

Overview of the Planning Commission Draft Shoreline Master Program, March 14, 2014

Chapter 1, Introduction

- Brief history and explanation of the Shoreline Management Act
- Defines where the SMP applies
- Outlines how to apply the SMP to a specific project

Chapter 2, Public Involvement, will explain the public process used for the SMP update. This chapter will be written after the public involvement process is finished.

Chapter 3, Shoreline Inventory, and **Chapter 4, Shoreline Analysis**, are separate documents containing the background research for the SMP. These documents are available on the City's website.

Chapter 5, Goals, lists the eight shoreline goals.

Chapter 6, General Policies and Regulations, applies to all developments. Topics include:

- Archeological and historic resources
- Critical areas (aquifer recharge areas, fish and wildlife conservation areas, frequently flooded areas, geologically hazardous areas, wetlands)
- Economic development
- Environmental impacts and water quality
- Parking
- Public Access
- Signage
- Subdivision
- Accessory utilities (small scale distribution services, such as electric, gas, phone, cable, water, and sewer side services)

Chapter 7, Specific Use Policies and Regulations, regulates specific uses including:

- Agriculture
- Aquaculture
- Boating facilities (marinas, boat ramps, boat lifts)
- Commercial uses
- Docks
- Industrial uses
- Mining
- Municipal offices
- Recreational uses
- Residential uses
- Transportation facilities
- Primary utilities (sewage treatment plants, high-tension utility lines, power transfer facilities, sewer and water mains, gas mains)

Chapter 8, Shoreline Modification Policies and Regulations, regulates modifications to the shoreline, including:

- Clearing and Grading
- Dredging
- Fill
- Shoreline stabilization (biotechnical/soil bioengineering, riprap, retaining walls, bulkheads)
- Vegetation Conservation

Chapter 9, Shoreline Environment Designations

- Explains the nine designations
- Criteria for how the shoreline was classified into the various designations
- Chart of which uses are allowed in which designations (pages 11-13)
- Chart of site development standards such as setback and height (pages 14-16)

Chapter 10, Cumulative Impacts Analysis, projects the likely ecological outcome of 20 years of development under the SMP as written. This document is available on the City's website, along with Recommendations on changes to the SMP draft to prevent cumulative impacts.

Chapter 11, Shoreline Protection and Restoration, is not a regulatory chapter but instead is a guidance chapter, with ideas and objectives for improving the lake and shoreline over time.

Chapter 12, Administration and Compliance

- Procedures and criteria for permits, exemptions, and variances
- Basic standards for landscape plans and assurance devices
- Non-conforming use and non-conforming structure regulations

Chapter 13, Definitions, defines words and acronyms that have specific meaning in the SMP.

Appendix A, Mitigation, explains what is included whenever the mitigation per the SMP is required.