



DATE: January 3, 2019

TO: Planning Commission for January 10, 2019

FROM: Jamie Burrell

SUBJECT: Draft Amendments to Shoreline Regulations, NBMC 14.20

The State required periodic review has been completed to ensure ongoing consistency with Ecology's Shoreline Management Act Guidelines, including updates to guidelines since adoption of the effective SMP in 2012, and to integrate updated standards for critical areas, tree protection and floodplain management. The following bullets summarize the limited updates provided for Planning Commission review:

- Clarification of applicability of SMP relative to shoreline jurisdiction (14.20.120) – specifically limiting requirements for consistency with the SMP to those development activities occurring within shoreline jurisdiction, even when a parcel extends both inside and outside of this area.
- Simplification of Table 14.20.280, which previously included yard setback requirements by shoreline environment designation, as well as impervious surface cover limits. City staff determined that this table was largely duplicative with yard setback standards adopted in the Zoning code, so created confusion and in some instances conflicts. By removing yard setback standards, the Table now only provides limits on impervious cover for new development activities. The table has been updated to be called the "Impervious Surface Cover Standards Matrix".
- Removal of existing Article IV, which previously included standards for critical areas applicable to shoreline jurisdiction. As replacement, the proposed updated SMP integrates newly updated critical areas standards by reference within 14.20.290 (Environmental Protection). City staff has coordinated with Ecology to discuss this approach and ensure that specific allowances, exceptions, and administrative standards that are included within the critical areas regulations will not be applicable within shoreline jurisdiction (consistent with State SMA Guidelines).
- Updates to 'Shoreline Vegetation Conservation' standards (14.20.300) to remove previous standards for 'significant trees' and replace those with reference to tree retention and tree density requirements within NBMC sections 19.10.091, 19.10.092, 19.10.093, 19.10.094, and 19.10.095. As with the updated critical areas approach, this update provides consistency across North Bend.
- Updates to "Flood Hazard Reduction" standards (14.20.330) to provide reference to recently updated NBMC 14.12 (Floodplain Management). The updates simplify and streamline flood hazard reduction / floodplain management standards, while still allowing the City to place special conditions on

Community and Economic Development Department  
126 E. 4th St, North Bend WA, 98045  
Tel: 425.888.5633 / Fax: 425.888.5636

development within shoreline jurisdiction where deemed necessary to manage risk from channel migration, flooding, or to protect habitats associated with floodplain areas.

- Update to 14.20.470 (Shoreline habitat and natural systems enhancement projects) to grant relief from shoreline management implications and resulting expansion of shoreline jurisdiction, only where consistent with WAC 173-27-215. This proposed amendment is provided consistent with Ecology's SMP periodic update checklist.
- Other relatively minor updates consistent with the completed SMP Periodic Update checklist and consistent with Ecology Guidelines.

Thank you,

A handwritten signature in blue ink that reads "Jamie Burrell". The signature is fluid and cursive, with the first name being more prominent.

Jamie Burrell, Senior Planner