



City of White Salmon Shoreline Master Program Periodic Update



Joint City/Ecology Public Hearing
April 12, 2023

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Goals for this meeting:

Provide background of the shoreline master program (SMP) update, including project history

Provide an update on upcoming steps and status for separate City-wide critical areas work



Image Source: <https://beautifulhoodriver.com/index.php?showimage=324>

What is a Shoreline Master Program (SMP)?

1. An SMP is a set of policies and regulations required by state law that has three basic principles:
 - Protect the environmental resources of state shorelines
 - Promote public access and enjoyment opportunities
 - Give priority to uses that require a shoreline location

Still must:

- Protect Critical Areas
- Ensure No Net Loss of Ecological Functions
- Encourage preferred uses

Where does an SMP apply?

1. Applies to “Shorelines of the State,” which are waterbodies that meet certain criteria

❖ Waters

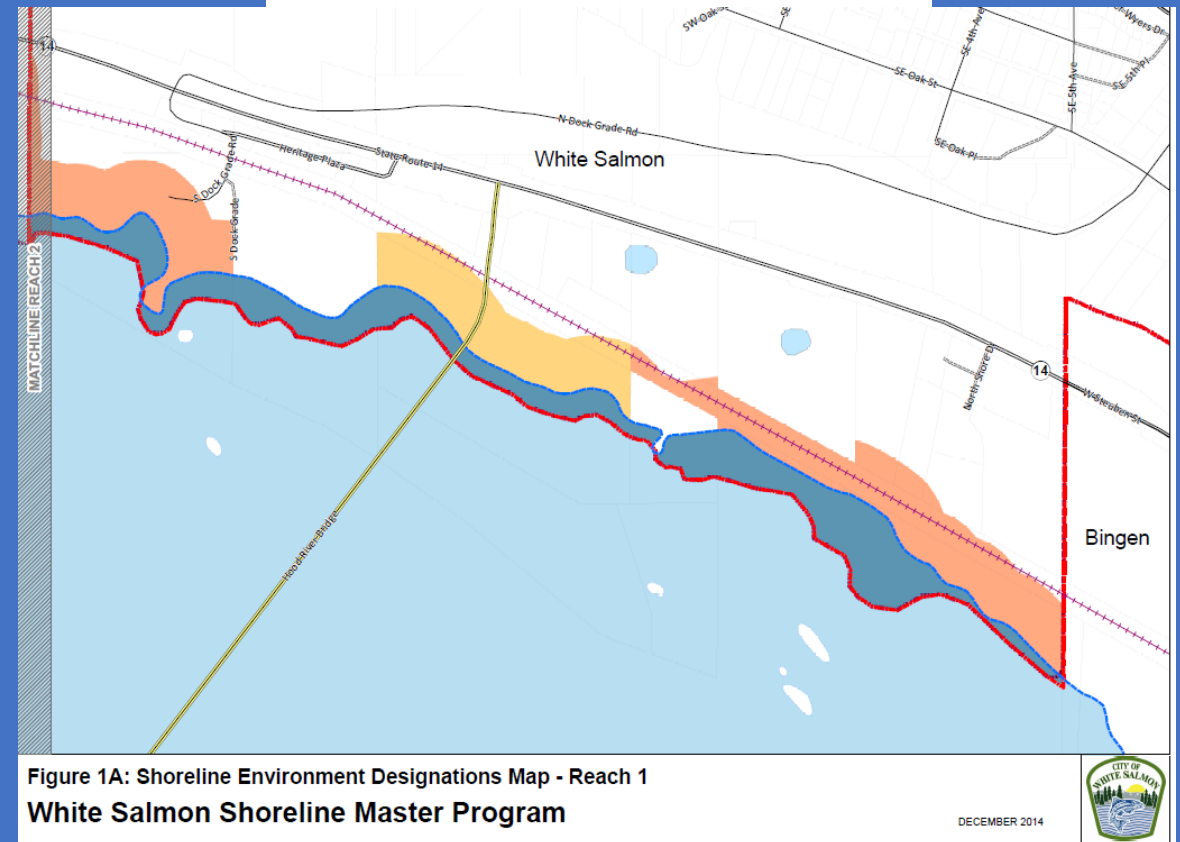
- Streams & rivers with mean annual flow of 20 cfs or greater (Columbia River)
- Lakes 20 acres or larger

❖ Shorelands- On-the-ground validation on permit-by-permit basis

- Upland areas 200 feet from OHWM
- Associated wetlands (within 100-year floodplain or with hydrologic connection)
- FEMA floodway and up to 200 feet landward of the floodway when within the 100 year floodplain.

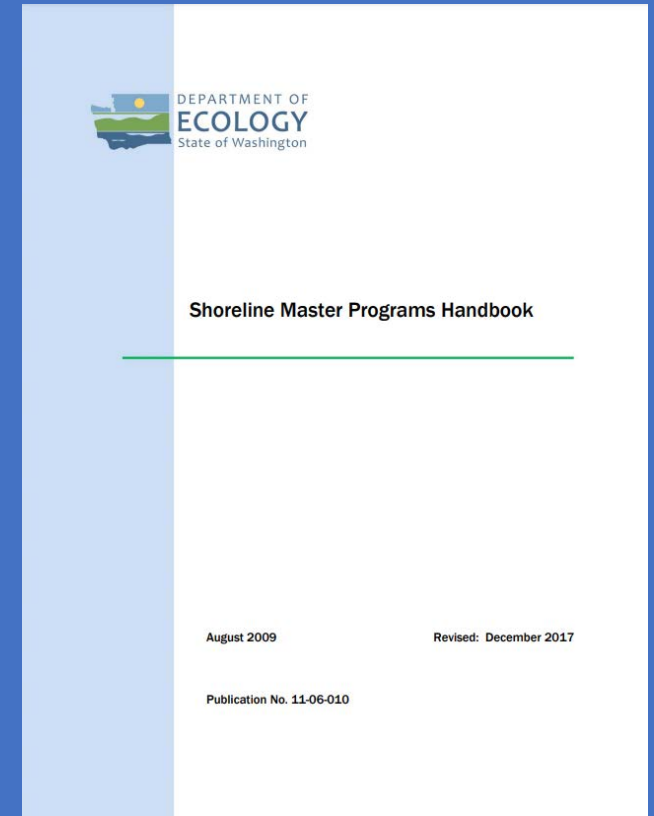
Shoreline Environment Designation

- Urban Conservancy
- High Intensity
- Aquatic



What is an SMP periodic update?

1. The state requires all SMPs to be reviewed every eight years
 - The City's current SMP was adopted in 2017
2. Periodic review is intended to keep SMPs current with:
 - Amendments to state law (WAC, RCW)
 - Changes in local plans and regulations
 - New or improved data and information

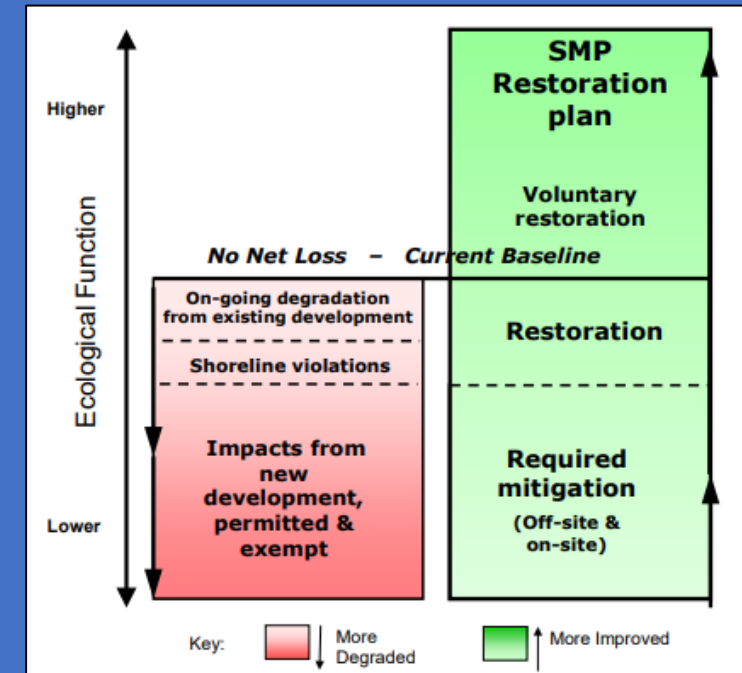


The SMP periodic update will not:

1. Re-evaluate the ecological baseline which was established as part of the comprehensive update
2. Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition

Takeaways

- This is not a major update of the SMP
- Main goal is to ensure consistency with existing rules
- Joint process with Department of Ecology



Source: Dept of Ecology

Elements of a Periodic Update

1. Public Outreach and Coordination

- Public Participation Plan

2. SMP Update

- SMP Periodic Checklist
- Prepare proposed SMP amendments

3. Local Adoption

- City review
- Joint public comment period and public hearing
- Ecology Initial Determination of Consistency
- City Council adoption



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We are here!



SMP

Consistency with:

1. State legislative amendments
2. Critical areas regulations
 - Ecology July 2018 wetland buffer guidance
 - WDNR, WDFW, and State Guidance
3. Comprehensive Plan & municipal code (development regulations)



Legislative Amendments

1. Exemptions from Substantial Development Permits
 - Remove specific exemption language and rely solely on WAC 173-27-040
2. Exceptions
 - Add statutory exceptions section
3. Shoreline Restoration Relief
 - Setback reduction option for associated development



Image source: Tammy Feller – Googlemaps.com

Legislative Amendments

1. Definitions

- Development
- Floodway
- Nonconforming uses, structures, and lots

2. Federal applicability

3. Forest Practices



Image source: Juan Francisco Contreras Hood River-White Salmon Interstate Bridge – Googlemaps.com

Critical Areas Regulations in Shoreline Jurisdiction

1. Ensure critical areas tract measures remain in-effect.
2. Review existing wetland buffer requirements consistent with the 2018 guidance from the Washington State Department of Ecology
 - A. Reference up-to-date 2014 wetland rating system & minimization measures
 - B. Habitat corridor requirements



Image Source: Google maps

Critical Areas Regulations in Shoreline Jurisdiction

1. Re-locate Heritage Tree section to zoning code.
2. Add WDNR references seismic hazard area guidance
3. Clarify buffer averaging requirements



Image Source: google maps

Anticipated Timeline of Key Events

- City Planning Commission Meeting – February 22nd, 2023
- Joint Ecology\City public comment period –March 20th – April 19th, 2023
- Joint Ecology\City public hearing – April 12th, 2023
- Respond to Public Comments – April 2023
- Submittal to Ecology for Initial Determination – May 2023
- Local adoption of the SMP – June 2023

**All dates are tentative*

Additional information

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Review Adoption Documents here (search "SMP" within <https://www.white-salmon.net/>):

<https://www.white-salmon.net/planning/page/city-white-salmon-shoreline-master-program-periodic-review-notice-sepa-comment-period>

Questions?