

SHORELINE MASTER PROGRAM UPDATE

General Description

The Shoreline Management Act (SMA)¹ requires all jurisdictions to adopt a Shoreline Master Program (SMP) consistent with state guidelines². Renton adopted its first SMP in 1977, and has made periodic, minor updates since that time. Under the mandate of the state legislature, Renton is required to adopt a major update of its SMP based upon new guidelines adopted in 2004. Using a \$200,000 grant from the Washington State Department of Ecology, staff has been working on the SMP update since the end of 2007. Areas affected by the SMP update include property in Renton near: Lake Washington, May Creek, Springbrook Creek, the Cedar River, the Black River, the Green River, and Lake Desire in Renton's potential annexation area.

Adoption of the SMP is a process unlike the adoption of other regulations by the City. In the SMA, the process is envisioned as a "cooperative program of shoreline management between local government and the state." What this entails is the City develops an SMP based on the shoreline guidelines and with technical assistance from the Department of Ecology (Ecology). After Council adoption, Renton's SMP then undergoes formal review by Ecology. Ecology may accept the SMP or return the SMP for changes.

In 2005, the City attempted to complete a partial SMP update in conjunction with the update of Renton's Critical Areas Ordinance. Ecology rejected this partial update, partially because it was not consistent with the newly adopted SMP guidelines. The work from the partial update was incorporated into this SMP update process where applicable, and as appropriate under the SMP guidelines.

When the SMA was written, it was intended to balance a number of competing goals to ensure the productivity and sustainability of shorelines in Washington State. Some of the important goals from the SMA include allowing: economic use of the shorelines, public access and recreation, restoration of ecological functions and processes, and preferred accommodation of single-family residences. Under the shoreline guidelines, Renton's SMP update must achieve the following:

- Identify and inventory current and potential ecological processes and functions;
- Develop policies and regulations intended to result in no net loss of ecological processes and functions;
- Include regulations and mitigation requirements that ensure permitted development will achieve no net loss of ecological processes and functions;
- Include goals and policies for restoration of impaired ecological functions and processes;
- Evaluate the cumulative impacts of reasonably foreseeable development, including development exempt from the regulations.

¹ The SMA is at RCW 90.58

² The SMP guidelines are at WAC 173-26

Renton’s SMP accomplishes these requirements in a series of documents: *Final Shoreline Inventory and Analysis*, *Shoreline Element of the Comprehensive Plan*, regulations and permitting processes in Title IV of the *Renton Municipal Code (RMC)*, *Restoration Plan*, *Shoreline Environment Overlay Map*, and the *Final Cumulative Impacts Analysis*.

Public Participation

Public participation is a key component of any major planning process, including the SMP update. In March 2008 the City developed a public participation plan that outlined the steps that would be taken to ensure that there was adequate opportunity for public participation in the development of the SMP. Below is a summary of public participation opportunities and notifications since that time.

March 24, 2008	Presentation to Council Committee of the Whole
April 2008	Outreach mailer and survey sent to all shoreline property owners Posters put in all City parks with shorelines State and federal agencies, tribes, and surrounding jurisdictions notified Interest groups notified Posters put in Renton libraries and at City Hall for the general public News item in the <i>Renton NOW</i> utility bill insert Project website established: www.shoreline.rentonwa.gov
April 30, 2008	Public Open House and project kick-off
June 2008- September 2008	Materials distributed at community events including the Benson Hill Community Picnic and Renton River Days Presentations given to interested community groups, including the Renton Kiwanis and the Seattle- King County Master Builders Association
November 2008- February 2009	Five Planning Commission meetings with all planning documents and presentations available on the project website Two update mailers sent to the interested parties list Posters put in all City parks with shorelines twice Posters put in Renton libraries and at City Hall for the general public twice
December 2008	Staff meets with the Boeing Company
January 21, 2009	Comment deadline for <i>Shoreline Inventory and Characterization</i> and supporting technical memos
June 2009- December 2009	Nine Planning Commission meetings (not including public hearing) with all planning documents and presentations available on the project website Six update mailers sent to the interested parties list Posters put in all City parks with shorelines twice Posters put in Renton libraries and at City Hall for the general public twice
September 2009	Staff meets with the Boeing Company
September 11, 2009	Comment deadline for first SMP draft
October 9, 2009	Notices of Public Hearing and SEPA Notice of Application: mailed to all shoreline property owners

	mailed to property owners within 300' of the shoreline sent to all interested parties sent to all state and federal agencies, tribes, and surrounding jurisdictions posted in all City parks with shorelines posted in City libraries and at City Hall published in the Renton Reporter posted on the project website
October 21, 2009	Planning Commission Public Hearing
November 5, 2009	Comment deadline for Public Hearing SMP draft (2 nd draft)
December 30, 2009	Comment deadline for Planning Commission deliberation SMP draft (3 rd draft)
January 2010- February 2010	Staff holds over 20 hours of individual meetings with key stakeholders to work through language clarifications in the SMP draft
February 17, 2010	Planning Commission meeting with all documents and materials available on the website
February 19, 2010	Notice of Public Hearing: mailed to all shoreline property owners mailed to property owners within 300' of the shoreline sent to all interested parties posted in all City parks with shorelines posted in City libraries and at City Hall published in the Renton Reporter posted on the project website
March 3, 2010	Planning Commission Public Hearing and comment deadline for SMP recommendation draft (4 th draft)

Proposed Policies and Regulations

Shoreline regulation begins with the designation of shoreline environments based on information gathered in the *Shoreline Inventory and Analysis*. Shoreline environments are a type of zoning overlay that specify a separate set of allowed uses and development standards within a particular area. A recommended classification system is detailed in WAC 173-26-211, but alternatives are allowed if consistent with purpose and policies of the SMA. Renton's proposed environment designations are based on the recommended classification system in the WAC, with some alterations based on unique conditions identified in the *Shoreline Inventory and Analysis*. Proposed environments include the following:

- *Natural*- this environment is applied to the most pristine shoreline areas, with minimally degraded shoreline functions, and include the strictest limitations on development and use.
- *Urban Conservancy*- this environment is applied to shorelines characterized by open space or sensitive areas. Use and development is limited, with a focus on restoration of natural functions and public access.

- *Single-Family Residential*- existing areas of single-family residences have been designated as part of this environment, which is partly based on the “Residential” environment in the WAC. Use and development is limited to continuation of single-family uses. Existing and future multi-family uses are included in the *High Intensity* environment in Renton’s classification system because most multi-family uses are, or will be, associated with multiple-use developments.
- *High Intensity*- the designation of this environment recognizes the need for intensive use of the shoreline for commercial, industrial, transportation, residential, and public access uses. Uses include those allowed in the underlying zoning. Development within 100 ft. of the shoreline is more limited than development farther away. All uses and developments are subject to the preference for water-oriented uses³and subject to the requirements of no net loss of ecological functions.
- *High Intensity-Isolated*- this designation is unique to the City of Renton. Renton has a handful of areas that are separated from the shoreline by a road or train right-of-way. These areas have no functional relationship to the shoreline, but meet the state criteria for being within shoreline jurisdiction. Other communities have attempted to develop SMPs that leave such areas out of shoreline jurisdiction, but have not had such attempts approved by Ecology. By designating such areas in the High Intensity-Isolated environment, Renton recognizes that the areas are within shoreline jurisdiction, but the use and development of the property is controlled by the underlying zoning.
- *Aquatic*-this environment was a new addition to the WAC guidelines in 2004 and basically includes the water bodies within shoreline jurisdiction. Use and development of these areas is limited to water-dependent uses, which are also subject to the requirement of no net loss of ecological functions.

Policies for shoreline environment designation and management are in the *Shoreline Element*, regulations for shoreline environment uses and development regulations are in *RMC Title IV*, and the designations are displayed on the *Shoreline Environment Overlay Map*.

Uses are detailed by environment designation in *RMC 4-3-090E.1 Shoreline Use Table*. Based on WAC requirements, uses within shoreline jurisdiction are tightly controlled. Water-related uses are the only uses allowed in shoreline jurisdiction. Single-family uses are considered a “priority” use when developed consistent with the provisions to ensure no net loss. To the extent that other non-water oriented uses are allowed, such uses must provide ecological restoration and/or public access along the entire shoreline frontage in order to locate in shoreline jurisdiction. Requirements for public access and

³ Water-oriented uses is an umbrella term that includes the following: water-dependent, water-related, and water-enjoyment. Water-dependent uses are those which require a location on or adjacent to the water, such as a ferry terminal or sea-plane base. Water-related uses are those uses that are not water-dependent, but the economic viability of the use requires a location near water, such as boat repair facilities or fish processing. Water-enjoyment uses are those that provide recreation and public access, including visual and/or physical access to the water and can include a wide variety of uses. Non-water-oriented uses are those that do not meet any of the definitions above.

ecological restoration are based on information from the *Shoreline Inventory and Analysis* and are specified by shoreline reach.⁴ These requirements are in two tables located at RMC 4-3-090D.4.f *Public Access Requirements by Reach* and RMC 4-3-090F.1.l *Vegetation Conservation Buffer Standards by Reach*. Uses are also managed through a series of performance standards written to ensure no net loss and compliance with SMP guidelines for specific uses and use types. Some of the uses with specific performance standards include: new residential development, marinas, industrial uses, commercial and community service uses, transportation facilities, utilities, and piers and docks.

Regulations for piers and docks, especially the maintenance of existing structures, have been an issue of concern for single-family property owners and for City staff. The new dimensional standards for docks and piers limit the size of such structures in order to reduce over water coverage, which contributes to a net loss of ecological functions. Most existing facilities would not meet the proposed standard. However, maintenance of existing structures is allowed, even if the dock or pier does not conform to the new regulations. Up to 30% of a dock or pier may be replaced without triggering a requirement to use light penetrating materials. This was an important provision to the Parks Division in the management of Gene Coulon Park. If light penetrating materials are used, the entire surface of a pier or dock may be replaced without the costly expense of moving pilings. Single-family property owners specifically requested such a provision, which saves them expense and reduces the impacts of over water coverage on ecological processes and functions. When existing docks repair pilings, are moved, or are reconfigured, however, the structures will need to be brought in compliance with the new dimensional standards.

Development standards are detailed by environment designation in RMC 4-3-090D.7.a *Shoreline Bulk Standards Table*. This includes standards for building coverage and limits on impervious surfaces, as well as standards for heights and setbacks. The standard setback and buffer requirement is 100 ft. from OHWM⁵ in all shoreline environments, consistent with the standard adopted by the Council in the 2005 partial update, and consistent with the standards proposed by other local jurisdictions. However, there are some alternative, reduced, buffer standards allowed for water-dependent uses and for existing single-family development. Most of the existing single-family development on Renton shorelines could not conform to a 100 ft. setback and buffer requirement. As a result, setback and buffer requirements for existing single-family properties are based on lot depth, as specified in RMC 4-3-090F.1.c and as shown below.

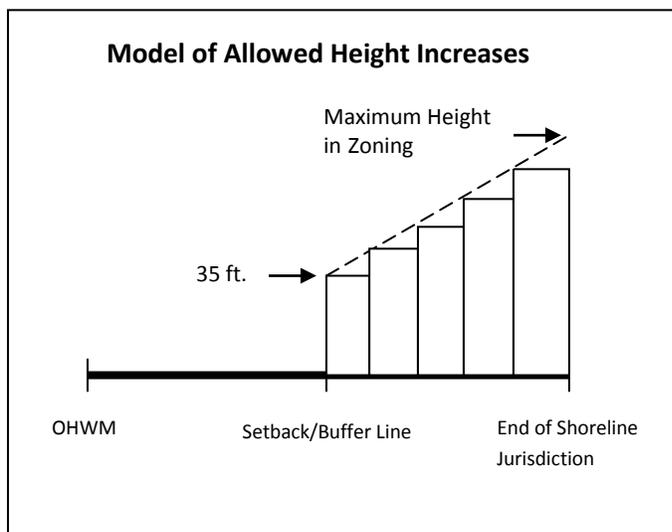
Lot Depth	Building Setback	Vegetated Buffer
Greater than 150 feet or greater	70 feet	60 feet
Greater than 130 feet, up to 150 feet	60 feet	50 feet
100 feet, up to 130 feet	35 feet	25 feet
Less than 100 feet	25 feet	15 feet

⁴ Reaches are stretches of shorelines that share similar ecological functions and processes and similar land uses.

⁵ Ordinary High Water Mark

Without an alternative standard, the SMP would not be able to show any improvement over existing conditions without creating an unfair burden for single-family property owners. Another option for varying shoreline setback and buffer requirements is a provision that allows for buffer averaging. This can reduce a setback/buffer to as small as 50 ft. in some places, but with increased buffers in other areas. Although this does not reduce the area of the setback/buffer, it does provide additional flexibility for property development. In addition, the SMP allows other setback requirements to be varied administratively, which provides flexibility and additional development area when needed.

Height is proposed to be limited within shoreline jurisdiction because SMP guidelines recommend a standard of 35 ft. within shoreline jurisdiction. The SMP adopts this standard with two exceptions. Within the single-family environment, the underlying zoning allows a maximum height of 30 ft., so this standard was adopted within the shoreline as well. Within the high intensity environment, several of the underlying zones allow considerably more than 35 ft., including the COR zone, which allows up to 10 stories or 125 ft. Provisions have been made in some portions of the high intensity environment to allowed increased height. These provisions would require a maximum height of 35 ft. at the setback/buffer line and would allow height to be increased at a set ratio up to the maximum height allowed in the underlying zone. The picture to above shows an example of how this could be applied. The ratio at which the height may be increased, and the areas that allow height increases, are established by reach, in the notes to the *Shoreline Bulk Standards Table*.



Another set of development standards include those related to shoreline modifications. Shoreline modifications include such topics as landfill and excavation, dredging, shoreline stabilization⁶, stream alteration, and flood control. They contribute to a net loss of ecological functions and should be limited. According to WAC 173-26-231 shoreline modifications should only be allowed to protect primary structures and existing shoreline uses.

⁶ Shoreline stabilization includes any structural or nonstructural methods to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as currents, floods, tides, wind, or wave actions. This includes bulkheads.

Shoreline Stabilization Preference Hierarchy

1. No action (allow the shoreline to retreat naturally)
2. Flexible defense works constructed of natural materials
3. Flexible defense works, with rigid works constructed as a protective measure at the buffer line
4. Rigid works constructed of artificial materials such as riprap or concrete

Like many issues, regulation of shoreline stabilization in the proposed SMP draft is very different than Renton's current approach. WAC 173-26-231 specifically lists the environmental harm caused by shoreline armoring, and states that harm armoring is to be severely limited. Similarly Renton's *Shoreline Inventory and Analysis* demonstrated that existing shoreline armoring contributes to a continued decline in ecological processes and functions resulting in

net loss. Provisions preventing new shoreline stabilization are fairly straightforward to implement, but managing the repair and eventual replacement of as much shoreline armoring as possible is more difficult. Consistent with the WAC, existing stabilization is allowed to protect existing uses and primary structures, and under the proposal it may be repaired. However, when the use of the property changes the need for shoreline stabilization must be reviewed. If shoreline armoring can be removed completely or partially, or if it can be replaced with a less damaging form of shoreline stabilization, it will be required. When shoreline stabilization is needed it will be allowed according to the hierarchy of preference in RMC 4-3-090F.4.iii, and shown above.

Non-conformity presents a number of issues for the SMP update. Renton's shorelines, and particularly Lake Washington, have a lot of existing development that will not comply with any SMP meeting the shoreline guidelines adopted in 2004. Evidence shows that some of these existing conditions continue to produce declines in ecological functions. This makes it difficult for the SMP to meet the standard of no net loss without providing for some framework to transition toward a less impactful type of development.

To ease this burden a partial compliance program is proposed for non-conforming structures. Under Renton's current code non-conforming structures may be expanded only under very limited circumstances and may be repaired up to 50% of their value. If repairs or construction exceed these thresholds, the entire structure must be brought into compliance. For shoreline properties an alternative system is proposed whereby non-conforming structures may be expanded if other non-conformities on the site are brought into compliance or partial compliance. This is a give and take system- the property owner is allowed to expand a structure that would not ordinarily be allowed to expand and in exchange is required to plant native vegetation, upgrade docks, or evaluate the necessity of shoreline stabilization. The requirements for site upgrades are listed in RMC 4-10-095 and depend upon the amount of expansion that is proposed. Single-family and non-single-family structures are treated slightly differently. Interior remodeling and adding height within an existing footprint would not trigger site improvements for a single-family residence.

Modification to SMP Based on Comments

Since the publication of the first draft of the SMP in July 2009, staff has worked hard to integrate the comments and concerns of the public and key stakeholders. Hundreds of comments have been received since that time. Each has been reviewed and responded to in a comment response table that has been made available after the conclusion of the comment period of each SMP draft. Below are two lists. One summarizes the main comments received and how those comments were integrated into the SMP. The other summarizes issues that were not integrated into the SMP.

Comments Integrated Into the SMP

<i>Comment</i>	<i>Staff Response</i>
<i>General</i>	
Soften policy and regulatory language to allow flexibility in applying performance standards. Clarify language to avoid vagueness in applying standards.	Language was softened throughout the document with the goal of achieving no net loss of ecological functions, as stated in the WAC. A prescriptive regulatory approach is difficult to apply in shoreline environments because these areas are often subject to unique conditions. The proposed SMP takes a performance approach which allows some flexibility in applying standards as long as performance goals are met.
Remove language that requires property owner to cooperate with others on a reach basis.	This language was removed completely, or in some cases, moved to policy sections. Regional cooperation is appropriately managed by public agencies.
Multiple state and federal agencies have jurisdiction over shoreline permitting. Allow flexibility so applicants can incorporate the requirements of other permitting agencies into the design of shoreline stabilization structures.	Flexibility added in multiple places in to recognize that other permitting agencies may have unanticipated requirements.
Reword Treaty Rights section.	Wording changed to that which was preferred by the Muckleshoot Indian Tribe.
Property rights must be respected as required by the SMP and by the state and federal Constitutions.	Property rights section integrated into the draft. Per WAC requirements, staff and Planning Commission reviewed issues of concern regarding property rights. The SMP was crafted to allow, at a minimum, some economic use of a property. Mitigation requirements are related to project impacts.
Protected the approved master site plan for Southport.	Southport has an approved master site plan that is vested to the development regulations in place at the time of approval. Adoption of the SMP update should not affect those portions already approved. However, language was added to various sections of the SMP to

<i>Comment</i>	<i>Staff Response</i>
	restate that standards would not be applicable if the property was subject to a master site plan approved before SMP adoption.
Provide notice of all applications to the Muckleshoot Indian Tribe Fisheries Division.	This is already done by the City even though it is not a requirement. Language was added to the permit processing section.
<i>Uses</i>	
Provide supporting language to allow non-water-oriented uses in the High Intensity Shoreline Environment.	Added sections throughout the document to recognize non water oriented uses. However, the WAC requires such uses to provide ecological restoration and/or public access in order to locate in shoreline jurisdiction.
Clarify the regulations for new and existing water-dependent industrial uses.	New industrial uses must be water dependent to locate in the shoreline. Expansion of existing non-conforming water-dependent industrial uses allowed outside of required buffer areas, subject the WAC standard of no net loss.
Allow research and restoration as permitted uses.	Allowed in all environment overlays.
Limit new launch ramps, which provide an intensive use of the shoreline, to marinas or areas with public access.	This restriction was added.
The performance standards for commercial uses should be applied to civic or community uses as well to avoid a gap in applicability.	The section on commercial uses was altered to apply to commercial and community service uses.
Require any moorage serving four or more residential uses to meet the standards for a marina.	The performance standards for marinas include provisions to reduce impacts from the intensity of the use on the water and on upland areas. It is appropriate to require the same standards for any moorage area with intensive use.
Limit transportation uses in the shoreline and require mitigation when they are necessary.	This is a requirement of the WAC and language has been added and clarified to reflect it.
Limit utility uses in the shoreline and require mitigation when they are necessary.	This is a requirement of the WAC and language has been added and clarified to reflect it.
Do not require 24 hour access to required public access areas.	Areas required for public access should be generally available to the public, but it is reasonable to allow them to be closed for safety and security reasons (as the City does with some of its parks). This was modified to allow a reasonable set of operating hours

<i>Comment</i>	<i>Staff Response</i>
	to be determined at the time of permitting.
<i>Buffers and Setbacks</i>	
Include stormwater facilities in the required buffer area.	Traditional stormwater facilities such as ponds and vaults are not appropriate in a buffer. Buffers should provide a transition between the developed area on a site and the natural resource. However, there have been many advancements in stormwater management. Provision was made to allow low impact development stormwater systems in the required buffer if they mimic natural shoreline functions in appearance and function. As noted above, stormwater conveyance pipes and outfalls are already permitted as local utilities.
Allow compensatory flood storage areas within the required buffer.	It is reasonable to allow this within the buffer, as flood storage is a natural function of shoreline areas.
Allow buffer averaging.	Buffer averaging allowed.
Prohibit parking in the required buffer, or adjacent to the water's edge.	Primary uses are not allowed in the buffer unless they are water-dependent, and non-water related accessory uses, such as parking, are likewise prohibited.
<i>Structures and Facilities</i>	
Allow parking within a building in shoreline jurisdiction.	Allowed as long as the parked cars are not visible from the shoreline.
Revise language requiring non-water-oriented uses to be located inland for multiple uses.	Staff change policy and regulatory language to allow non-water oriented uses as long as it respects the WAC preference and priority for water oriented uses to be located in/on the shoreline.
Modify language to allow flexibility in siting utilities in the shoreline when necessary.	Language modified in this section to require utilities to be located outside of shoreline jurisdiction and/or buffers when "reasonably feasible."
Allow the same height as the underlying zoning within shoreline jurisdiction, but outside of the buffer, as long as the views of the water are not blocked for single family residential property owners.	The Department of Ecology has stated that a 35' height limit is expected within shoreline jurisdiction. WAC guidelines limit height within shoreline jurisdiction to allow for views of the water. As a compromise, the City has proposed a system in the High Intensity Environment whereby height can be gradually increased from the 35' limit at the edge of the buffer, up to the maximum allowed in the underlying zoning at the end of shoreline jurisdiction.

<i>Comment</i>	<i>Staff Response</i>
Add performance standards to prevent the illumination of water at night.	Performance standards added to address lighting in various sections throughout the proposal.
Modify the provisions for partial compliance for non-conforming sites and structures for single family. If the provisions for upgrading a site are triggered by an increase in the percentage of valuation of a single-family home then even small interior remodels can trigger these requirements.	These provisions were changed for single-family uses to remove the trigger relating to a percent increase in value. If a single-family property owner wants to expand a non-conforming structure they do not trigger site improvements unless there is an expansion of building footprint or the impervious surface coverage.
<i>Shoreline Modifications</i>	
Revise the standard for allowing new shoreline stabilization to include review of the proposed mitigation in determining whether the standard of no net loss is met.	It is reasonable to allow proposed mitigation to be considered in determining no net loss of ecological functions associated with shoreline stabilization.
Allow shoreline stabilization structures to be retained and replaced for existing land uses.	Existing shoreline stabilization structures may be retained and replaced (as long as they were legally constructed in the first place). Replacement of existing shoreline stabilization structures will only be considered under two circumstances: a new use or development of the property is proposed, or if a non-conforming use is proposed to be altered beyond a minor amount. Language was added to clarify that an existing hard armored structure may be kept if it is needed and if other alternatives are infeasible.
Amend marinas regulations to prevent the creation of new marinas if dredging is required to maintain access.	Regulations amended consistent with the WAC, which only allows shoreline modification to protect existing uses or primary structures.
Do not allow landfills and excavation to alter normal water flows.	Clarification added.
Require geotechnical analysis for shoreline stabilization, per WAC requirements.	Although we also received comments to eliminate geotechnical analysis, it was included as a requirement for demonstrating the necessity of shoreline stabilization, per WAC requirements.
Allow limited dredging for existing uses, subject to meeting the standard of no net loss of ecological functions and processes.	Dredging is a difficult issue to reconcile. The deltas of May Creek and the Cedar River have been routinely dredged for many years. This prevents the establishment of normal and healthy ecological functions and processes. Initially, the proposed SMP did not permit dredging of these areas, unless the

<i>Comment</i>	<i>Staff Response</i>
	<p>dredging was necessary for a public purpose (for example, flood control). May Creek was dredged for years to both control flooding, and to maintain the water-dependent use of the Barbee Mill. When the Barbee Mill redeveloped, flood control issues were addressed and the water-dependent use was eliminated. However, the Cugini family has an existing boathouse that cannot be used unless some limited dredging is allowed to ensure access to it. Changes were made to the draft to allow limited dredging to maintain existing uses, provided the standard of no net loss can be met. The Washington State Department of Natural Resources (DNR) commented that they plan to prohibit future dredging of the public aquatic lands that they manage in Lake Washington. If DNR maintains this position, there may be a point in time in which the Cugini family will not have access to their boathouse.</p>
<p>Protect the south Lake Washington harbor area from erosion by making allowances for shoreline stabilization.</p>	<p>Existing development in and outside of shoreline jurisdiction at the south end of Lake Washington drains stormwater into the Lake through the Southport property. Southport has an approved Master Site plan that is not subject to the standards of the proposed SMP. However, if there is a change of use in this location, the property would be required to undergo a review of whether the existing shoreline stabilization would be allowed. In anticipation of this possibility, criteria were created to allow shoreline stabilization if necessary to protect the navigability of this harbor.</p>
<p>Allow for repair and maintenance of existing bulkheads without bringing them into full compliance.</p>	<p>Existing bulkheads of any type may be repaired and replaced as long as the use in which they were constructed is not changed. If the use is changed, the need for shoreline stabilization will be reviewed.</p>
<p><i>Resource Protection</i></p>	
<p>Amend several sections to protect fish runs and reinforce the no net loss standard.</p>	<p>Clarifying language added throughout the document.</p>
<p>Identify and protect Channel Migration Zones (CMZs).</p>	<p>CMZs are identified in the <i>Shoreline Inventory and Analysis</i>. Renton has two, one near the west end of</p>

<i>Comment</i>	<i>Staff Response</i>
	May Creek and one along the Cedar River toward the east end of Renton’s jurisdiction. Both CMZs are located in areas of permanent open space. There are some existing single-family homes in the vicinity of the Cedar River CMZ, but they are subject to a King County flood control program that buys them as they are put on the market.
Wetland protection needs to be increased within the shoreline area.	Through negotiations with Ecology, this draft contains provisions that adopt the model wetland standards within Renton’s shoreline jurisdiction.
Allow for easier removal of invasive species and noxious weeds.	Language changed.
Allow for restoration projects allowed under the Model Toxics Control Act and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).	Language changed to accommodate such restoration and clean up projects.
<i>Piers and Docks</i>	
Allow for ADA accessible facilities in piers and docks.	Although the original requirements specified widths consistent with ADA standards, it did not account for the amount of space that would be taken by railings and safety features. The standards for piers and docks were changed to accommodate a minimum walkway surface, consistent with ADA standards. Railings and safety features may extend beyond the required walkway surface.
Require joint use and community docks for new single-family residences.	Provisions added to limit docks and piers for new single-family residences.
Allow for the repair of existing docks and piers without triggering full replacement under the new regulations.	In previous drafts of the SMP existing docks and piers could be repaired up to 50%, but if repairs that exceeded that amount the entire structure had to be replaced in conformance with the standards of the code. This standard was too onerous for property owners, who asked for an intermediate alternative. The proposal modified the repair requirements so that 100% of the surfacing materials could be repaired and replaced if light penetrating materials were used. This would reduce the impacts of overwater coverage. Full compliance with the standards for docks is only required if a dock is reconfigured or moved, or if the

<i>Comment</i>	<i>Staff Response</i>
	pilings are replaced.
Allow mooring piles and boat lifts without a conditional use permit.	These features are allowed as part of a dock permit in the proposal.
Allow for boat covers and canopies if composed of translucent materials.	These types of features are allowed if composed of translucent materials, which reduces the impacts of overwater coverage.

Comments Not Resolved

<i>Comment</i>	<i>Staff Response</i>
Specifically exempt the old Stoneway site from the requirement to review the need to retain the existing shoreline stabilization structure when the site redevelops.	Proposed language in the SMP provides decision criteria for evaluating whether an existing shoreline stabilization structure can be retained when a property redevelops. Based on a geotechnical analysis, all or part of a shoreline stabilization structure may be retained if needed. The decision about retaining the existing bulkhead is best made at the time of redevelopment. Without knowing what is proposed for that site, it is impossible to make a blanket statement at the programmatic level that exempts a single property owner from following the rules that everyone else must follow.
Allow a special buffer of 50' for the old Stoneway site.	A 100' buffer was adopted by City Council in 2005 when the City adopted a partial SMP update. (That update was never subsequently approved by DOE, but there was no objection to that standard). The code has provisions that would allow for buffer reductions. Water oriented uses are allowed buffers as low as 50' (for water dependent use). Buffer averaging would allow portions of a site to maintain a smaller buffer, but other portions of the site would then have a larger buffer.
Helipads on residential property are not a water-oriented use and should not be allowed in shoreline jurisdiction.	City Council approved the use of helipads on shoreline residential properties in 2008 as a permitted use if accessory to a single-family use. The Council's direction was clear that they expected this amendment to be made in the SMP during the update process.
Sliding scale setbacks for single-family property owners are not fair to the owners of larger properties.	The standard setback for all uses and all properties is 100 ft. Existing single-family homeowners are allowed a reduction in this requirement because it is clear that the standard

	<p>setback will rarely be met. The sliding scale allows use of the property, while still providing the maximum benefit from the establishment of a buffer. In most cases, the sliding scale setback results in about 30% of the property being devoted to setback/buffer requirements. This is consistent with thresholds required by other jurisdictions.</p>
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Impact Analysis

Effect on the rate of growth, development, and conversion of land as envisioned in the Plan

Growth, development, and the conversion of land will not likely be affected by the proposed change. Renton’s shorelines are primarily composed of already developed areas. Existing undeveloped areas, such as the Black River Riparian Forest, are currently in public open space and not anticipated to be used for development under the currently adopted SMP. Such areas remain in public open space, with limited development opportunity in the proposed SMP. Existing developed shorelines, or shorelines with potential for redevelopment, have been designated to allow for growth and development, consistent with the provisions of the SMA in RCW 90.58 and the SMA guidelines in WAC 173-26, and consistent with Renton’s Comprehensive Plan.

Effect on the City’s capacity to provide adequate public facilities

The proposed policy and regulatory amendments should not affect the provision of adequate public facilities. Public facilities in general are subject to the same limitations within the shoreline as non-public facilities, but provisions are made to allow necessary facilities, including utilities and roads, or facilities for which there are no alternate location.

Effect on the rate of population and employment growth

There is no effect on the rate of population and employment growth.

Whether Plan objectives are being met as specified or remain valid and desirable

The Comprehensive Plan, as an instrument of RCW 36.70A, the Growth Management Act, does not apply within Shoreline jurisdiction. Shorelines are within the jurisdiction of RCW 09.58 the SMA.

Effect on general land values or housing costs

Generally, the proposal should not affect land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

This is not applicable to the proposal. Although the proposal includes a Shoreline Restoration Plan, which includes capital projects for the restoration of Renton’s shorelines, the Restoration Plan does not act as a capital improvement plan for the SMP. This is specified in the proposed section RMC 4-3-090A.5.

Consistency with GMA, the Plan, and Countywide Planning Policies

The Comprehensive Plan, as an instrument of RCW 36.70A, the Growth Management Act (GMA), does not apply within Shoreline jurisdiction. Shorelines are within the jurisdiction of RCW 90.58 the SMA. However, every effort has been taken to assure consistency with GMA, the Plan, and the Countywide Planning Policies. Several GMA goals are balanced in the proposed SMP and the SMP adoption process, including provisions for recreation and open space, respect for property rights, public participation, protection of natural resource industries, protection of lands with historic or archaeological resources, and protection of the environment. Other goals of the GMA are not affected by the SMP. Based on the principles of the GMA, the Countywide Planning Policies include policies and objectives related to similar goals, such as protection of critical areas and the provision of open space. Although not subject to the GMA, the policy portion of the proposed SMP will be integrated as an element of the Comprehensive Plan to ensure consistency between the SMP and the Plan.

Effect on critical areas and natural resource lands

At the current time, Renton has no critical area regulations in place within shoreline jurisdiction. Due to the special status of shorelines under state law, when Renton adopted its Critical Areas Ordinance in 2005, it also needed a partial SMP update to amend the rules for critical areas within shoreline jurisdiction. Although the City prepared and adopted this partial SMP update in 2005, it was never ratified after Ecology review, leaving critical areas within Renton shorelines unprotected.

In the first draft of the SMP Renton proposed to adopt the same critical areas rules within the shoreline that are applicable within the rest of the City. Ecology commented that this would be adequate for all critical areas except for wetlands. During the 2005 critical area ordinance update Renton adopted a non-standard classification and buffering system for wetlands. Wetland specialist Richard Robohm commented at the time that Ecology did not support the proposed wetland regulations. As a result, Ecology clearly stated that they would not accept the extension of Renton's current wetland regulations into shoreline jurisdiction and asked the City to adopt the model Ecology wetland classification system and buffers.

Renton has proposed adoption of the model Ecology wetland regulations within the Shoreline jurisdiction based on direction from DOE. These standards are more stringent than the current Renton wetland regulations applicable city-wide, but are consistent with the regulations in effect in Renton's Potential Annexation Area under King County. So although the City will have a dual system of wetlands regulations in place, the City already has some experience with these standards from working with land use applications that vested to County standards prior to annexation. Renton also has few wetlands within shoreline jurisdiction that would be subject to the wetland standards adopted by the SMP.

Effect on other considerations

Ecology requires all jurisdictions to submit an *SMP Submittal Checklist* as part of the package of documents for formal review. The *Submittal Checklist* details all of the requirements of the WAC SMP Guidelines, and asks each jurisdiction to point to the provisions within the proposed SMP that meet

these requirements. Attached to this report is a copy of the *SMP Submittal Checklist* to demonstrate how the proposal meets the requirements of state law.

Staff Recommendation

Planning Commission should approve the proposed SMP, including all of its associated documents, and forward the matter for review by the City Council.

Implementation Requirements

After the Planning Commission recommendation is made, staff will complete environmental review on the proposal under the State Environmental Policy Act (SEPA). SEPA review was already initiated in October 2009 with a notice of application and request for comments, concurrent with the public hearing process. The City's Environmental Review Committee (ERC) will be asked to issue a Determination of Non-Significance (DNS) on the proposal.

Concurrent with the SEPA DNS process, the Council Planning and Development Committee will review the proposed SMP. Typically, Council would be asked to adopt the proposal. However, because of the unique nature of the Ecology approval process for SMPs, staff will ask Council to adopt a resolution stating their intent in approving the SMP. Ecology review and approval of SMPs often includes changing portions of the document. This alternate process allows the SMP document to be changed prior to final legislative adoption by the Council, subject to Ecology requirements. Once the document has full Ecology approval, it will go through regular legislative adoption by the Council.

The time line for Council adoption is dependent on many factors. Completion of SEPA, council acceptance of the SMP and initiation of the formal Ecology review process is likely to take approximately two months. Ecology review includes another public hearing and staff review. It could also include negotiations with the City over proposed language changes. This is the biggest unknown variable in the timeline, but is likely to take at least six months. Final Council adoption will probably take about a month. As a result, it is very likely that the proposed SMP would not be effective until sometime in 2011.

SHORELINE MASTER PROGRAM SUBMITTAL CHECKLIST

This checklist is for use by local governments to satisfy the requirements of WAC 173-26-201(3)(a), relating to submittal of Shoreline Master Programs (SMPs) for review by the Department of Ecology (Ecology) under Chapter 173-26 WAC. The checklist does not create new or additional requirements beyond the provisions of that chapter.

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INSTRUCTIONS

This checklist is intended to help in preparation and review of local shoreline master programs (SMPs). Local governments should include a checklist with all SMPs submitted for review by Ecology.

Information provided at the top of the checklist identifies what local jurisdiction and specific amendment (e.g. comprehensive update, environment re-designation or other topic) the checklist is submitted for, and who prepared it. Indicate in the location column where in the SMP (or other documents) the requirement is satisfied. If adopting other regulations by reference, identify what specific adopted version of a local ordinance is being used, and attach a copy of the relevant ordinance (see *example 1, below*).

Draft submittals: For draft submittals, local governments may use the Comments column to note any questions or concerns about proposed language. Ecology may then use the Comment field to respond (see *example 2, below*).

Final submittals: When submitting locally-approved SMPs for Ecology review, leave the comment field blank. Ecology will use the comment field to develop final comments on the SMP.

Ecology has attempted to make this checklist an accurate and concise summary of rule requirements, however the agency must rely solely on adopted state rules and law in approving or denying a master program. This document does not create new or additional requirements beyond the provisions of state laws and rules [WAC 173-26-201(3)(a)].

EXAMPLE 1: reference other documents if necessary

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Inventory of existing data and materials. WAC 173-26-201(3)(c)(i) through (x).	Appendix A: Shoreline Inventory and Analysis, Section 2.	
Wetland buffer requirements are adequate to ensure wetland functions are protected and maintained in the long-term, taking into account ecological functions of the wetland, characteristics of the buffer, and potential impacts associated with adjacent land uses. WAC 173-26-221(2)(c)(i)(B)	City Ordinance CA 19.072, adopted July 17 2003, p. 32	

EXAMPLE 2: for draft submittals, use Comments column

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
High-intensity environment designation criteria: Areas within incorporated municipalities, "UGAs," and "rural areas of more intense development" (see RCW 36.70A.070) that currently support or are planned for high-intensity water-dependent uses. WAC 173-26-211(5)(d)(iii)	Urban Industrial, p. 15 Urban Mixed, p. 18 Also see Appendix B, Use Analysis, Chapter 3, p. 12.	Local government: SMP includes two urban designations that meet high-intensity criteria – Urban Industrial, and Urban Mixed. These alternative designations allow more specificity for public access, view and amenity requirements for the mixed use areas. Ecology: Proposed alternative designations are consistent with the purposes and policies of the high-intensity criteria, as per WAC 173-26-211(4)(c).

<p>Acronyms and abbreviations</p> <p>comp plan: Comprehensive Plan CUP: Conditional Use Permit SMA: Shoreline Management Act, RCW 90.58 SMP: Shoreline Master Program SSWS: Shorelines of Statewide Significance WAC: Washington Administrative Code</p>	<p>For more information</p> <p>www.ecy.wa.gov/programs/sea/SMA/index.html</p> <p>Ecology SMA Policy Lead: Peter Skowlund: (360) 407-6522</p>
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SHORELINE MASTER PROGRAM SUBMITTAL CHECKLIST

Prepared for: City of Renton (Jurisdiction Name) Name of Amendment: Shoreline Master Program Update (October 2009) Prepared by: Erika Conkling, AICP- Senior Planner (Name) Date: 1/11/2010		
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STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
DOCUMENTATION OF SMP DEVELOPMENT PROCESS		
Public involvement, communication, and coordination		
Documentation of public involvement throughout SMP development process. WAC 173-26-201(3)(b)(i) and WAC 173-26-090 and 100. For SSWS, see WAC 173-26-251(3)(a)	Renton SMP Update Public Participation Binder	
Documentation of communication with state agencies and affected Indian tribes throughout SMP development. WAC 173-26-201(3)(b)(ii) and (iii), WAC 173-26-100(3). For saltwater shorelines, see WAC 173-26-221(2)(c)(iii)(B). For SSWS, see WAC 173-26-251(3)(a).	Renton SMP Update Public Participation Binder	
Demonstration that critical areas regulations for shorelines are based on the SMA and the guidelines, and are at least equal to the current level of protection provided by the currently adopted critical areas ordinance. WAC 173-26-221(2)(b)(ii),(iii) and (c).	RMC 4-3-050 Critical Areas Regulations, except for wetlands (except 4-3-050 N Alternates, Modifications and Variances, Subsections 1 and 3 (variances) and 4-9-250 Variances, Waivers, Modifications, and Alternatives), adopted by City Ordinance 5137, 4-25-2005 Wetlands regulations are in RMC 4-3-090D.2.c Critical Areas.	The City originally proposed adoption of all of the current critical area regulations by reference as part of the Shoreline Master Program. However, after consultation with our assigned DOE shoreline planner and with wetlands specialists, the current draft proposed adopting the model DOE wetland classification system and buffer recommendations in place of Renton's current non-standard system for wetlands. When the City reviews and re-adopts it's BAS and CAO with our major Comprehensive Plan update, we may initiate a partial SMP update to create a single, cohesive system for wetland protection citywide.
Documentation of process to assure that proposed regulatory or administrative actions do not unconstitutionally infringe upon private property rights . See <i>"State of Washington, Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property."</i> WAC 173-26-186(5).	4-3-090 D 8 Private Property Rights	This topic was discussed throughout SMP workshops and hearings. A memo to the Planning Commission dated December 2, 2009, regarding the subject "Suggested Topics for Planning Commission Review of the Draft Shoreline Master Program" reviews these issues.

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Final submittal includes:</p> <ul style="list-style-type: none"> evidence of local government approval (or a locally approved “statement of intent to adopt”); new and/or amendatory text, environment designation maps (with boundary descriptions and justification for changes based on existing development patterns, biophysical capabilities and limitations, and the goals and aspirations of the local citizenry); a summary of the proposal together with staff reports and supporting materials; evidence of SEPA compliance; copies of all comments received with names and addresses. <p>WAC 173-26-110</p> <p>Submittal must include clear identification and transmittal of all provisions that make up the SMP. <i>This checklist, if complete, meets this requirement.</i> WAC 173-26-210(3)(a) and (h).</p>		
Shoreline Inventory		
<p>Inventory of existing data and materials. WAC 173-26-201(3)(c)(i) through (x).</p> <p>For jurisdictions with critical saltwater habitats, see WAC 173-26-221(2)(c)(iii)(A)&(B).</p>	Final Shoreline Inventory and Analysis	Renton contains no saltwater shorelines.
Shoreline Analysis		
<p>Characterization of shoreline ecosystems and their associated ecological functions that:</p> <ul style="list-style-type: none"> identifies ecosystem-wide processes and ecological functions; assesses ecosystem-wide processes to determine their relationship to ecological functions; identifies specific measures necessary to protect and/or restore the ecological functions and ecosystem-wide processes. WAC 173-26-201(3)(d)(i)(A). <p>Demonstration of how characterization was used to prepare master program policies and regulations that achieve no net loss of ecological functions necessary to support shoreline resources and to plan for restoration of impaired functions. WAC 173-26-201(3)(d)(i)(E).</p> <p>For vegetation, see WAC 173-26-221(5). For jurisdictions with critical saltwater habitats, see WAC 173-26-221(2)(c)(iii)(B).</p> <p>Description of data gaps, assumptions made and risks to ecological functions associated with SMP provisions. WAC 173-26-201(2)(a)</p> <p>Characterization includes maps of inventory information at appropriate scale. WAC 173-26-201(3)(c)</p>	<p>Final Shoreline Inventory and Analysis:</p> <p>Characterization: pp. 3-1 -- 3-12, 4-1 -- 4-62</p> <p>Demonstration of how the characterization relates to the preparation of the SMP: pp. 5-1 -- 5-8, 6-1 -- 6-35</p> <p>Maps: appendices</p>	Renton contains no saltwater shorelines.

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Use analysis estimating future demand for shoreline space and potential use conflicts based on characterization of current shoreline use patterns and projected trends. Evidence that SMP ensures adequate shoreline space for projected shoreline preferred uses. Public access needs and opportunities within the jurisdiction are identified. Projections of regional economic need guide the designation of "high-intensity" shoreline. WAC 173-26-201(3)(d)(ii) & (v); WAC 173-26-211(5)(d)(ii)(B)</p> <p>For SMPs that allow mining, demonstration that siting of mines is consistent with requirements of WAC 173-26-241(3)(h)(i).</p> <p>For SSWS:</p> <p>evidence that SMP preserves adequate shorelands and submerged lands to accommodate current and projected demand for economic resources of statewide importance (e.g., commercial shellfish beds and navigable harbors) based on statewide or regional analyses, requirements for essential public facilities, and comment from related industry associations, affected Indian tribes, and state agencies.</p> <p>Evidence that public access and recreation requirements are based on demand projections that take into account activities of state agencies and interests of the citizens to visit public shorelines with special scenic qualities or cultural or recreational opportunities. WAC 173-26-251(3)(c)(ii) & (iii)</p> <p>Optimum implementation directives incorporated into comp plan and development regulations. WAC 173-26-251(2) & (3)(e)</p> <p>For GMA jurisdictions, SMP recreational provisions are consistent with growth projections and level-of-service standards contained in comp plan. WAC 173-26-241(3)(i)</p>	<p>Technical Memo: Economic Market for Shorelines Uses – Water Dependent Uses (October 15, 2008)</p> <p>Technical Memo: Public Access Options (October 27, 2008)</p> <p>Shoreline Management Element: Objective SH-E and related Economic Element policies ; Objective SH-F and related Public Access policies, SH-G and related Recreation policies, including policy SH-31 Table of Public Access Objectives by Reach</p> <p>RMC 4-3-090 D4 Public Access, including subsection f- Public Access Requirements by Reach table</p> <p>Renton Comprehensive Plan policies on recreational provisions: Parks, Recreation, Open Space and Trails Element: Objective P-A and related policies, Objective P-B and related policies, Objective P-D and related policies, Objective P-E and related policies, Objective P-F and related policies</p>	<p>Mining is prohibited in Renton's shorelines- see table 4-3-090E.1.</p>
<p>Restoration plan that:</p> <ul style="list-style-type: none"> identifies degraded areas, impaired ecological functions, and potential restoration sites; Establishes restoration goals and priorities, including SMP goals and policies that provide for restoration of impaired ecological functions; Identifies existing restoration projects and programs; Identifies additional projects and programs needed to achieve local restoration goals, and implementation strategies including identifying prospective funding sources sets timelines and benchmarks for implementing restoration projects and programs; provides mechanisms or strategies to ensure that restoration projects and programs will be implemented according to plans and to appropriately review the effectiveness of the projects and programs in meeting the overall restoration goals. WAC 173-26-186(8)(c); 201(2)(c)&(f) <p>For critical freshwater habitats: incentives to restore water connections impeded by previous development. WAC 173-26-221(2)(c)(iv)(C)(III).</p> <p>For SSWS, identification of where natural resources of statewide importance are being diminished over time, and master programs provisions that contribute to the restoration of those resources. WAC 173-26-251(3)(b)</p>	<p>Final Restoration Plan</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Evidence that each environment designation is consistent with guidelines criteria [WAC 173-26-211(5)], as well as existing use pattern, the biological and physical character of the shoreline and the goals and aspirations of the community. WAC 173-26-211(2)(a). WAC 173-26-110(3)</p> <p>Lands designated as “forest lands of long-term significance” under RCW 36.70A.170 are designated either natural or rural conservancy shoreline environment designations. WAC 173-26-241(3)(e).</p> <p>For SSWS, demonstration that environment designation policies, boundaries, and use provisions implement SMA preferred use policies of RCW 90.58.020(1) through (7). WAC 173-26-251(3)(c)</p>	<p>Shoreline Management Element: Geographic Environments Policies 1-6</p> <p>RMC 4-3-090.C Shoreline Overlay Districts, 4-3-090.E.1 Shoreline Use Table, 4-3-090.E.4.a use preference and priorities for Commercial and Community Services, 4-3-090.E.5.a use preference and priorities for Industrial use</p>	<p>Renton does not have any forest lands of "long-term significance" as defined in RCW 36.70A.170.</p>
<p>Assessment of how proposed policies and regulations cause, avoid, minimize and mitigate cumulative impacts to achieve no net loss policy. Include policies and regulations that address platting or subdividing of property, laying of utilities, and mapping of streets that establish a pattern for future development. Evaluation addresses:</p> <p>(i) <i>current circumstances</i> affecting the shorelines and relevant natural processes;</p> <p>(ii) reasonably <i>foreseeable future development</i> and use of the shoreline (including impacts from unregulated activities, exempt development, and other incremental impacts); and</p> <p>(iii) <i>beneficial effects</i> of any established regulatory programs under other local, state, and federal laws. WAC 173-26-201(3)(d)(iii) and WAC 173-26-186(8)(d)</p> <p>For jurisdictions with critical saltwater habitats, identification of methods for monitoring conditions and adapting management practices to new information. WAC 173-26-221(2)(c)(iii)(B).</p> <p>For SSWS, evidence that standards ensuring protection of ecological resources of statewide importance consider cumulative impacts of permitted development. WAC 173-26-251(3)(d)(i)</p>	<p>Final Cumulative Impacts Analysis.</p> <p>Shoreline Management Element: Shoreline Uses and Activities Policies- Objective SH-A, Objective SH-B, Objective SH-C and related policies; Circulation Policies- Objective SH-H and related policies</p> <p>RMC 4-3-090E.9 Residential Development, 4-3-090E.10 Transportation, 4-3-090E.11 Utilities</p>	<p>Renton does not have any saltwater shorelines.</p>
SMP CONTENTS		
<p>Any goals adopted as part of the SMP are consistent with the SMA. (<i>Note: Goal statements are not required.</i>)</p>	<p>Shoreline Management Element: Shoreline Management Goals (on the first page of the element)</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Policies (A) are consistent with guidelines and policies of the SMA; (B) address elements of RCW 90.58.100; and (C) include policies for environment designations, accompanied by a map or physical description of designation boundaries in sufficient detail to compare with comprehensive plan land use designations. (D) are consistent with constitutional and other legal limitations on regulation of private property. WAC 173-26-191(2)(a)(i)</p> <p>SMP implements preferred use policies of the SMA. WAC 173-26-201(2)(d)</p>	<p>Final Inventory and Analysis.</p> <p>Shoreline Management Element: Shoreline Uses and Activities Objectives SH-A, SH-B, SH-C and related policies, Conservation Objective SH-D and related policies, Economic Objective SH-E and related policies, Public Access Objectiver SH-F and related policies, Recreation Objective SH-G and related policies, Circulation ObjectiveSH-H and related policies, Shoreline Historical/Cultural/Scientific/Ed ucation Resources and Activities Objective SH-I and related policies, Shoreline Restoration and Enhancement Objective SH-J and related policies and Policies 1-6 on Geographic Environments</p> <p>Shoreline Environment Overlays Map</p> <p>RMC 4-3-090C Shoreline Overlay Districts and 4-3-090D 8 Private Property Rights</p> <p>Preferred Use Policies: Shoreline Management Element Policy SH-1; RMC 4-3-090E Use Regulations (generally, but specifically: subsections 4a Commercial and Community Services use preference and priorities, 5a Industrial Use Preferences and Priorities, 9a Single Family Priority Use)</p>	
<p>Regulations: (A) are sufficient in scope and detail to ensure the implementation of SMA, SMP guidelines, and SMP policies; (B) include environment designation regulations; (C) include general regulations, use regulations that address issues of concern in regard to specific uses, and shoreline modification regulations; and, (D) are consistent with constitutional and other legal limitations on the regulation of private property. WAC 173-26-191(2)(a)(ii)</p>	<p>RMC 4-3-090C Shoreline Overlay Districts, 4-3-090E Use Regulations, 4-3-090F Shoreline Modifications, 4-3-090D.8 Private Property Rights</p>	
ENVIRONMENT DESIGNATIONS		
<p>Each environment designation includes: Purpose statements, classification criteria, management policies, and regulations (types of shoreline uses permitted, conditionally permitted, and prohibited; building or structure height and bulk limits, setbacks, maximum density or minimum frontage requirements, and site development standards). WAC 173-26-211(2)(4).</p>	<p>Shoreline Management Element: Geographic Environments Policies 1-6</p> <p>RMC 4-3-090C Shoreline Overlay Districts, 4-3-0901 Shoreline Use Table, 4-3-090D 7 Shoreline Bulk Standards Table</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
An up-to-date map accurately depicting environment designation boundaries on a map. If necessary, include common boundary descriptions. WAC 173-26-211(2)(b); WAC 173-26-110(3);	Shoreline Environment Overlays Maps	
Statement that undesigned shorelines are automatically assigned a conservancy environment designation. WAC 173-26-211(2)(e).	RMC 4-3-090.C.2.b Urban Conservancy Overlay District Application section	
Natural environment. WAC 173-26-211(5)(a)		
Designation criteria: Shorelines that are ecologically intact and performing functions that could be damaged by human activity, of particular scientific or educational interest, or unable to support human development without posing a safety threat. WAC 173-26-211(5)(a)(iii)	Shoreline Management Element: Geographic Environment Policy 1 RMC 4-3-090C.1 Natural Environment Overlay	
Prohibition on new: uses that would substantially degrade ecological functions or natural character of shoreline. WAC 173-26-211(5)(a)(ii)(A) Commercial uses; industrial uses; nonwater oriented recreation; roads, utility corridors, and parking areas. WAC 173-26-211(5)(a)(ii)(B) development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions. WAC 173-26-211(5)(a)(ii)(G) subdivision of property in a configuration that will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. WAC 173-26-211(5)(a)(ii)(G)	RMC 4-3-090E.1 Shoreline Use Table	
For single family residential development: limits on density and intensity to protect ecological functions, and requirement for CUP. WAC 173-26-211(5)(a)(ii)(C)		Not applicable, the only natural designation is publicly owned.
For commercial forestry: requirement for CUP, requirement to follow conditions of the State Forest Practices Act. WAC 173-26-211(5)(a)(ii)(D)		Not applicable, the only natural designation is publicly owned.
For agriculture: low intensity use allowed if subject to appropriate limits or conditions to assure that the use does not expand or practices don't conflict with purpose of the designation. WAC 173-26-211(5)(a)(ii)(E)		Not applicable, the only natural designation is publicly owned.
Low intensity public uses such as scientific, historical, cultural, educational research uses, and water-oriented recreational access allowed if ecological impacts are avoided. WAC 173-26-211(5)(a)(ii)(F)	RMC 4-3-090E.1 Shoreline Use Table	
Rural conservancy. WAC 173-26-211(5)(b)		
Designation criteria: areas outside municipalities or UGAs with: (A) low-intensity, resource-based uses, (B) low-intensity residential uses, (C) environmental limitations such as steep banks or floodplains, (D) high recreational or cultural value, or (E) low-intensity water-dependent uses. WAC 173-26-211(5)(b)(iii)		Not applicable.

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Restrictions on use and development that would degrade or permanently deplete resources. Water-dependent and water-enjoyment recreation facilities are preferred uses. Low intensity, water-oriented commercial and industrial uses limited to areas where those uses have located in the past or at sites that possess conditions and services to support the development. WAC 173-26-211(5)(b)(ii)(A) and (B)</p> <p>For SMPs that allow mining, see WAC 173-26-241(3)(h).</p>		Not applicable.
<p>Prohibition on new structural shoreline stabilization and flood control works except where there is documented need to protect an existing primary structure (provided mitigation is applied) or to protect ecological functions. WAC 173-26-211(5)(b)(ii)(C).</p>		Not applicable.
<p>Development standards for residential use that preserve existing character of the shoreline. Density, lot coverage, vegetation conservation and other provisions that ensure no net loss of shoreline ecological functions.</p> <p>Density or lot coverage limited to a maximum of ten percent total impervious surface area within the lot or parcel, or alternative standard that maintains the existing hydrologic character of the shoreline. (May include provisions allowing greater lot coverage for lots legally created prior to the adoption of a master program prepared under these guidelines, if lot coverage is minimized and vegetation is conserved.) WAC 173-26-211(5)(b)(ii)(D).</p>		Not applicable.
Aquatic. WAC 173-26-211(5)(c)		
<p>Designation criteria: Areas waterward of the ordinary high-water mark (OHWM). WAC 173-26-211(5)(c)(iii)</p>	<p>Shoreline Management Element: Geographic Environment Policy 6</p> <p>RMC 4-3-090C.6 Aquatic Environment Overlay</p>	
<p>New over-water structures:</p> <p>allowed only for water-dependent uses, public access, or ecological restoration. WAC 173-26-211(5)(c)(ii)(A) limited to the minimum necessary to support the structure's intended use. WAC 173-26-211(5)(c)(ii)(B)</p>	<p>RMC 4-3-090D.4.d.iii Design Criteria for Public Access, 4-3-090E.4.b Over-water Structures for Commercial and Community Services, 4-3-090E.5.c Over-water Structures for Industrial Use, 4-3-090E.6.c Design Requirements for Marinas, 4-3-090E.7 Piers and Docks, 4-3-090E.8.c Over-water Structures for Recreation, 4-3-090E.9.g New Private Docks for Residential Development, 4-3-090E.10.d. Transportation-trails</p>	
<p>Multiple use of over-water facilities encouraged. WAC 173-26-211(5)(c)(ii)(C)</p>	<p>RMC 4-3-090E.6.c. Design Requirements for Marinas, 4-3-090E.8.c Over-water structures for Recreation</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Location and design of all developments and uses required to:</p> <p>minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration. WAC 173-26-211(5)(c)(ii)(D)</p> <p>prevent water quality degradation and alteration of natural hydrographic conditions. WAC 173-26-211(5)(c)(ii)(F)</p>	<p>RMC 4-3-090E.2 Aquaculture, 4-3-090E.5 Industrial Use, 4-3-090E.6.d Operation Requirements for Marinas, 4-3-090E.7 Piers and Docks, 4-3-090E.8 Recreation, 4-3-090E.9 Residential Development, 4-3-090E.10.a General Standards for Transportation, 4-3-090E. 11.a Criteria for all Utilities</p>	
<p>Uses that adversely impact ecological functions of critical saltwater and freshwater habitats limited (except where necessary for other SMA objectives, and then only when their impacts are mitigated). WAC 173-26-211(5)(c)(ii)(E)</p>	<p>RMC 4-3-090E.2 Aquaculture, 4-3-090E.5 Industrial Use, 4-3-090E.10.a General Standards for Transportation, 4-3-090E.11 Criteria for all Utilities.</p>	
High-intensity. WAC 173-26-211(5)(d)		
<p>Designation criteria: Areas within incorporated municipalities, "UGAs," and "rural areas of more intense development" (see RCW 36.70A.070) that currently support or are planned for high-intensity water-dependent uses. WAC 173-26-211(5)(d)(iii)</p>	<p>Shoreline Management Element: Geographic Environment Policy 4</p> <p>RMC 4-3-090C.4 High Intensity Overlay</p>	
<p>Priority given first to water-dependent uses, then to water-related and water-enjoyment uses. New non-water oriented uses prohibited except as part of mixed use developments, or where they do not conflict with or limit opportunities for water oriented uses or where there is no direct access to the shoreline. WAC 173-26-211(5)(d)(ii)(A)</p>	<p>RMC 4-3-090C.4.c Acceptable Uses and Activities and 4-3-090E.1 Shoreline Use Table</p>	
<p>Full use of existing urban areas required before expansion of intensive development allowed. WAC 173-26-211(5)(d)(ii)(B)</p>	<p>Shoreline Environment Overlays Map</p>	<p>The City recognizes this need, and has mapped areas for expansion of intensive development as part of the High-Intensity overlay, thereby reserving other areas for less intensive uses.</p>
<p>New development does not cause net loss of shoreline ecological functions. Environmental cleanup and restoration of the shoreline to comply with relevant state and federal laws assured. WAC 173-26-211(5)(d)(ii)(C)</p>	<p>RMC 4-3-090F.1 Vegetation conservation, 4-3-090F.2.b.viii Landfills allowed as part of an approved cleanup plan, 4-3-090F.3.b.viii Dredging allowed as part of an approved cleanup plan</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Visual and physical public access required where feasible. Sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers to achieve aesthetic objectives. WAC 173-26-211(5)(d)(ii)(D) and (E)</p>	<p>Shoreline Management Element: Geographic Environment Policy 4, Policy SH-2, Policy SH-5, Objective SH-F</p> <p>RMC 4-3-090C.4 High Intensity Overlay, 4-3-090D.3 Use Compatibility and Aesthetic Effects, 4-3-090D.4 Public Access, 4-3-090D.5 Facility Arrangement-Shoreline Orientation, 4-3-090D.7 Standards for Density, Setbacks, and Height, 4-3-090D.7 Shoreline Bulk Standards Table, 4-3-090F.1 Vegetation Conservation</p>	
Urban conservancy. WAC 173-26-211(5)(e)		
<p>Designation criteria: Areas within incorporated municipalities, UGAs, and rural areas of more intense development that are not suitable for water-dependent uses and that are either suitable for water-related or water-enjoyment uses, are flood plains, have potential for ecological restoration, retain ecological functions, or have potential for development that incorporates ecological restoration. WAC 173-26-211(5)(e)(iii)</p>	<p>Shoreline Management Element: Geographic Environment Policy 2</p> <p>RMC 4-3-090C.2 Urban Conservancy Overlay</p>	
<p>Allowed uses are primarily those that preserve natural character of area, promote preservation of open space, floodplain or sensitive lands, or appropriate restoration. WAC 173-26-211(5)(e)(ii)(A)</p> <p>Priority given to water-oriented uses over non-water oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses given highest priority. WAC 173-26-211(5)(e)(ii)(D)</p> <p>For SMPs that allow mining, see WAC 173-26-241(3)(h).</p>	<p>RMC 4-3-090E.1 Shoreline Use Table, 4-3-090E.4a Use preference and priorities for commercial and community services</p>	
<p>Standards for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications that ensure new development does not result in a net loss of shoreline ecological functions or degrade other shoreline values. WAC 173-26-211(5)(e)(ii)(B)</p>	<p>RMC 4-3-090D.2.a No Net Loss of Ecological Functions, 4-3-090F.1. Vegetation Conservation, Shoreline Stabilization, 4-3-090F.4</p>	
<p>Public access and recreation required where feasible and ecological impacts are mitigated. WAC 173-26-211(5)(e)(ii)(C)</p>	<p>RMC 4-3-090D.4 Public Access, 4-3-090 E.1 Shoreline Use Table</p>	
Shoreline residential. WAC 173-26-211(5)(f)		
<p>Designation criteria: Areas within incorporated municipalities, Urban Growth Areas (UGAs), "rural areas of more intense development," and "master planned resorts" (see RCW 36.70A.360) that are predominantly residential development or planned and platted for residential development. WAC 173-26-211(5)(f)(iii)</p>	<p>Shoreline Management Element: Geographic Environment Policy 3</p> <p>RMC 4-3-090C.3 Single-Family Residential Overlay</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
<p>Standards for density or minimum frontage width, setbacks, buffers, shoreline stabilization, critical areas protection, and water quality protection assure no net loss of ecological function. WAC 173-26-211(5)(f)(ii)(A)</p>	<p>RMC 4-3-090.D.7 Shoreline Bulk Standards Table, 4-3-090E.7 Piers and Docks, 4-3-090E.9 Residential Development, 4-3-090F.1 Vegetation Conservation, 4-3-090F.4 Shoreline stabilization</p>	
<p>Multifamily and multi-lot residential and recreational developments provide public access and joint use for community recreational facilities. WAC 173-26-211(5)(f)(ii) (B)</p>	<p>RMC4-3-090D.4 Public Access, 4-3-090E.9 Residential Development</p>	
<p>Access, utilities, and public services required to be available and adequate to serve existing needs and/or planned future development. WAC 173-26-211(5)(f)(ii)(C)</p>		<p>This is already required of future residential development under the GMA and accommodated in our subdivision standards in RMC 4-7. These were re-adopted by Ordinance 4722 in 2002.</p>
<p>Commercial development limited to water-oriented uses. WAC 173-26-211(5)(f)(ii)(D)</p>	<p>RMC 4-3-090E.4 Commercial and Community Services</p>	
GENERAL POLICIES AND REGULATIONS		
Archaeological and Historical Resources. WAC 173-26-221(1)		
<p>Developers and property owners required to stop work and notify the local government, state office of archaeology and historic preservation and affected Indian tribes if archaeological resources are uncovered during excavation. WAC 173-26-221(1)(c)(i)</p>	<p>RMC 4-3-090D.6d Archaeological, Historical, and Cultural Resources</p>	
<p>Permits issued in areas documented to contain archaeological resources require site inspection or evaluation by a professional archaeologist in coordination with affected Indian tribes WAC 173-26-221(1)(c)(ii)</p>	<p>RMC 4-3-090D.6c Archaeological, Historical, and Cultural Resources</p>	
Critical areas. WAC 173-26-221(2)		
<p>Policies and regulations for critical areas (designated under GMA) located within shorelines of the state: (i) are consistent with SMP guidelines, and (ii) provide a level of protection to critical areas within the shoreline area that is at least equal to that provided by the local government's existing critical area regulations adopted pursuant to the GMA for comparable areas other than shorelines. WAC 173-26-221(2)(a) and (c)</p> <p>Planning objectives are for protection <i>and restoration</i> of degraded ecological functions and ecosystem-wide processes.</p> <p>Regulatory provisions <i>protect</i> existing ecological functions and ecosystem-wide processes. WAC 173-26-221(2)(b)(iv)</p> <p>Critical area provisions promote human uses and values, such as public access and aesthetic values, provided they do not significantly adversely impact ecological functions. WAC 173-26-221(2)(b)(v)</p>	<p>Shoreline Management Element, Conservation Policies, Objective SH-D and related policies</p> <p>RMC 4-3-090D.2.c Critical Areas</p>	<p>Renton's critical area regulations are adopted for the shoreline, with the exception of regulations pertaining to wetlands, as described in the section below. Renton's Critical Area Ordinance was adopted as Ordinance 5173 on 4-25-2005 and codified as RMC 4-3-050.</p>
<p>If SMP includes optional expansion of jurisdiction: Clear description of the inclusion of any land necessary for buffers of critical areas that occur within shorelines of the state, accurately depicting new SMP jurisdiction consistent with RCW 90.58.030(2)(f)(ii) and WAC 173-26-221(2)(a).</p>		<p>Not applicable.</p>

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Wetlands. WAC 173-26-221(2)(c)(i)		
Wetlands definition are consistent with WAC 173-22.	RMC 4-11-230 Definition of Wetland	
Provisions requiring wetlands delineation method are consistent with WAC 173-22-035.	RMC 4-3-090D.2.c Critical Areas	
Regulations address all uses and activities listed in WAC 173-26-221(2)(c)(i)(A) to achieve no net loss of wetland area and functions including lost time when the wetland does not perform the function. [WAC 173-26-221(2)(c)(i)(A) + (C)]	RMC 4-3-090D.2.c Critical Areas	
Wetlands rating or categorization system is based on rarity, irreplaceability, or sensitivity to disturbance of a wetland and the functions the wetland provides. Use Ecology Rating system or regionally specific, scientifically based method. WAC 173-26-221(2)(c)(i)(B)]	RMC 4-3-090D.2.c Critical Areas	
Buffer requirements are adequate to ensure wetland functions are protected and maintained in the long-term, taking into account ecological functions of the wetland, characteristics of the buffer, and potential impacts associated with adjacent land uses. WAC 173-26-221(2)(c)(i)(B)	RMC 4-3-090D.2.c Critical Areas	
Wetland mitigation requirements are consistent with WAC 173-26-201(2)(e) and which are based on the wetland rating. WAC 173-26-221(2)(c)(i)(E) and (F)	RMC 4-3-090D.2.c Critical Areas	
<p>Compensatory mitigation allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible.</p> <p>Compensatory mitigation requirements include (I) replacement ratios; (II) Performance standards for evaluating success; (III) long-term monitoring and reporting procedures; and (IV) long-term protection and management of compensatory mitigation sites. WAC 173-26-221(2)(c)(i)(F)</p> <p>Compensatory mitigation requirements are consistent with preference for “in-kind and nearby” replacement, and include requirement for watershed plan if off-site mitigation is proposed. WAC 173-173-26-201(2)(e)(B)</p>	RMC 4-3-090D.2.c Critical Areas	
Geologically Hazardous Areas. WAC 173-26-221(2)(c)(ii)		
<p>Prohibition on new development (or creation of new lots) that would:</p> <ul style="list-style-type: none"> cause foreseeable risk from geological conditions during the life of the development prohibited. WAC 173-26-221(2)(c)(ii)(B) require structural shoreline stabilization over the life of the development. (Exceptions allowed where stabilization needed to protect allowed uses where no alternative locations are available and no net loss of ecological functions will result.) WAC 173-26-221(2)(c)(ii)(C) 	<p>RMC 4-3-090F.4.a General Criteria for New or Expanded Shoreline Stabilization Structures</p> <p>RMC 4-3-050J Geologic Hazards (generally, and specifically subsections 5a, 7a) adopted by Ordinance 5137, 4-25-2005.</p>	
New stabilization structures for existing primary residential structures allowed only where no alternatives (including relocation or reconstruction of existing structures), are feasible, and less expensive than the proposed stabilization measure, and then only if no net loss of ecological functions will result. WAC 173-26-221(2)(c)(ii)(D)	RMC 4-3-090F.4.a General Criteria for New or Expanded Shoreline Stabilization Structures	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Critical Saltwater Habitats. WAC 173-26-221(2)(c)(iii)		
<p>Prohibition on new docks, bulkheads, bridges, fill, floats, jetties, utility crossings and other human-made structures that intrude into or over critical saltwater habitats, except where:</p> <ul style="list-style-type: none"> public need is clearly demonstrated; avoidance of impacts is not feasible or would result in unreasonable cost; the project include appropriate mitigation; and the project is consistent with resource protection and species recovery. <p>Private, non-commercial docks for individual residential or community use allowed if it is infeasible to avoid impacts by alternative alignment or location and the project results in no net loss of ecological functions. WAC 173-26-221(2)(c)(iii)(C)</p>		Renton does not have any critical saltwater habitats.
<p>Where inventory of critical saltwater habitat has not been done, all over water and near-shore developments in marine and estuarine waters require habitat assessment of site and adjacent beach sections. WAC 173-26-221(2)(c)(iii)(C)</p>		Renton does not have any critical saltwater habitats.
Critical Freshwater Habitats. WAC 173-26-221(2)(c)(iv)		
<p>Requirements that ensure new development within stream channel, channel migration zone, wetlands, floodplain, hyporheic zone, does not cause a net loss of ecological functions. WAC 173-26-221(2)(c)(iv)(C)(I) and WAC 173-26-221(2)(c)(iv)(B)(II)</p>	RMC 4-3-090D.2 Environmental Effects	Renton has two identified CMZs, one on May Creek and one on the Cedar River. For the Cedar River CMZ all of the land is in permanent public open space within Renton city limits and the majority of the land is in permanent public open space outside of the City limits. Private properties in this area are subject to a voluntary buyout program through King County. For the May Creek CMZ, the majority of the property around the CMZ is permanent open space that is either publically owned, or privately owned land held in common by nearby homeowners associations. Since the land is already held in permanent open space, no special regulations were created for CMZs.
<p>Authorization of appropriate restoration projects is facilitated. WAC 173-26-221(2)(c)(iv)(C)(III)</p>	Shoreline Restoration Plan	
<p>Regulations protect hydrologic connections between water bodies, water courses, and associated wetlands. WAC 173-26-221(2)(c)(iv)(C)(IV)</p>	RMC 4-3-090B Regulated Shorelines and 4-3-090D.2.c Critical Areas	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Flood Hazard Reduction. WAC 173-26-221(3)		
New development within the channel migration zone or floodway limited to uses and activities listed in WAC 173-26-221(3)(b) and (3)(c)(i)	Shoreline Management Element- Conservation Policies, Objective SH-D and related policies RMC 4-3-090D.2.c Critical Areas, specifically 4-3-050I Flood Hazards (adopted by Ordinance 5173 on 4-25-2005)	
New structural flood hazard reduction measures allowed only: where demonstrated to be necessary, and when non-structural methods are infeasible and mitigation is accomplished. landward of associated wetlands and buffer areas except where no alternative exists as documented in a geotechnical analysis. WAC 173-26-221(3)(c)(ii) & (iii)	RMC 4-3-090F.5 Flood Control	
New publicly funded dikes or levees required to dedicate and improve public access (see exceptions). WAC 173-26-221(3)(c)(iv)	RMC 4-3-090F.5 Flood Control and 4-3-090D.4.b Public Access Required	
Removal of gravel for flood control allowed only if biological and geomorphological study demonstrates a long-term benefit to flood hazard reduction, no net loss of ecological functions, and extraction is part of a comprehensive flood management solution. WAC 173-26-221(3)(c)(v)	RMC 4-3-090F.2 Landfills and Excavations, 4-3-090F.3 Dredging, 4-3-090F.5 Flood Control	
Public Access. WAC 173-26-221(4)		
Policies and regulations protect and enhance both physical and visual access . WAC 173-26-221(4)(d)(i)	Shoreline Management Element- Public Access Policies, Objective SH-F and related policies generally, and specifically Policy SH-31 Table of Public Access Objectives by Reach RMC 4-3-090D.4 Public Access generally, and specifically 4-3-090D.4.f Table of Public Access Requirements by Reach	
Public entities are required to incorporate public access measures as part of each development project, unless access is incompatible with safety, security, or environmental protection. WAC 173-26-221(4)(d)(ii)	RMC 4-3-090D.4.b Public Access Required	
Non-water-dependent uses (including water-enjoyment, water-related uses) and subdivisions of land into more than four parcels include standards for dedication and improvement of public access. WAC 173-26-221(4)(d)(iii)	RMC 4-3-090D.4.f Table of Public Access Requirements by Reach, 4-3-090E.4.a.iv.(3)(b) Use Preferences and Priorities for Commercial and Community Services, 4-3-090E.5.a.iv.(2)(b) Use Preferences and Priorities for Industrial Uses, 4-3-090E.9.c Public Access Required for Residential Development	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Maximum height limits, setbacks, and view corridors minimize impacts to existing views from public property or substantial numbers of residences. WAC 173-26-221(4)(d)(iv); RCW 90.58.320	RMC 4-3-090D.3.b View Obstruction and Visual Quality and 4-3-090D.7 Shoreline Bulk Standards Table	
Vegetation Conservation (Clearing and Grading). WAC 173-26-221(5)		
Vegetation standards implement the principles in WAC 173-26-221(5)(b). Methods to do this may include setback or buffer requirements, clearing and grading standards, regulatory incentives, environment designation standards, or other master program provisions. WAC 173-26-221(5)(c)	Shoreline Management Element- Conservation Policies, Objective SH-D and related policies, Geographic Environment Policies 1, 2, and 6 RMC 4-3-090D.7 Shoreline Bulk Standards Table, 4-3-090F.1 Vegetation Conservation generally and specifically subsection I- Table of Vegetation Conservation Buffer Standards by Reach	
Selective pruning of trees for safety and view protection is allowed and removal of noxious weeds is authorized. WAC 173-26-221(5)(c)	RMC 4-3-090F.1.i Vegetation Management	
Water Quality. WAC 173-26-221(6)		
Provisions protect against adverse impacts to water quality and storm water quantity and ensure mutual consistency between SMP and other regulations addressing water quality. WAC 173-26-221(6)	RMC 4-3-090C.2.d Impacts on Aquatic Habitat	
SHORELINE MODIFICATIONS		
SMP: (a) allows structural shoreline modifications only where demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage or are necessary for mitigation or enhancement; (b) limits shoreline modifications in number and extent; (c) allows only shoreline modifications that are appropriate to the specific type of shoreline and environmental conditions for which they are proposed; (d) gives preference to those types of shoreline modifications that have a lesser impact on ecological functions. Policies promote "soft" over "hard" shoreline modification measures (f) incorporates all feasible measures to protect ecological shoreline functions and ecosystem-wide processes as modifications occur; (g) requires mitigation sequencing. WAC 173-26-231(2); WAC 173-26-231(3)(a)(ii) and (iii);		SEE INDIVIDUAL SECTIONS BELOW
Shoreline Stabilization. WAC 173-26-231(3)(a)		
<p>Definition: structural and nonstructural methods to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind, or wave action. WAC 173-26-231(3)(a)(i)</p> <p>Definition of new stabilization measures include enlargement of existing structures. WAC 173-26-231(3)(a)(iii)(C), last bullet; WAC 173-26-231(3)(a)(iii)(B)(l), 5th bullet)</p>	RMC 4-11-190 Definitions S, RMC 4-3-090F.4 Shoreline Stabilization	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Standards setting forth circumstances under which shoreline alteration is permitted , and for the design and type of protective measures and devices. WAC 173-26-231(3)(a)(ii)	RMC 4-3-090F.4 Shoreline Stabilization, specifically subsections a. General Criteria for New or Expanded Shoreline Stabilization Structures and b. Design Criteria	
<p>New development (<i>including newly created parcels</i>) required to be designed and located to prevent the need for future shoreline stabilization, based upon geotechnical analysis.</p> <p>New development on steep slopes and bluffs required to be set back to prevent need for future shoreline stabilization during life of the project, based upon geotechnical analysis.</p> <p>New development that would require shoreline stabilization which causes significant impacts to adjacent or down-current properties and shoreline areas is prohibited. WAC 173-26-231(3)(a)(iii)(A)</p>	RMC 4-3-090F.4.a General Criteria for New or Expanded Shoreline Stabilization Structures	
<p>New structural stabilization measures are not allowed except when necessity is demonstrated. Specific requirements for <i>how to demonstrate need</i> are established for:</p> <p>(I) existing primary structures;</p> <p>(II) new non-water-dependent development including Single Family Residences;</p> <p>(III) water-dependent development; and</p> <p>(IV) ecological restoration/toxic clean-up remediation projects. WAC 173-26-231(3)(a)(iii)(B)</p>	RMC 4-3-090F.4.a.iv General Criteria for New or Expanded Shoreline Stabilization Structures- Limited New Shoreline Stabilization Allowed	
<p>Replacement of existing stabilization structures is based on demonstrated need. Waterward encroachment of replacement structure only allowed for residences occupied prior to January 1, 1992, or for soft shoreline stabilization measures that provide restoration of ecological functions. WAC 173-26-231(3)(a)(iii)(C)</p>	RMC 4-3-090F.4.c Existing Shoreline Stabilization Structures	
<p>Geotechnical reports prepared to demonstrate need include estimates of rate of erosion and urgency (damage within 3 years) and evaluate alternative solutions. WAC 173-26-231(3)(a)(iii)(D)</p>	RMC 4-3-090F.4 Shoreline Stabilization, specifically subsections a.i., a.iv (1)(a), a.iv (2), a.iv (3), a.vi, a.iv (4), c.iii	
<p>Shoreline stabilization structures are limited to the minimum size necessary. WAC 173-26-231(3)(a)(iii)(E)</p>	RMC 4-3-090F.4.b.ii Design Criteria for Shoreline Stabilization Structures, 4-3-090F.4.a.iii General Criteria for New or Expanded Shoreline Stabilization Structures	
<p>Public access required as part of publicly financed shoreline erosion control measures. WAC 173-26-231(3)(a)(iii)(E)</p>	RMC 4-3-090F.4.b.iii, 4-3-090F.4.b.iv, 4-3-090F.4.b.vi Design Criteria for Shoreline Stabilization Structures	
<p>Impacts to sediment transport required to be avoided or minimized. WAC 173-26-231(3)(a)(iii)(E)</p>	RMC 4-3-090F.4.a.vii and 4-3-090F.4.a.vi General Criteria for New or Expanded Shoreline Stabilization Structures	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Piers and Docks. WAC 173-26-231(3)(b)		
<p>New piers and docks:</p> <p>allowed only for water-dependent uses or public access restricted to the minimum size necessary to serve a proposed water-dependent use.</p> <p>permitted only when specific need is demonstrated (except for docks accessory to single-family residences).</p> <p>Note: Docks associated with single family residences are defined as water dependent uses provided they are designed and intended as a facility for access to watercraft. WAC 173-26-231(3)(b)</p>	<p>RMC 4-3-090E.7 generally, and specifically 4-3-090E.7.a.viii General Criteria for Use and Approval of All New or Expanded Piers and Docks, 4-3-090E.7.b.i (1) Criteria for New or Expanded Residential Docks</p>	
<p>When permitted, new residential development of more than two dwellings required to provide joint use or community docks, rather than individual docks. WAC 173-26-231(3)(b)</p>	<p>RMC 4-3-090E.7.b.iii Criteria for New or Expanded Residential Docks- shared moorage provisions</p>	
<p>Design and construction of all piers and docks required to avoid, minimize and mitigate for impacts to ecological processes and functions and be constructed of approved materials. WAC 173-26-231(3)(b)</p>	<p>RMC 4-3-090E.7.a.vi General Criteria for Use and Approval of All New Expanded Piers and Docks, 4-3-090E.7.c Design Criteria-General, 4-3-090E.7.d Design Standards</p>	
Fill. WAC 173-26-231(3)(c)		
<p>Definition of "fill" consistent with WAC 173-26-020(14)</p>	<p>RMC 4-11-120 Definitions L</p>	<p>The Renton SMP has historically used the term "landfill" instead of "fill" in its policies and regulations.</p>
<p>Location, design, and construction of all fills protect ecological processes and functions, including channel migration. WAC 173-26-231(3)(c)</p>	<p>RMC 4-3-090F.2.a Landfill and Excavation- Minimum Necessary, 4-3-090F.2.c Review Standards, 4-3-090F.2.e Performance Standards</p>	
<p>Fill waterward of the OHWM allowed only by shoreline conditional use permit, for:</p> <ul style="list-style-type: none"> water-dependent use; public access; cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan; disposal of dredged material in accordance with DNR Dredged Material Management Program; expansion or alteration of transportation facilities of statewide significance currently located on the shoreline (if alternatives to fill are shown not feasible); mitigation action, environmental restoration, beach nourishment or enhancement project. WAC 173-26-231(3)(c) 	<p>RMC 4-3-090F.2.b Criteria for Allowing Landfills</p>	
Breakwaters, Jetties, and Weirs. WAC 173-26-231(3)(d)		
<p>Structures waterward of the ordinary high-water mark allowed only for water-dependent uses, public access, shoreline stabilization, or other specific public purpose. WAC 173-26-231(3)(d)</p>	<p>RMC 4-3-090F.4.vi Shoreline Stabilization</p>	
<p>Shoreline conditional use permit required for all structures except protection/restoration projects. WAC 173-26-231(3)(d)</p>	<p>RMC 4-3-090F.4.vi Shoreline stabilization structures</p>	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Protection of critical areas and appropriate mitigation required. WAC 173-26-231(3)(d)	Shoreline Management Element- Policy SH-14 Mitigation Sequencing	
Dunes Management. WAC 173-26-231(3)(e)		
Development setbacks from dunes prevent impacts to the natural, functional, ecological, and aesthetic qualities of the dunes. WAC 173-26-231(3)(e)		Not applicable.
Dune modifications allowed only when consistent with state and federal flood protection standards and result in no net loss of ecological processes and functions. WAC 173-26-231(3)(e)		Not applicable.
Dune modification to protect views of the water shall be allowed only on properties subdivided and developed prior to the adoption of the master program and where the view is completely obstructed for residences or water-enjoyment uses and where it can be demonstrated that the dunes did not obstruct views at the time of original occupancy. WAC 173-26-231(3)(e)		Not applicable.
Dredging and Dredge Material Disposal. WAC 173-26-231(3)(f)		
Dredging and dredge material disposal avoids or minimizes significant ecological impacts. Impacts which cannot be avoided are mitigated. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.a Dredging-General	
New development siting and design avoids the need for new and maintenance dredging. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.d.i Review Criteria for Dredging	
Dredging to establish, expand, relocate or reconfigure navigation channels allowed only where needed to accommodate existing navigational uses and then only when significant ecological impacts are minimized and when mitigation is provided. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.b Dredging Limited, generally, specifically subsection i, 4-3-090G.3.d Review Criteria	
Maintenance dredging of established navigation channels and basins restricted to maintaining previously dredged and/or existing authorized location, depth, and width. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.b Dredging Limited, generally, specifically, subsection vi	
Dredging for fill materials prohibited except for projects associated with MTCA or CERCLA habitat restoration, or any other significant restoration effort approved by a shoreline CUP. Placement of fill must be <i>waterward</i> of OHWM. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.c.ii Dredging Prohibited	
Uses of dredge material that benefits shoreline resources are addressed. If applicable, addressed through implementation of regional interagency dredge material management plans or watershed plan. WAC 173-26-231(3)(f)	RMC 4-3-090F.3.d.viii(2) Review Criteria- addressing disposal of fill	
Disposal within river channel migration zones discouraged, and in limited instances when allowed, require CUP. (Note: not intended to address discharge of dredge material into the flowing current of the river or in deep water within the channel where it does not substantially effect the geo-hydrologic character of the channel migration zone). WAC 173-26-231(3)(f)	RMC 4-3-090F.3.d.viii(5)(d) Review Criteria- addressing permanent land disposal	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Shoreline Habitat and Natural Systems Enhancement Projects. WAC 173-26-231(3)(g)		
Provisions that foster habitat and natural system enhancement projects , provided the primary purpose is restoration of the natural character and functions of the shoreline, and only when consistent with implementation of the restoration plan developed pursuant to WAC 173-26-201(2)(f)	Shoreline Restoration Plan	
SPECIFIC SHORELINE USES		
Agriculture. WAC 173-26-241(3)(a)		
Use of agriculture related terms is consistent with the specific meanings provided in WAC 173-26-020. WAC 173-26-241(3)(a)(ii) and (iv)		Not applicable. Agriculture is not allowed in any of the underlying zones on Renton's shorelines.
Provisions address new agricultural activities , conversion of agricultural lands to other uses, and other development not meeting the definition of agricultural activities. Provisions assure that development in support of agricultural uses is: (A) consistent with the environment designation; and (B) located and designed to assure no net loss of ecological functions and not have a significant adverse impact on other shoreline resources and values. WAC 173-26-241(3)(a)(ii) & (v)		Not applicable. Agriculture is not allowed in any of the underlying zones on Renton's shorelines.
Shoreline substantial development permit is required for all agricultural development not specifically exempted by the provisions of RCW 90.58.030(3)(e)(iv)		Not applicable. Agriculture is not allowed in any of the underlying zones on Renton's shorelines.
Conversion of agricultural land to non-agricultural uses is consistent with the environment designation, and regulations applicable to the proposed use do not result in a net loss of ecological functions. WAC 173-26-241(3)(a)(vi)		Not applicable. Agriculture is not allowed in any of the underlying zones on Renton's shorelines.
Aquaculture. WAC 173-26-241(3)(b)		
Location and design requirements for aquaculture facilities avoid: loss of ecological functions, impacts to eelgrass and macroalgae, significant conflict with navigation and water-dependent uses, the spreading of disease, introduction of non-native species, or impacts to shoreline aesthetic qualities. Impacts to functions are mitigated. WAC 173-26-241(3)(b)	RMC 4-3-090E.2 Aquaculture	
Boating Facilities. WAC 173-26-241(3)(c)		
Definition: Boating facility standards do not apply to docks serving four or fewer SFRs. WAC 173-26-241(3)(c)		The SMP addresses two types of boating facilities: marinas and boat launching ramps. In RMC 4-3-090F.7 Piers and Docks the regulations state that private facilities serving more than four vessels are regulated as Marinas.
Boating facilities restricted to suitable locations . WAC 173-26-241(3)(c)(i)	RMC 4-3-090E.6 Marinas, subsections a and b, 4-3-090E.3 Boat Launching Ramps, subsections c through f	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Provisions ensuring health, safety, and welfare requirements are met. WAC 173-26-241(3)(c)(ii)	RMC 4-3-090E.6.b Location Criteria for Marinas, 4-3-090E.6.d Operation Requirements for Marinas	
Provisions to avoid or mitigate aesthetic impacts . See WAC 173-26-241(3)(c)(iii)	RMC 4-3-090D.3 Use Compatibility and Aesthetic Effects	
Public access required in new boating facilities. WAC 173-26-241(3)(c)(iv)	RMC 4-3-090E.3.a Boat Launching Facilities, 4-3-090E.6.c Design Requirements for Marinas, subsections ii and v	
Impacts of live-aboard vessels are limited. WAC 173-26-241(3)(c)(v)	RMC 4-3-090E.6.d Operation Requirements for Marinas	
Provisions assuring no net loss of ecological functions as a result of development of boating facilities while providing public recreational opportunities. WAC 173-26-241(3)(c)(vi)	RMC 4-3-090E.6.a.i Lake Washington Marinas, 4-3-090E.3.c Boat Launching Ramps	
Navigation rights are protected. WAC 173-26-241(3)(c)(vii)	Shoreline Management Element- Geographic Environments Policy 6- Management Policies for Aquatic Overlay District RMC 4-3-090E.7.a.i Piers and Docks- General Criteria for Approval of All New or Expanded Piers or Docks	
Extended moorage on waters of the state without a lease or permission is restricted, and mitigation of impacts to navigation and access is required. WAC 173-26-241(3)(c)(viii)		Not addressed.
Commercial Development. WAC 173-26-241(3)(d)		
Preference given first to water-dependent uses, then to water-oriented commercial uses. WAC 173-26-241(3)(d)	RMC 4-3-090E.4.a Use Preferences and Priorities for Commercial and Community Services, 4-3-090E.1 Shoreline Use Table	
Water-enjoyment and water-related commercial uses required to provide public access and ecological restoration where feasible and avoid impacts to existing navigation, recreation, and public access. WAC 173-26-241(3)(d)	RMC 4-3-090E.4.a Use Preferences and Priorities for Commercial and Community Services	
New non-water-oriented commercial uses prohibited unless they are part of a mixed-use project, navigation is severely limited, and the use provides a significant public benefit with respect to SMA objectives. WAC 173-26-241(3)(d)	RMC 4-3-090E.4.a Use Preferences and Priorities for Commercial and Community Services	
Non-water-dependent commercial uses over water prohibited except in existing structures, and where necessary to support water-dependent uses. WAC 173-26-241(3)(d)	RMC 4-3-090E.4.a Use Preferences and Priorities for Commercial and Community Services	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Forest Practices. WAC 173-26-241(3)(e)		
Forest practices not covered by the Forest Practices Act, especially Class IV-General forest practices involving conversions to non-forest use result in no net loss of ecological functions and avoid impacts to navigation, recreation and public access. WAC 173-26-241(3)(e)		Not applicable. All forested areas within the shoreline are within public ownership and designated for permanent open space.
SMP limits removal of trees on shorelines of statewide significance (RCW 90.58.150). Exceptions to this standard require shorelines conditional use permit. WAC 173-26-241(3)(e)		Not applicable. There are no forested areas on Lake Washington- the only shoreline of statewide significance in Renton.
Industry. WAC 173-26-241(3)(f)		
Preference given first to water-dependent uses, then to water-oriented industrial uses. WAC 173-26-241(3)(f)	RMC 4-3-090E.5.a Use Preferences and Priorities for Industrial Uses	
Location, design, and construction of industrial uses and redevelopment required to assure no net loss of ecological functions. WAC 173-26-241(3)(f)	RMC 4-3-090C.2.a Environmental Effects- No Net Loss of Ecological Functions	
Industrial uses and redevelopment encouraged to locate where environmental cleanup and restoration can be accomplished. WAC 173-26-241(3)(f)	Shoreline Management Element- Geographic Environments Policy 4 RMC 4-3-090E.1 Shoreline Use Table, 4-3-090C.4 Shoreline High Intensity Overlay District	
Public access required unless such a requirement would interfere with operations or create hazards to life or property. WAC 173-26-241(3)(f)	RMC 4-3-090E.5.a Use Preferences and Priorities for Industrial Uses	
New non-water-oriented industrial uses prohibited unless they are part of a mixed-use project, navigation is severely limited, and the use provides a significant public benefit with respect to SMA objectives. WAC 173-26-241(3)(f)	RMC 4-3-090E.5.a.iii Use Preferences and Priorities for Industrial Uses- addressing non-water-oriented uses	
In-Stream Structures. WAC 173-26-241(3)(g)		
Definition: structure is waterward of the ordinary high water mark and either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. WAC 173-26-241(3)(g)		The definition is not included in the SMP.
In-stream structures protect and preserve ecosystem-wide processes, ecological functions, and cultural resources, including, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas. WAC 173-26-241(3)(g)	RMC 4-3-090F.4.vi Shoreline Stabilization and 4-3-090F.6 Stream Alteration	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Mining. WAC 173-26-241(3)(h)		
<p>Policies and regulations for new mining projects:</p> <ul style="list-style-type: none"> require design and operation to avoid and mitigate for adverse impacts during the course of mining and reclamation achieve no net loss of ecological functions based on required final reclamation give preference to proposals that create, restore or enhance habitat for priority species are coordinated with state Surface Mining Reclamation Act requirements. assure subsequent use of reclaimed sites is consistent with environment designation and SMP standards. <p>See WAC 173-26-241(3)(h)(ii)(A) – (C)</p>		Mining is Prohibited in the SMP at RMC 4-3-090E.1 Shoreline Use Table.
<p>Mining waterward of OHWM is prohibited unless:</p> <ul style="list-style-type: none"> (I) Removal of specified quantities of materials in specified locations will not adversely impact natural gravel transport; (II) The mining will not significantly impact priority species and the ecological functions upon which they depend; and (III) these determinations are integrated with relevant SEPA requirements. WAC 173-26-241(3)(h)(ii)(D) 		Mining is Prohibited in the SMP at RMC 4-3-090E.1 Shoreline Use Table.
<p>Renewal, extension, or reauthorization of in-stream and gravel bar mining activities require review for compliance with these new guidelines requirements. WAC 173-26-241(3)(h)(ii)(D)(IV)</p>		Mining is Prohibited in the SMP at RMC 4-3-090E.1 Shoreline Use Table.
<p>Mining within the Channel Migration Zone requires a shoreline conditional use permit. WAC 173-26-241(3)(h)(ii)(E)</p>		Mining is Prohibited in the SMP at RMC 4-3-090E.1 Shoreline Use Table.
Recreational Development. WAC 173-26-241(3)(i)		
<p>Definition includes both commercial and public recreation developments. WAC 173-26-241(3)(i)</p>	RMC 4-3-090E.8 Recreation, RMC 4-11-180 Definitions R	The SMP uses the term private recreation in place of commercial recreation.
<p>Priority given to recreational development for access to and use of the water. WAC 173-26-241(3)(i)</p>	<p>Shoreline Management Element- Recreational Policies, Objective SH-G and related policies</p> <p>RMC 4-3-090E.8.b Recreation- Relationship to Shoreline</p>	
<p>Location, design and operation of facilities are consistent with purpose of environment designations in which they are allowed. WAC 173-26-241(3)(i)</p>	RMC 4-3-090E.1 Shoreline Use Table, 4-3-090E.8.b Recreation- Relationship to Shoreline	
<p>Recreational development achieves no net loss of ecological processes and functions. WAC 173-26-241(3)(i)</p>	RMC 4-3-090E.8.a.i Recreation- General	
Residential Development. WAC 173-26-241(3)(j)		
<p>Definition includes single-family residences, multifamily development, and the creation of new residential lots through land division. WAC 173-26-241(3)(j)</p>	RMC 4-3-090E.9 Residential Development	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Single-family residences identified as a priority use only when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. WAC 173-26-241(3)(j)	RMC 4-3-090E.9.a Single-Family Priority Use	
No net loss of ecological functions assured with specific standards for setback of structures sufficient to avoid future stabilization, buffers, density, shoreline stabilization, and on-site sewage disposal. WAC 173-26-241(3)(j)	RMC 4-3-090E.9.b General Criteria for Residential Development, 4-3-090E.9.d Shoreline Stabilization for Residential Development, 4-3-090D.7 Shoreline Bulk Standards Table	Adequate public services and utilities are already required of future residential development under the GMA and accommodated in our subdivision standards in RMC 4-7. These were re-adopted by Ordinance 4722 in 2002.
New over-water residences and floating homes prohibited. Appropriate accommodation for existing floating or over-water homes. WAC 173-26-241(3)(j)	RMC 4-3-090E.9.h Floating Residences	
New multiunit residential development (including subdivision of land for more than four parcels) required to provide community and/or public access in conformance to local public access plans. WAC 173-26-241(3)(j)	RMC 4-3-090E.9.c Public Access Required	
New (subdivided) lots required to be designed, configured and developed to: (i) Prevent the loss of ecological functions at full build-out; (ii) Prevent the need for new shoreline stabilization or flood hazard reduction measures; and (iii) Be consistent with applicable SMP environment designations and standards. WAC 173-26-241(3)(j)	RMC 4-3-090E.9.b General Criteria for Residential Development, 4-3-090E.9.d Shoreline Stabilization for Residential Development, 4-3-090E.9.e Critical Areas for Residential Development, 4-3-090E.9.f Vegetation Conservation for Residential Development	
Transportation Facilities. WAC 173-26-241(3)(k)		
Proposed transportation and parking facilities required to plan, locate, and design where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water dependent uses. WAC 173-26-241(3)(k)	RMC 4-3-090E.10 Transportation, generally, and specifically subsections a. General Standards for Transportation, b. Roads, c. Railroads, d. Trails, e.ii Parking	
Circulation system plans include systems for pedestrian, bicycle, and public transportation where appropriate. WAC 173-26-241(3)(k)	Shoreline Management Element- Circulation Policies, Objective SH-H and related policies RMC 4-3-090E.10.d Trails,	
Parking allowed only as necessary to support an authorized shoreline use and which minimize environmental and visual impacts of parking facilities. WAC 173-26-241(3)(k)	RMC 4-3-090E.10.e Parking, 4-3-090E.1 Shoreline Use Table	
Utilities. WAC 173-26-241(3)(l)		
Design, location and maintenance of utilities required to assure no net loss of ecological functions. WAC 173-26-241(3)(l)	RMC 4-3-090E.11.a Criteria for All Utilities, specifically subsections i and v	
Utilities required to be located in existing rights-of-ways whenever possible. WAC 173-26-241(3)(l)	RMC 4-3-090E.11.a.vi Criteria for All Utilities	

STATE RULE (WAC) REQUIREMENTS	LOCATION	COMMENTS
Utility production and processing facilities and transmission facilities required to be located outside of SMA jurisdiction , unless no other feasible option exists. WAC 173-26-241(3)(l)	RMC 4-3-090E.11.a Criteria for all Utilities, specifically subsections ii, iii, and iv	
SMP ADMINISTRATIVE PROVISIONS		
The statement: "All proposed uses and development occurring within shoreline jurisdiction must conform to chapter 90.58 RCW, the Shoreline Management Act and this master program" whether or not a permit is required. WAC 173-26-191(2)(a)(iii)(A)	RMC 4-9-197B.1 Development Compliance	
Administrative provisions ensure permit procedures and enforcement are conducted in a manner consistent with relevant constitutional limitations on regulation of private property. WAC 173-26-186(5) and WAC 191(2)(a)(iii)(A)	RMC 4-3-090.D.8 Private Property Rights	
Identification of specific uses and development that require a shoreline conditional use permit (CUP) . Standards for reviewing CUPs and variances conform to WAC 173-27. WAC 191(2)(a)(iii)(B) and WAC 173-26-241(2)(b)	<p>Identification of specific uses and development requiring a CUP: RMC 4-3-090E.1 Shoreline Use Table, 4-3-090D.4.c Modification Criteria for Public Access, 4-3-090F.2 Performance Standards for Landfill and Excavation, 4-3-090F.3 .e Conditional Use Required for Dredging, 4-3-090F.4.a.ix(7) in-water shoreline stabilization structures</p> <p>Standards for reviewing CUPs and variances: RMC 4-9-197I Variances and Conditional Uses</p>	
Administrative, enforcement, and permit review procedures conform to the SMA and state rules (see <i>RCW 90.58.140, 143, 210 and 220 and WAC 173-27</i>). WAC 191(2)(a)(iii)(C), WAC 173-26-201(3)(d)(vi)	RMC 4-9-197 Permits	
Mechanism for tracking, and periodically evaluating the cumulative effects of all project review actions in shoreline areas. WAC 173-26-191(2)(a)(iii)(D)		Working on this currently with the permitting group in the City.
SMP definitions are consistent with all definitions in WAC 173-26-020, and other relevant WACs.	RMC 4-11 Definitions	