

# City of Renton

## Shoreline Master Program

### Planning Commission 11-12-08



# Shoreline Management Act Overview

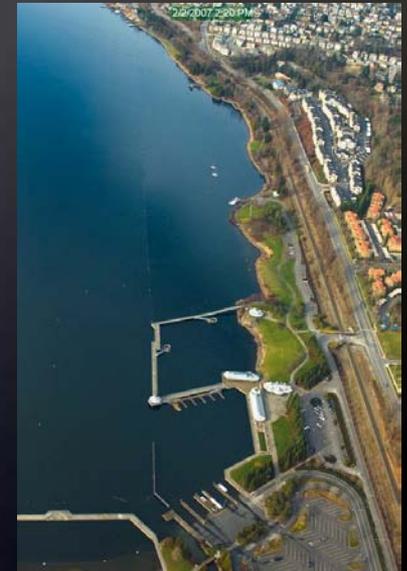
## Washington's Shoreline Management Act (SMA)

was adopted by the public in a 1972 referendum

*“to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.”*

### The SMA incorporates four broad policies:

- Encourage water-dependent uses
- Protect shoreline natural resources
- Promote public access
- Provide for restoration of ecological functions



# Shoreline Management Act Overview

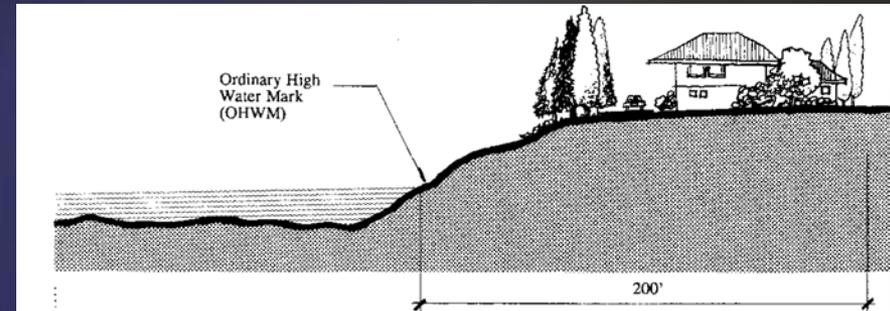
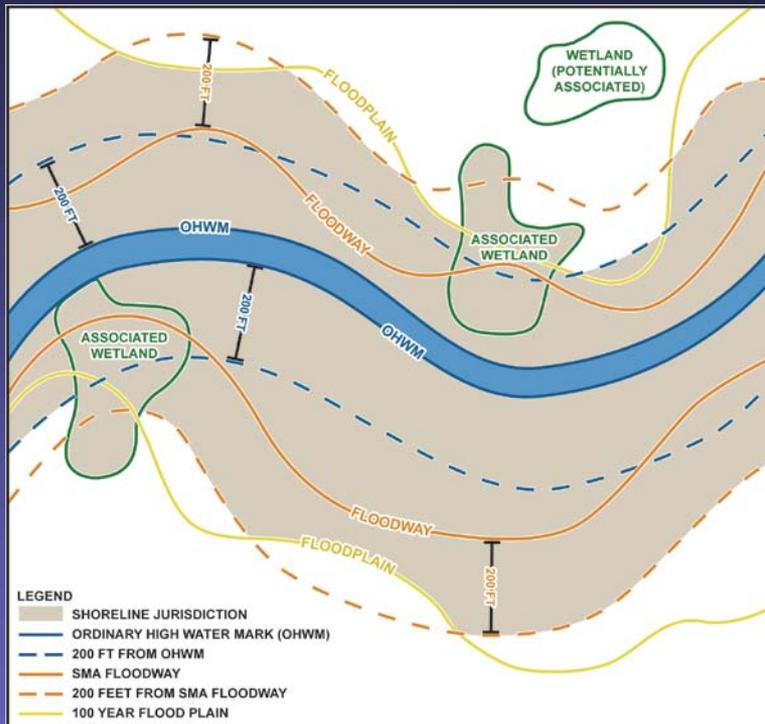
## Where does the SMA apply?

- Streams with greater than 20 cubic feet per second mean annual flow
- Lakes larger than 20 acres
- Upland areas called shorelands that extend 200 feet landward from the edge of these waters; and
- The following areas when they are associated with one of the above:
  - Biological wetland hydrologically connected to shorelands
  - River deltas; and
  - That portion of the 100-year floodplain within 200 feet of the floodway



# Shoreline Management Act Overview

## Where does the SMA apply?



# Shoreline Management Act Overview

## Shorelines in Renton

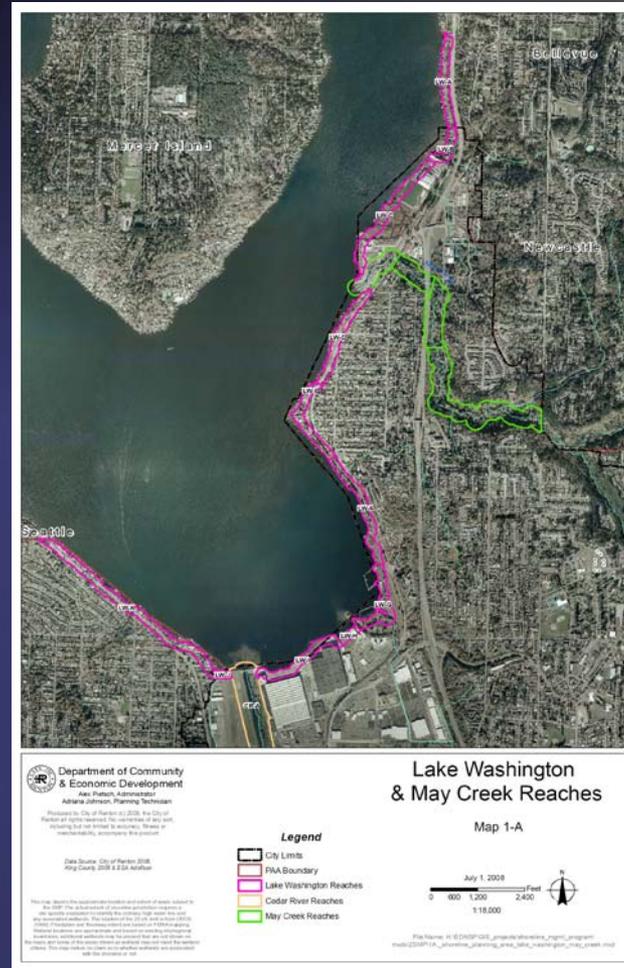
- Lake Washington
- Cedar River
- May Creek
- Green River/Black River
- Springbrook Creek
- Lake Desire



# Shoreline Management Act Overview

## Shorelines in Renton

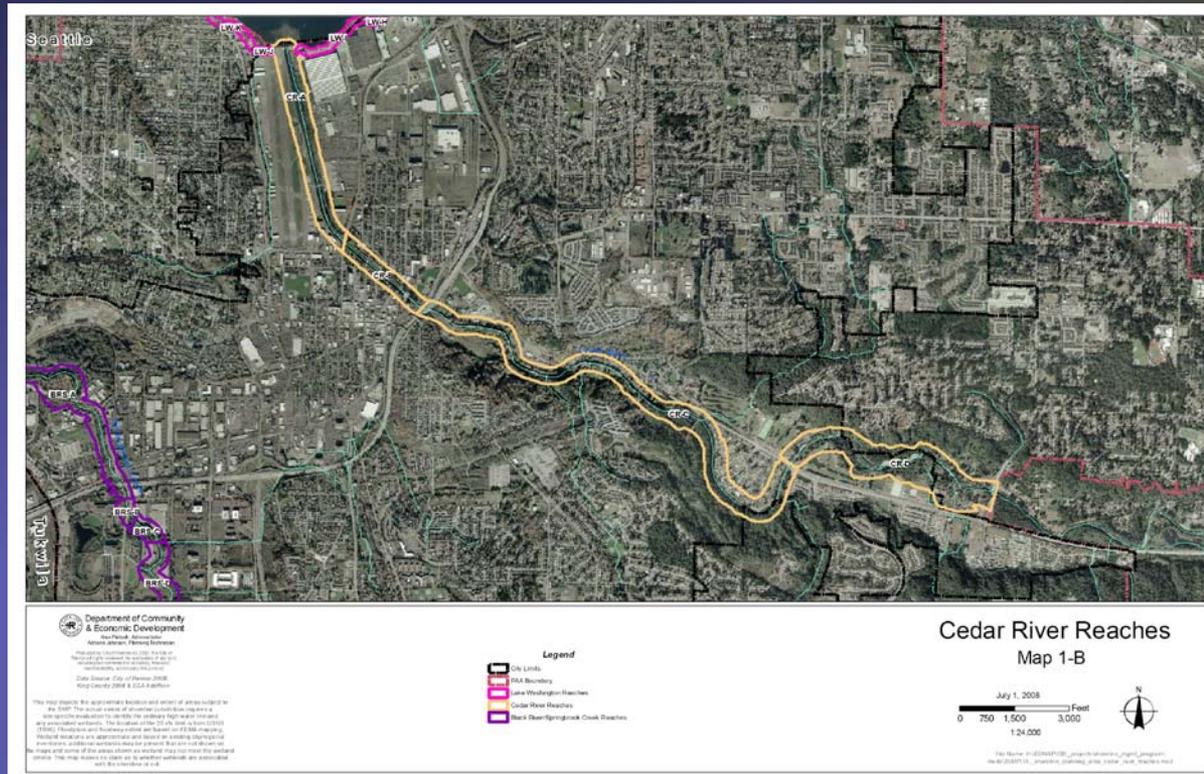
- Lake Washington
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# Shoreline Management Act Overview

## Shorelines in Renton

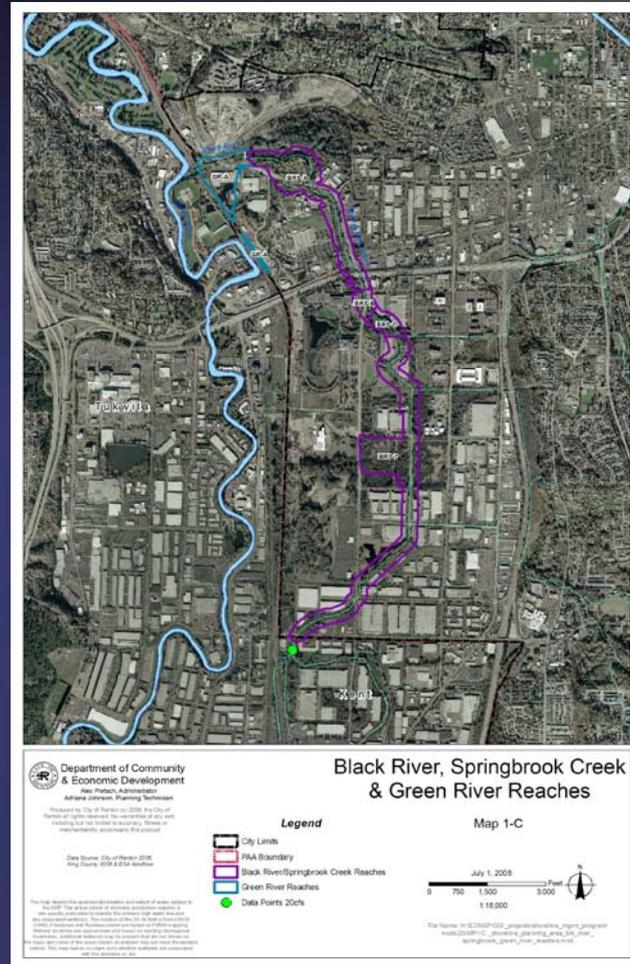
### ☐ Cedar River



# Shoreline Management Act Overview

## Shorelines in Renton

- Green River/  
Black River
- Springbrook Creek



# Shoreline Management Act Overview

## Shorelines in Renton

### ☐ Lake Desire



# Renton Shoreline Master Program

## Update Process

- Initial Public Involvement - May, June, 2008
- Assessment of Options - **Now** through Early 2009
- Draft Shoreline Master Program - Mid 2009
- Review & Adoption - Mid to Late 2009
- Ecology Review



# Renton Shoreline Master Program

## Information Resources

- Inventory/Characterization
- Tech Memo – Opportunities/Constraints Ecological Functions
- Tech Memo – Regulatory Options – Overview
- Tech Memo – Regulatory Options – Specific Issues
- Tech Memo – Demand for Water Dependent Use
- Tech Memo – Public Access



# Renton Shoreline Master Program

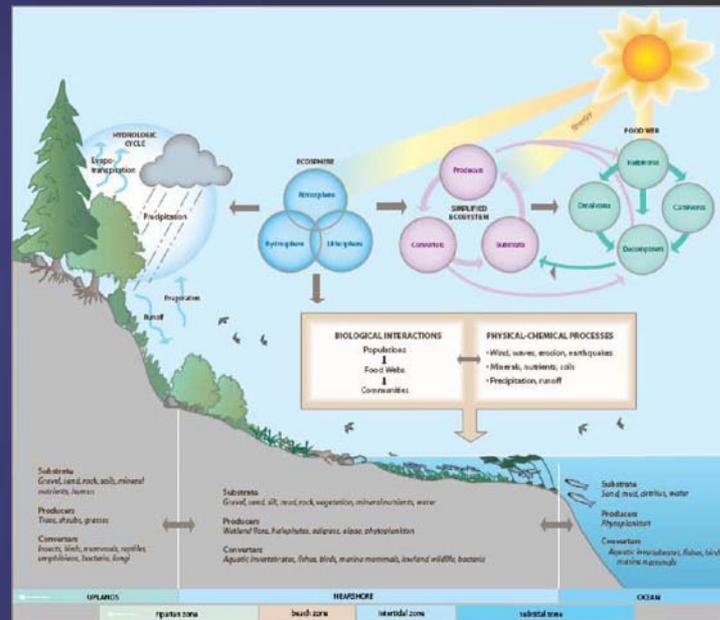
## Inventory and Characterization

- Identify the ecosystem-wide processes and ecological functions
- Assess relationship to ecological functions present within the jurisdiction
- Identify specific measures necessary to protect and/or restore the ecological functions and ecosystem-wide processes



# Renton Shoreline Master Program Inventory and Characterization

- Identify the ecosystem-wide processes and ecological functions



Shoreline  
Functions



# Renton Shoreline Master Program Inventory and Characterization

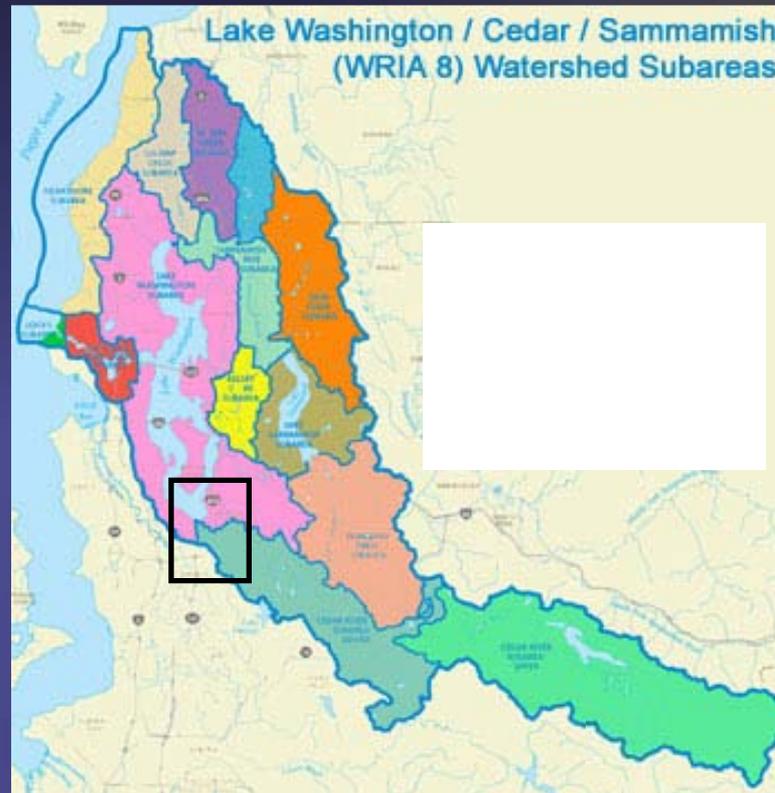
## What are the important ecological functions?

- Small part of overall watersheds
  - Lake Washington/Cedar River
  - Green River
- Critical functions
  - Juvenile Salmon
  - Critical near-shore habitat



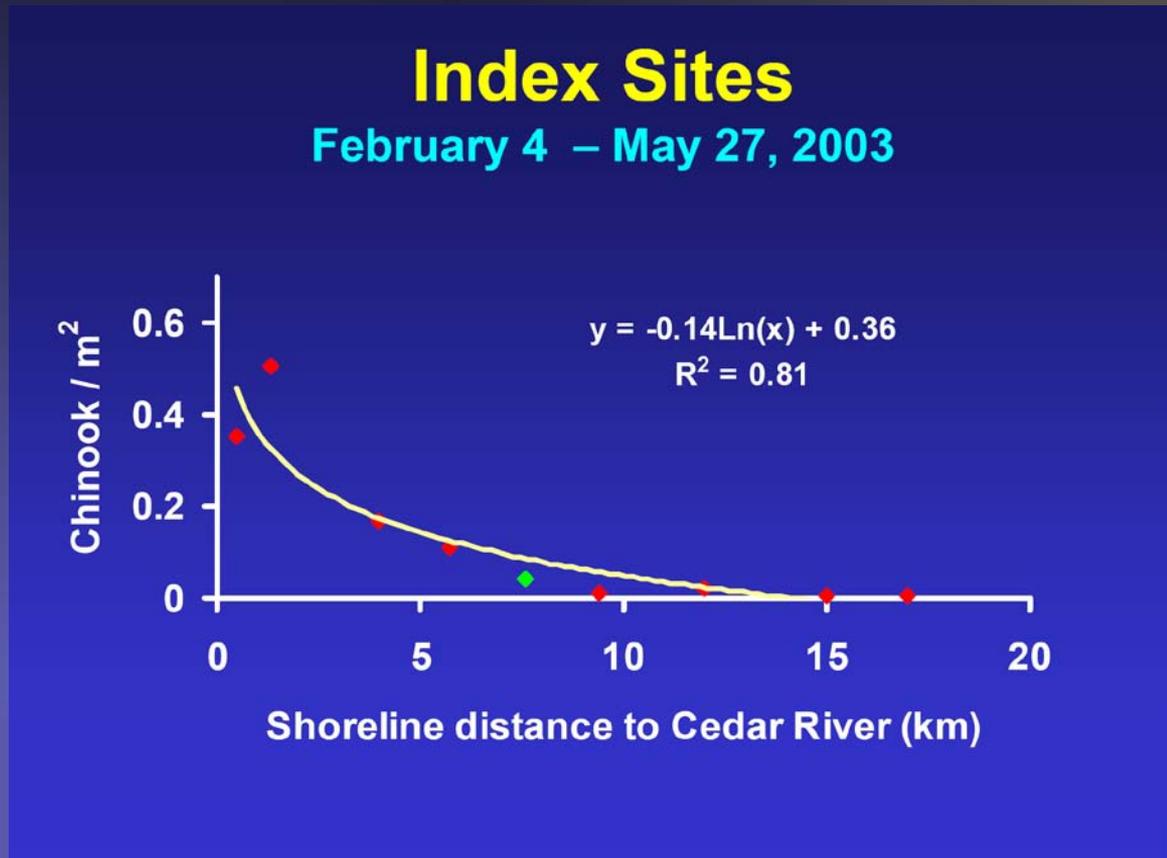
# Renton Shoreline Master Program

Small part of overall watersheds



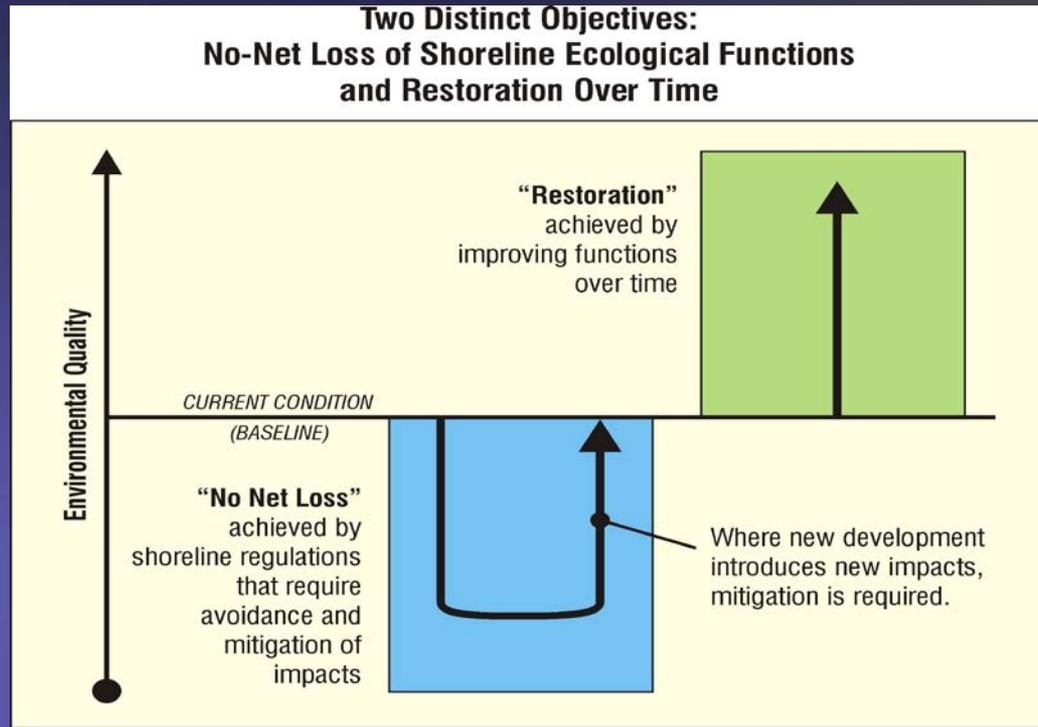
# Renton Shoreline Master Program

## Critical near-shore habitat



# Renton Shoreline Master Program

## No-net-loss of ecological functions



# Renton Shoreline Master Program

## No Net Loss

### Fairly Allocate the Burden of Addressing Cumulative Impacts

- Regulations may include mitigation for both individual and cumulative impacts
- Cumulative impacts addressed by other programs
  - Identify the specific areas and actions where mitigation is most effective
  - Funding for mitigation
    - from general funds or
    - included in a mitigation fee system collected at the time permits are issued, or
    - implemented through other fees such as stormwater management fees.



# Renton Shoreline Master Program

## Critical Areas

**SMA Guidelines – equal to protection provided outside shoreline**

- Classification based regulations

*or*

- Reach based regulations
  - Based on Inventory/Characterization
  - Critical area protections integrated in regulations for aquatic habitat and wetlands (adopt by reference geohazards, CARA, Flood regulations)



# Renton Shoreline Master Program

## Water Dependent Uses

### Tech Memo - Market for Shorelines Uses

- Little demand for water oriented industrial/commercial
- Water dependent demand for moorage
- Demand for non-water oriented mixed use with waterfront amenities



# Renton Shoreline Master Program

## Water Dependent Uses

- Water dependent moorage
  - Location/Design Issues
  - No net loss of ecological functions
- Demand for mixed use with waterfront amenities, must include
  - Water dependent uses and/or
  - Public access and/or
  - Ecological enhancement



# Renton Shoreline Master Program

## Public Access

- Access to public aquatic lands required
- Public access required for residential
  - Multi-family
  - Single family subdivisions with more than 4 lots
- Non water oriented development allowed on shoreline only with
  - Public access and/or
  - Ecological enhancement



# Renton Shoreline Master Program

## Public Access

- Apply to new development on case-by case basis

and/or

- Provide an overall strategy
  - Specific opportunities/constraints by reach
  - Identify priorities
  - Provide additional clarity/predictability



# Renton Shoreline Master Program

## Public Access



# Renton Shoreline Master Program

## Shorelines of Statewide Significance

Applies only to Lake Washington

Additional set of criteria

- Preserve the natural character of the shoreline
- Result in long term over short term benefit
- Recognize and protect the statewide interest over local interest
- Protect the resources and ecology of the shoreline
- Increase public access to publicly owned areas of the shorelines
- Increase recreational opportunities for the public in the shoreline
- Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary



# Renton Shoreline Master Program

## Shorelines of Statewide Significance

Additional set of criteria applied on a case-by-case basis

or

Integrate with specific regulations

- Specific opportunities/constraints by reach
- Identify priorities
- Provide additional clarity/predictability



# Renton Shoreline Master Program

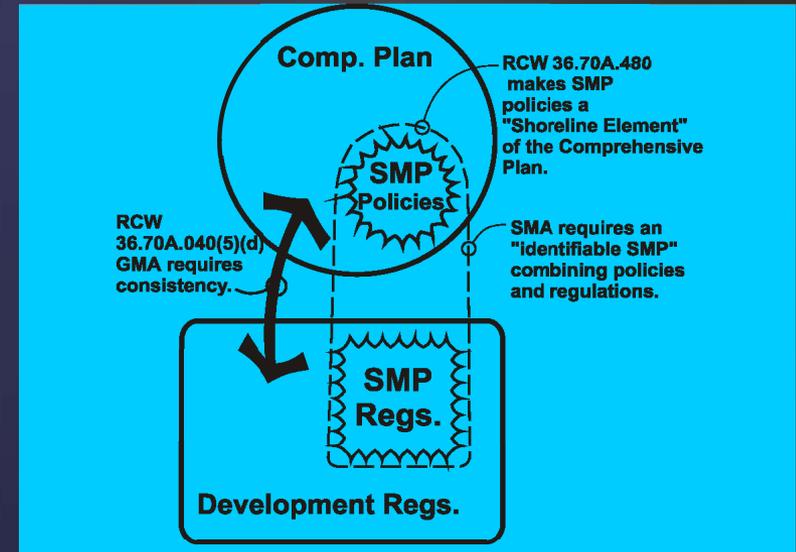
## Master Program Format

Separate SMP

or

Integrate with

- Comprehensive Plan
- Development Regulations



# Renton Shoreline Master Program

## Shorelines Geographic Designations

Overlays

or

Single zoning districts

or

Combination



# Renton Shoreline Master Program

## Shorelines Geographic Designations

### Overlays

- High Density (Current – Urban)
- Residential (Current – Urban)
- Urban Conservancy (Current – Conservancy)
- Natural (Current – Natural)



# Renton Shoreline Master Program

## Shoreline Geographic Designations

- Single zoning districts
  - Separate shoreline zoning
  - Applies only in shoreline
  - Includes all regulations NOT an overlay



# Renton Shoreline Master Program

## Shoreline Geographic Designations

- Single zoning districts



# Renton Shoreline Master Program

## Shorelines Geographic Designations

### Combination

- Zoning for single family entirely in shoreline jurisdiction
- Overlay for areas in both SMA and upland
  - Parallel upland zoning
  - Reach based



# Renton Shoreline Master Program

## Shorelines Geographic Designations

- ❑ Overlay for areas in both SMA and upland
  - Parallel upland zoning
  - Reach based



# Renton Shoreline Master Program

## Provisions for existing development

- No provisions in existing SMP
- 2005 revisions - RMC 4-10-050  
nonconforming structures RMC 4-10-060 for  
nonconforming uses.
- No provisions relating specifically to  
shorelines



# Renton Shoreline Master Program

## Provisions for existing development

- 2005 revisions - RMC 4-10-050  
nonconforming structures RMC 4-10-060 for nonconforming uses.
  - Restrict alterations to 50% of the value of the structure
  - Rebuild Approval Permit



# Renton Shoreline Master Program

## Provisions for existing development

- No provisions relating specifically to shorelines
  - No criteria for no net loss of ecological functions.
  - No provisions for impacts or cumulative impacts



# Renton Shoreline Master Program

## Provisions for existing development

- Recommendation – Add provisions for
  - No net loss of ecological functions.
  - Mitigation of impacts and cumulative impacts
  - Specific provisions to required upgrading site features based on % improvements addressing
    - Shoreline vegetation
    - Meet current standards for bulkheads
    - Public access (other than single family)



# Renton Shoreline Master Program

## Additional Issues – Future Meetings

- Shoreline Vegetation
- Building Height
- Shoreline Protection
- Docks



# Renton Shoreline Master Program

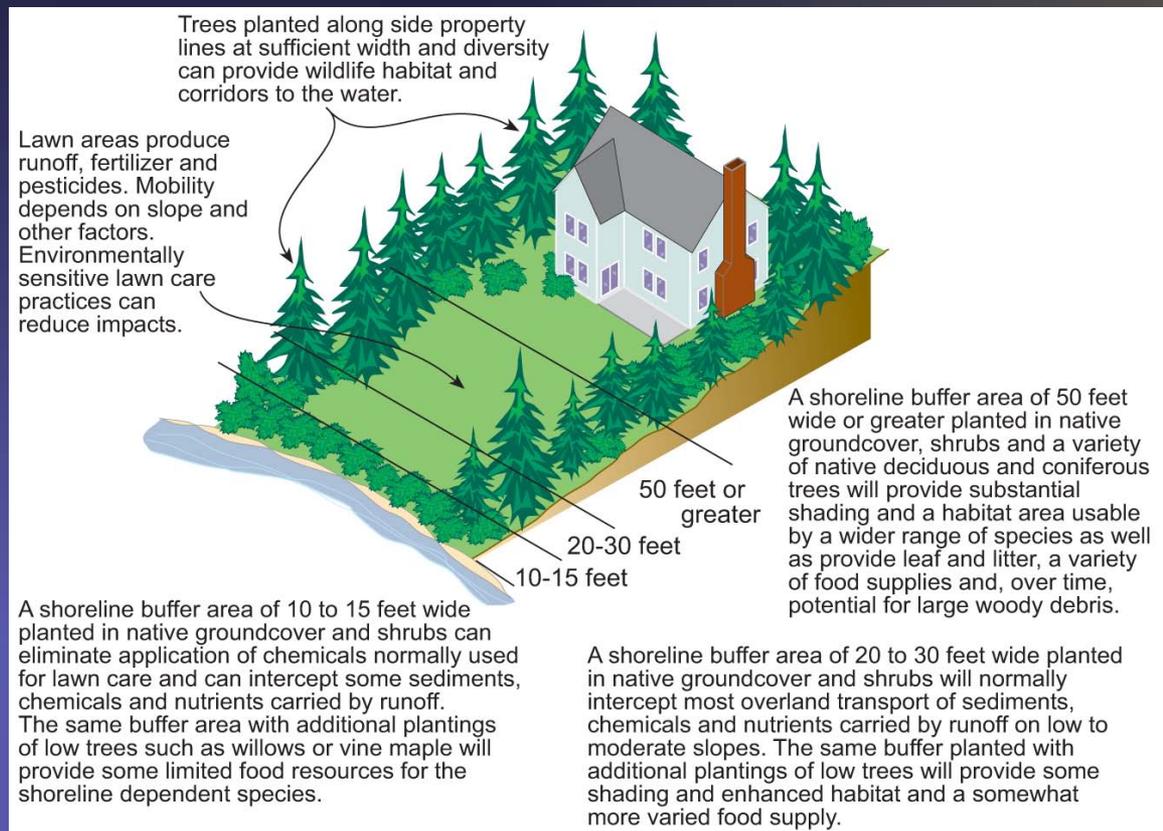
## Shoreline Vegetation

- Lawn/Ornamental Vegetation - source of fertilizer/herbicide/pesticide contamination
- Native vegetation potential source of food (primarily insects) for aquatic species
- Provides some shading and temperature attenuation for shallow nearshore



# Renton Shoreline Master Program

## Vegetation Functions



# Renton Shoreline Master Program

## Vegetation



# Renton Shoreline Master Program

## Shoreline Vegetation – Options

- Current Code (2005)** – No requirements unless reduce buffer
- Require enhancement** with any intensification of use
- Reach specifications** based on specific ecological functions provided
- Voluntary & educational programs**



# Renton Shoreline Master Program

## Shoreline Vegetation – Options

- Non single family-** Relatively large potential for redevelopment over long term
- Single Family**
  - No current requirements
  - Slow pace of change
  - Fair contribution to cumulative impacts
- Public land –** large component of shoreline
  - Management
  - Funding



# Renton Shoreline Master Program

## Building Height RCW 90.58.320.

No permit shall be issued pursuant to this chapter for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.



# Renton Shoreline Master Program

## Building Height – Options

- Use height regulations in upland districts**
  - COR on Lake Washington 10 stories/125 feet
  - UC-N2 zoning Lake Washington 10 stories on primary and secondary arterials and 6 stories along residential/minor collectors.
  - COR on Cedar River 95 feet
- 35 feet in Shoreline, jump at 200'**
- Gradual increase**



# Renton Shoreline Master Program

## Shoreline Stabilization WAC 173-26-231(3)(a)

- Recognize adverse impacts of modification
- Allow only where need is demonstrated
- Limit “modifications in number and extent”
- Give preference to “soft” modifications that:
  - have “lesser impact on ecological functions”, and
  - mitigate impacts – including cumulative
- “Hard” armoring allowed only after analysis confirms less intrusive “soft” measures won’t work

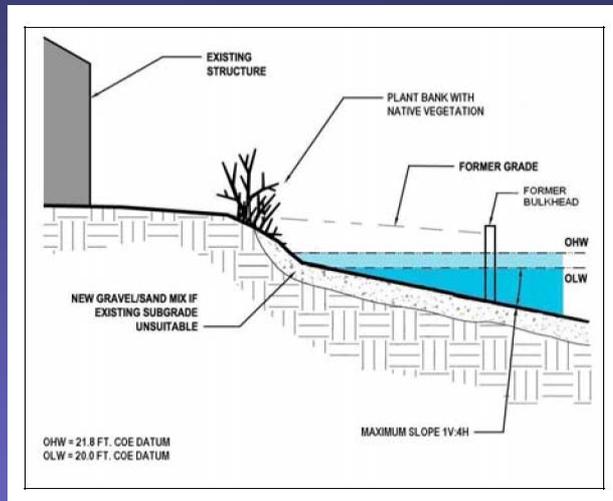


# Renton Shoreline Master Program

## Shoreline Stabilization

Corps of Engineers/National Marine Fisheries Service

- ☐ *Replace with vegetation and beach*

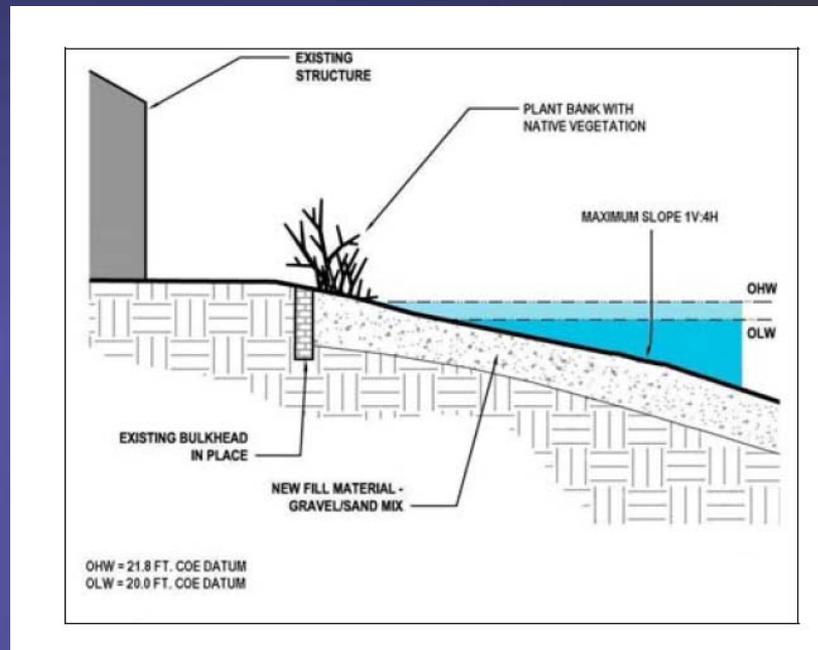


# Renton Shoreline Master Program

## Shoreline Stabilization

Corps of Engineers/National Marine Fisheries Service

- *Beach creation leaving the existing bulkhead in place*

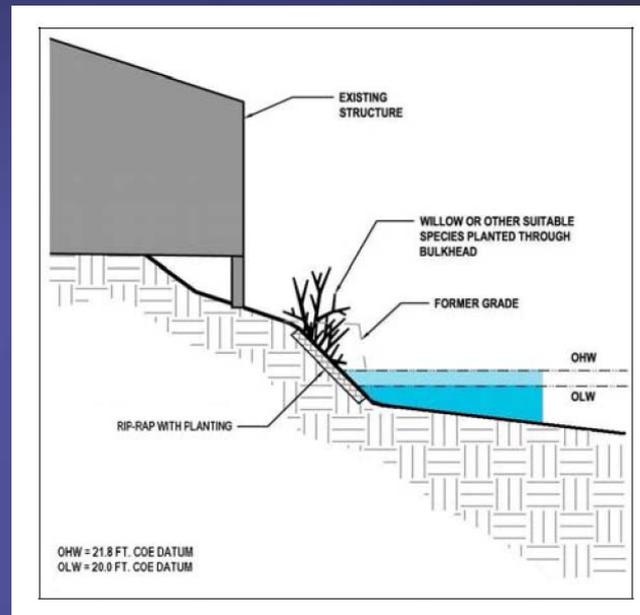


# Renton Shoreline Master Program

## Shoreline Stabilization

Corps of Engineers/National Marine Fisheries Service

- ❑ *Re-vegetated armored banks allowed only where existing rip rap cannot be removed*



# Renton Shoreline Master Program

## Shoreline Stabilization

### Potential SMP Provisions

- Allow fill below the OHWM for shoreline protection and habitat enhancement
- Allow regrading of existing shorelines without penalizing landowners if the OHWM is moved back by allowing setbacks to be measured from the previous bulkhead line



# Renton Shoreline Master Program

## Docks and Moorage WAC 173-26-231(3)(b)

- Allowed only for
  - Water dependent use (including single-family docks)
  - Public access
- Minimum size needed
- Shared docks preferred over individual single-family
- Ecological functions
  - Avoid impacts
  - Minimize impacts
  - Mitigate impacts – including cumulative



# Renton Shoreline Master Program

## Docks and Moorage

### Corps of Engineers Regional Permit No. 3

- Removal of additional in-water structures in addition to the permitted dock.
- Provides the specifications:
  - Distance from OHWM
  - Surface coverage
  - Width
  - Grating to reduce shade
- Piling materials and spacing
- Retain habitat features (large and small woody debris, substrate material)
- No more than two mooring piles are allowed for single-family docks. Joint-use structures can have up to four mooring piles.
- Planting for mitigation
  - Emergent vegetation waterward of OHWM
  - Upland riparian vegetation



# Renton Shoreline Master Program

## Docks and Moorage

Corps of Engineers Regional Permit No. 3



# Renton Shoreline Master Program

## Docks and Moorage

### Code Issues

- Alternatives
  - Mooring buoys with “dingy” dock
  - Shared docks
- Size
  - How big a boat
  - How long – water depth
  - Width
- Placement
- Dredging

