

Shoreline Master Program

Conditional Approval Briefing

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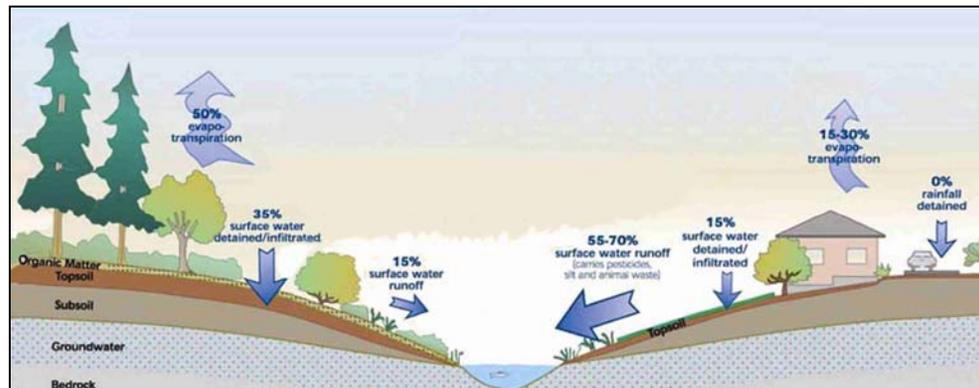
Committee of the Whole
March 28, 2011

City of
Renton
Community and Economic Development



Background

- **City initiated its SMP update in fall 2007**
- **Public hearings:**
 - **October 2009**
 - **February 2010**
- **Approved by Resolution: September 2010**
- **DOE public hearing: December 2010**
- **DOE Conditional approval: March 2011**



DOE's Conditional Approval

- **Commended City's efforts**
- **Approved the SMP only if the City agrees to 8 mandatory changes**
- **Also included 4 recommended changes**
- **City must reply within 30 days by either accepting the changes or proposing alternatives that meet the intent of the change**

Recommended Changes

- **All 4 recommended changes are related to utilities**
- **PSE asked for these changes after the SMP was sent to Ecology**
- **No substantive changes, only clarifications that improve consistency of the document**

Required Changes: Aviation Uses

- **City must ensure that aviation uses meet the test of no net loss**
- **Proposed language clarifies that mitigation shall be imposed if there are shoreline impacts for the following aviation uses:**
 - **Private helipads**
 - **Public heliports**
 - **Seaplane facilities**
- **Changes clarify SMP's intent**



Required Changes: Docks

- **Limitations on docks are necessary to prevent impacts related to overwater coverage**
- **SMP allowed dock standards to be altered without a variance if another permitting agency (USACE) approved**
- **DOE requires a variance if the standards are varied in the sensitive nearshore area**



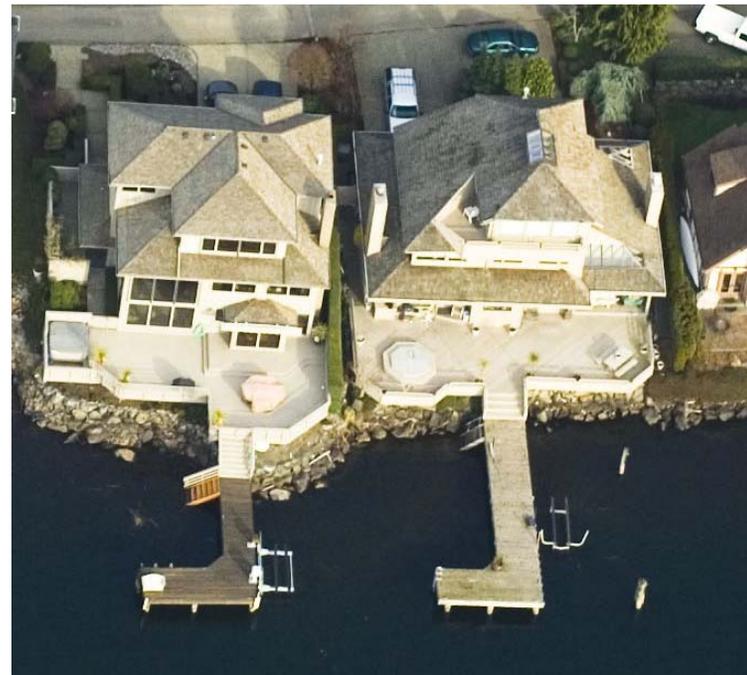
Required Changes: Docks

- **SMP allowed a maximum dock width of 6 feet for all single-family docks**
- **DOE requires a maximum width of 4 feet for single-family homes subject to the following exceptions:**
 - **May be 6 feet outside of the near shore if allowed by other agencies**
 - **May be larger if resident qualifies for a disabled parking permit**



Required Changes: Docks

- **Changes are substantive, but not new standards**
- **Proposed standards were in draft SMP**
 - **Included in Oct. '09 Public Hearing**
 - **Considered by Planning Commission**
- **New 6' docks may still be possible with a variance**



Required Changes: Vegetation Conservation Table

- **SMP established standards for meeting vegetation goals by reach**
- **DOE requires clarifications in language referring to the Table to ensure development complies with its standards**
- **Changes clarify the SMP's intent**



Required Changes: Overwater Trails

- **Overwater coverage can impact shoreline function**
- **City needs to prevent large overwater structures unless related to a water-dependent use**
- **Proposed language limits all overwater trails, except over-stream crossings into Lake Washington**



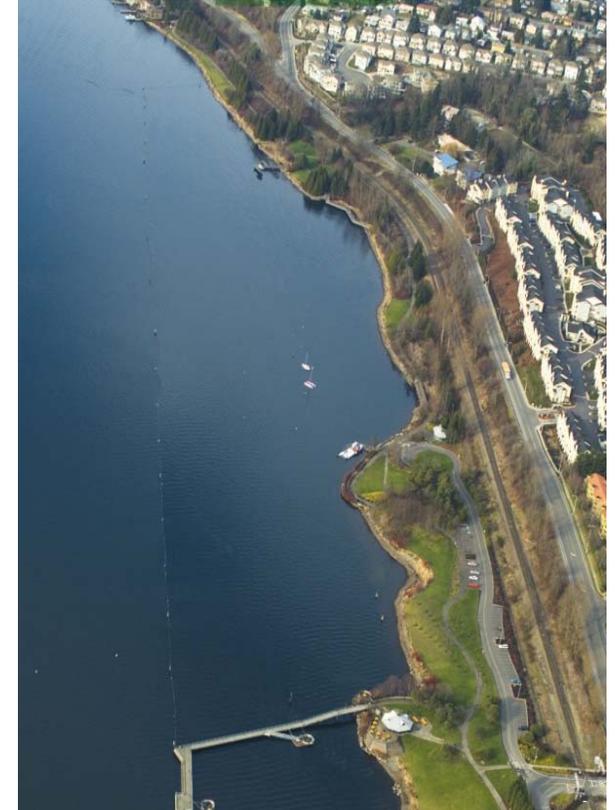
Required Changes: Overwater Trails



- **SMP put few restrictions on overwater trails because they provide public access**
- **DOE language would make existing overwater trails non-conforming**
- **DOE language would prevent new trails consistent with SMP's public access plan**
- **Change has major impacts on public access and creates inconsistency**

Required Changes: Overview

- **Required changes are primarily clarifications**
- **Only changes to public overwater trails and docks are substantive**
- **Dock changes have been publicly reviewed and vetted, but not the change to overwater trails**
- **Change to overwater trails is not consistent with the rest of the SMP**



Staff Recommendation

- Accept all recommended changes
- Accept all required changes, except public overwater trails
- Send alternative language on public overwater trails to DOE based on these factors:
 - Not internally consistent with public access program
 - Change was never publicly reviewed



Alternative Language: Public Overwater Trails

| | Natural | Urban Conservancy | Single-Family Residential | Aquatic | High Intensity | High Intensity Isolated |
|------------------------------------------------------|-----------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|
| <u>Expansion of existing overwater trails</u> | <u>H¹⁰</u> | <u>AD¹⁰</u> | <u>AD¹⁰</u> | <u>AD¹⁰</u> | <u>AD¹⁰</u> | <u>X</u> |

10. No new overwater trails shall be allowed unless it is part of the expansion of an existing overwater trail or overwater trail system. Such expansions shall be considered a conditional use if allowed in the Public Access Requirements by Reach Table at RMC 4-3-090D.4.f and if impacts are mitigated.

Alternative Language in Review

- **Limitations on new overwater trails were reviewed by the Planning Commission and included in October 2009 draft**
- **Allows trails consistent with public access plan**
- **Existing trails would be conforming**
- **As a conditional use DOE has oversight to prevent a proliferation in overwater coverage**



Next Steps

- **Council to provide Administration with direction on replying to DOE**
- **DOE should receive City's initial reply by early April**
- **If City wishes to propose alternative language, Ecology has 30 days to reply**
- **Once City and DOE agree, Council adopts final ordinance**