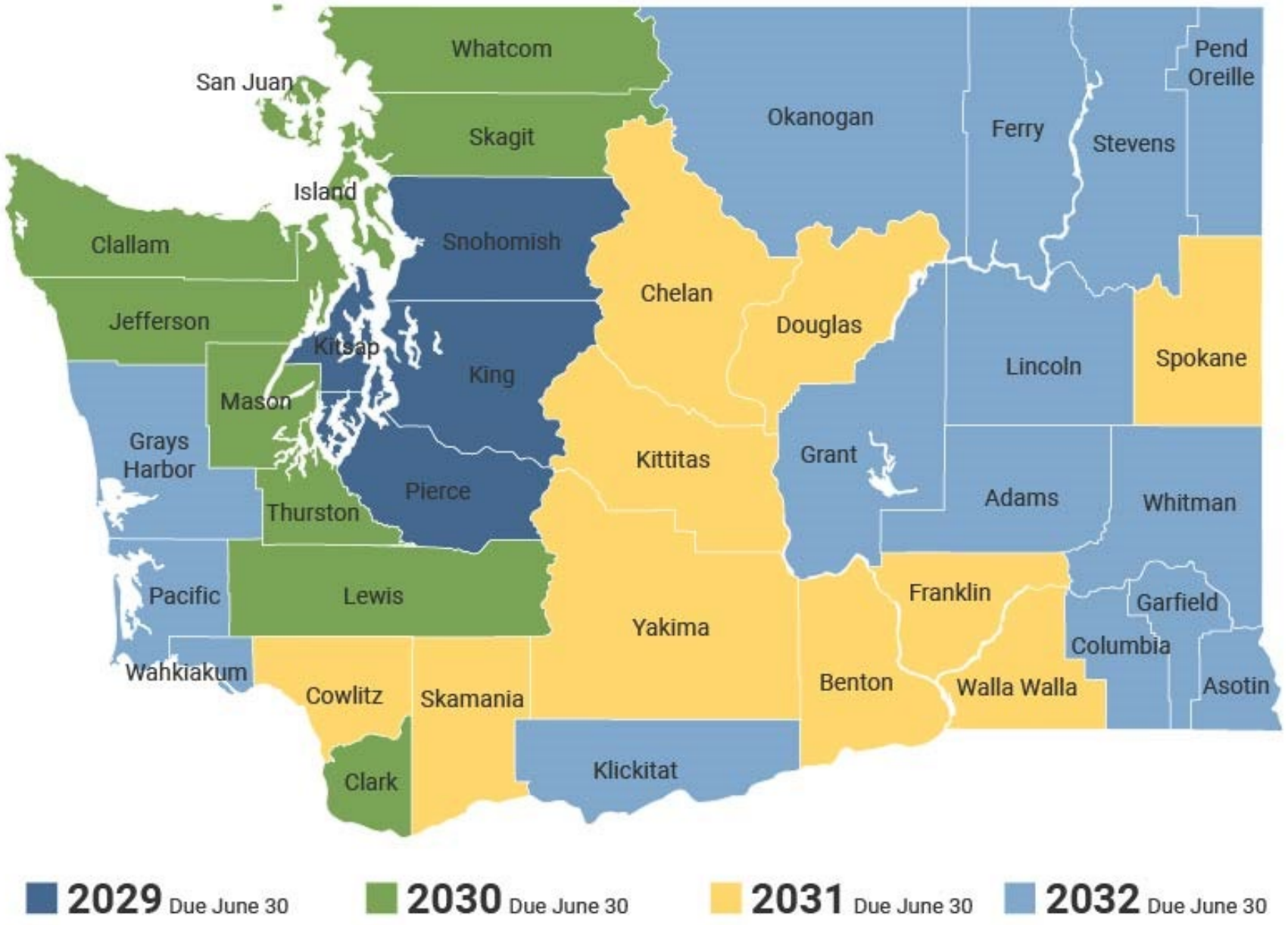


Shoreline jurisdiction

The area where the SMA and shoreline master programs apply



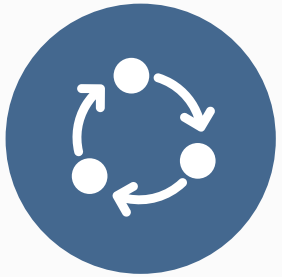
New rules will change requirements for the next round of SMP periodic reviews.



SMA rulemaking overview



Why are we amending these rules?

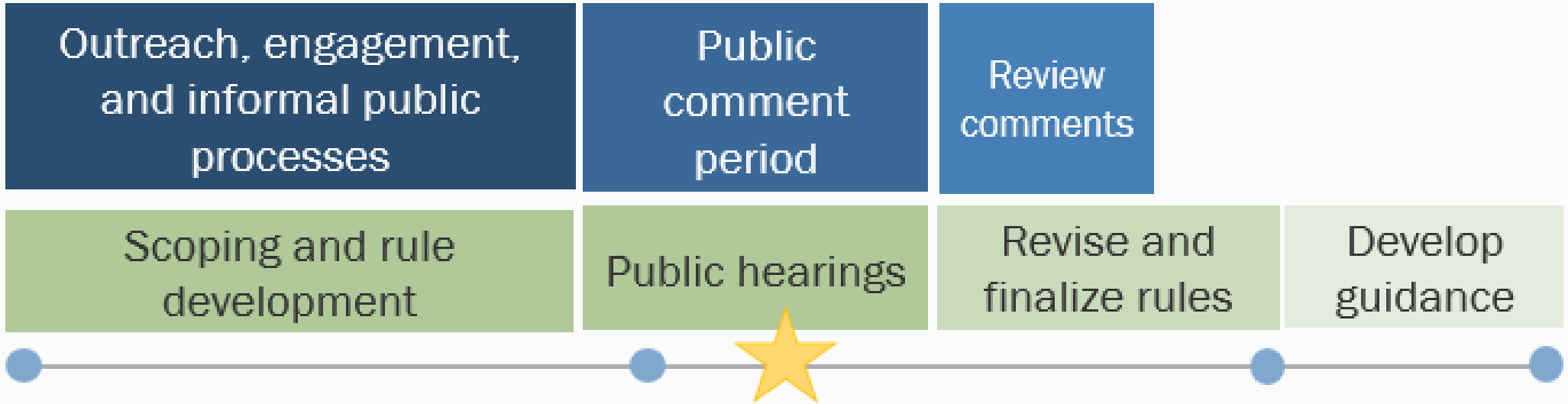


Address issues identified through reviewing, adopting, and implementing shoreline master programs (SMPs).



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

SMA rulemaking timeline



May 2024

CR-101
Rulemaking announcement

Sept. 2 - Nov. 17, 2026

CR-102
Propose draft rules

March 2027

CR-103
Adopt rules

Mid 2027

SMP reviews begin under new rules

Rulemaking documents

Available for comment

- Proposed rules (Chapter 173-18 WAC, Chapter 173-20 WAC, Chapter 173-22 WAC, Chapter 173-26 WAC, Chapter 173-27 WAC)
- Preliminary Regulatory Analysis
- SEPA documentation

- Supporting documents
  - Overview
  - Summary of Proposed SMA Rule Amendments by revision type

Rulemaking webpage: ecology.wa.gov/sma-rulemaking

Recognizing proposed changes

Existing sections with proposed changes:

- Marked as AMENDATORY SECTION at the start of the section.
- New proposed text shown with underline
- Text proposed to be deleted is shown with double parentheses and strikeout.

AMENDATORY SECTION (Amending WSR 17-17-016, filed 8/7/17, effective 9/7/17)

WAC 173-26-104 Optional joint review process for amending shoreline master programs. This section establishes ((~~an optional~~)) a joint review process a local government may elect to use for ((~~master program~~)) either periodic review amendments ((~~other than comprehensive updates~~)) or locally initiated amendments. The process combines the

Recognizing new sections

New sections:

- Marked as NEW SECTION at the start of the section.
- Text is all new and not shown in underline.

NEW SECTION

WAC 173-26-246 Addressing the impact of sea level rise and increased storm severity. (1) **Purpose.** RCW 90.58.630 directs the department to adopt "shoreline master program guidelines to require shoreline master programs to address the impact of sea level rise and increased storm severity on people, property, and shoreline natural

Key rule changes



Summary of Proposed SMA Rule Amendments by Revision Type

Summary of Proposed SMA Rule Amendments by Revision Type

This list highlights the changes in our CR-102 rule proposal by revision type:

- **Changes impacting local governments** – Changes that modify what is required by local governments planning and implementing under the Shoreline Management Act.
- **Change impacting regulated community** – Changes that will modify what is required or allowed for regulated parties that propose new development or use in shoreline jurisdiction under the master programs that will be adopted consistent with the rule.
- **Changes impacting Ecology** – Changes that define what is required for Ecology or impacts internal Ecology processes.
- **Clarification** – Changes that clarify procedures or requirements or statutory interpretation without changing the effect of the rule.
- **Editorial** – Changes that only correct, move, or reorganize language of a rule without changing its effect.

Revision Type	Brief Summary of Proposed Rule Amendments	Relevant proposed WAC section(s) in CR-102
Changes impacting Local Governments		
a.	**Exemptions.** Local governments will need to update master program provisions for consistency with new language in WAC 173-27-040 and must now document all exemptions from the shoreline substantial development permit process and transmit them to Ecology.	WAC 173-27-040(1)(b), -050
b.	**Permit Tracking.** Local governments must consistently track shoreline permit and exemption data for use during future rounds of master program periodic reviews. Building off existing tracking and monitoring requirement in WAC 173-26-191(2)(a)(iii)(D), proposed rule will require consistent tracking of data and submittal to Ecology based on revised data sheets, complete submittal requirements, to create a consistency across all local governments.	WAC 173-27-130, -180, -195, -990, and -995
c.	**Administrative Interpretations.** Local governments will follow review, consideration, and process requirements for formal administrative interpretations of master program provisions. Pursuant to RCW 36.70A.110(11), WAC 173-26-140 already requires that each master program include provisions requiring consultation with Ecology for master program administrative interpretations. This new section clarifies that coordination process to ensure administrative interpretations are consistent with the SMA and implementing rules.	WAC 173-27-075

Topics addressed in the proposed rules

Shoreline stabilization



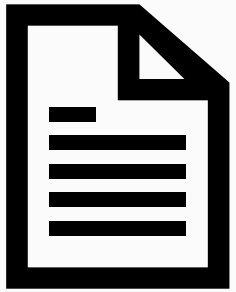
Critical areas protection



Vegetation conservation



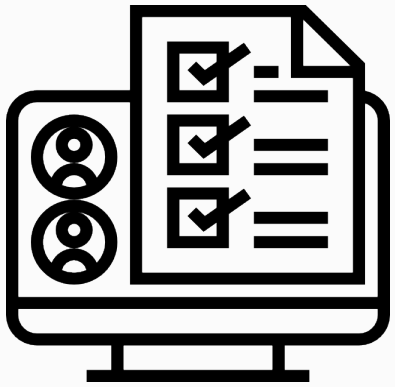
Rule changes addressing SMP implementation



Permitting and exemptions



Enforcement



Tracking and monitoring SMP implementation

Sea level rise and increased storm severity

Overarching requirement to identify areas projected to be exposed to hazards and manage development accordingly.

Process requirements at each SMP periodic review:

- Inventory hazards and assets
- Assess impacts, characterize vulnerability, analyze future development
- Review/update policies and regulations

Sea level rise requirements apply to 65 local governments (15 counties & 50 cities/towns)



Ecology will provide:

Sea level rise

Guidance, baseline data, and tools to support shoreline planning.

- Guidance document
- Sea Level Rise Planning Atlas
- Pilot Project

Other Resources and technical assistance

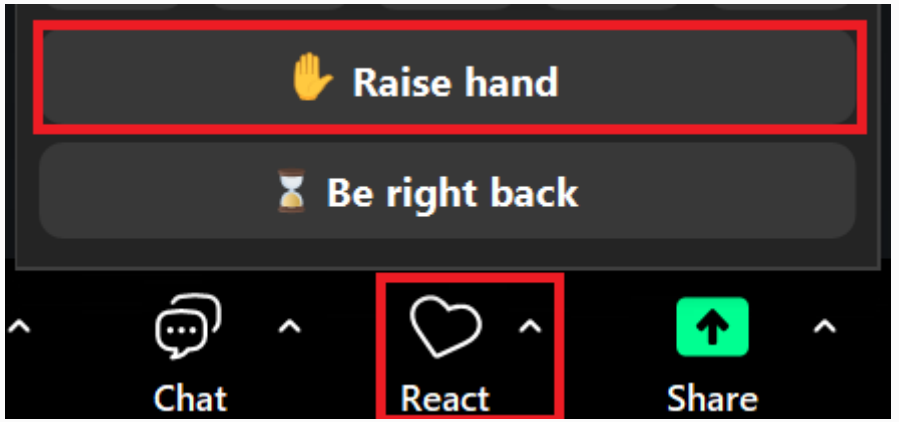
- Periodic review checklist with guidance
- Model language

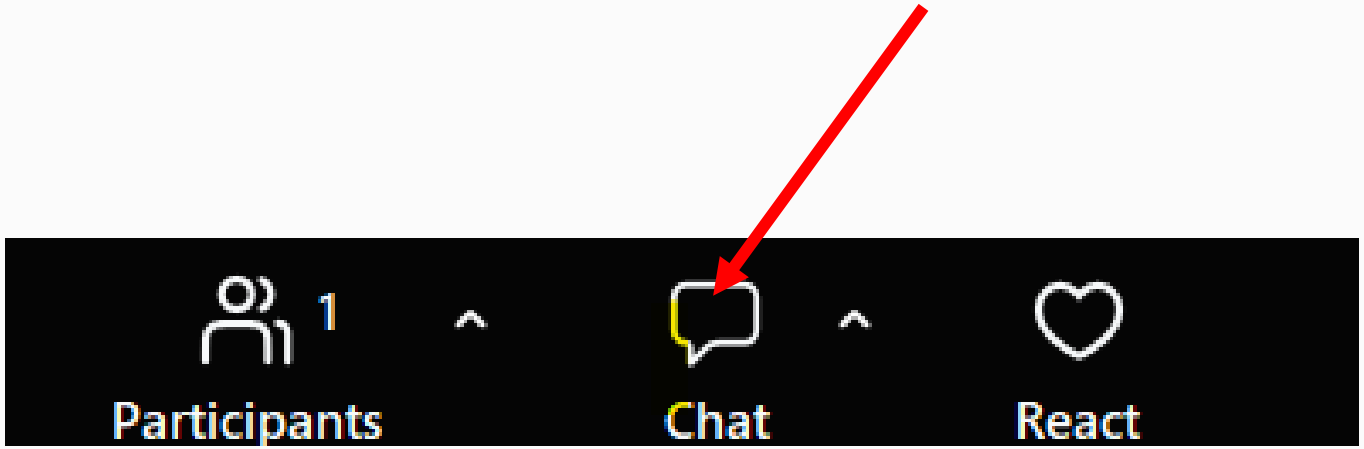
Public hearing



Zoom and phone logistics





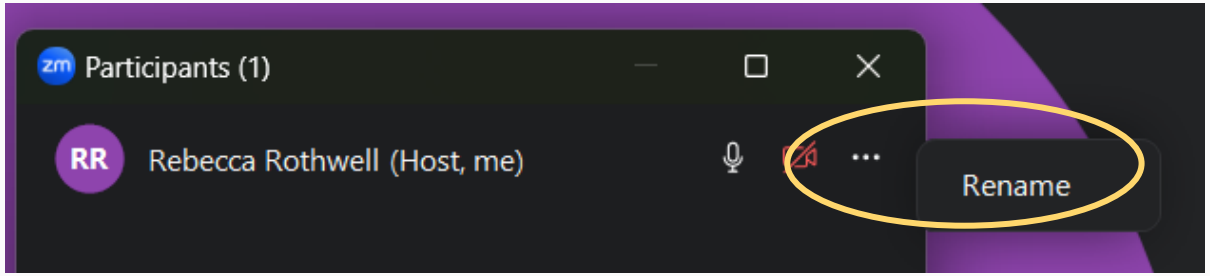


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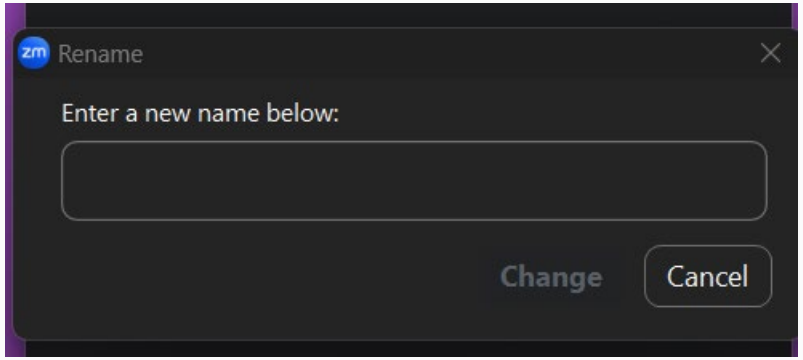
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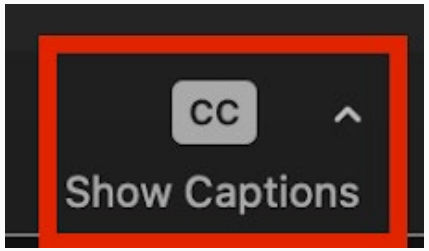


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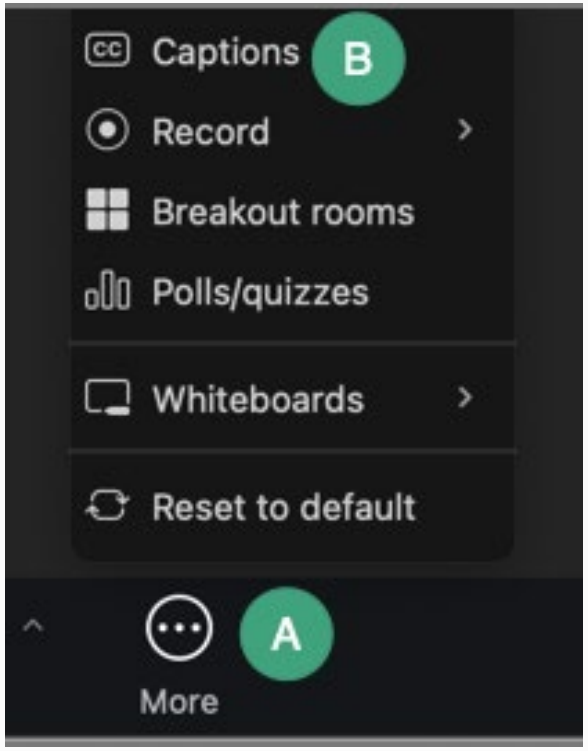
Closed captions in Zoom

In the toolbar, click the **Show Captions** icon.



If you don't see **Show captions**, click the **More** icon, then click **Show captions.**

Captions will automatically appear above the meeting controls toolbar.



Ground rules



Please stay muted until we call on you. Mute yourself when you're done speaking.



Respect the right of others to have an opinion, even if you do not agree.



Use respectful language when providing comments or asking questions.

Providing testimony



Wait for us to call on you to provide testimony.



Stick to the time limit.



Summarize lengthy or repetitive comments.

Public hearing

Chapter 173-18 WAC Shoreline Management Act—Streams and rivers constituting shorelines of the state

Chapter 173-20 WAC Shoreline Management Act—Lakes constituting shorelines of the state

Chapter 173-22 WAC Adoption of designations of shorelands and wetlands associated with shorelines of the state

Chapter 173-26 WAC State master program approval/ amendment procedures and master program guidelines

Chapter 173-27 WAC Shoreline management permit and enforcement procedures

Legal notice of hearing



Verbal testimony



Commenting in writing

- Three ways:
  - Fill out a comment form here
  - Use our online comment form
  - Send comments by mail

Written comments are due by 11:59 PM on November 17, 2026

Next steps for comments

- Ecology will prepare a Concise Explanatory Statement
  - Agency's response to comments and questions
  - Will send out notice





Next steps for the rules

- Rule adoption: March 2027
- Rule in effect 31 days later



Stay informed

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shorelinerulemaking@ecy.wa.gov

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