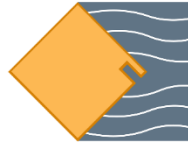


Shoreline Master Program Update

City of
Port Townsend



Visit the Project Website:

<https://engage.ahbl.com/port-townsend-smp-update>

WELCOME TO OUR OPEN HOUSE

February 20, 2025



Agenda



- DOORS OPEN // WELCOME! 5:30pm
- PRESENTATION 6:00pm – 6:30pm
- QUESTIONS 6:30pm – 6:45pm
- ACTIVITY est. 6:45pm (*following Q&A*)
- CLOSE OUT & THANK YOU 7:15pm

Outline



- Welcome and Introductions
- Overview of the SMA/SMP
- SMP Periodic Review
- SMP Topics and Overview of Permit Types
- Merging Waterwalk with Sea Level Rise and King Tide Adaptation
- Proposed Schedule and Next Steps
- Website



Introductions

City of Port Townsend

- Emma Bolin, AICP - Director of Planning and Community Development
- Jenny Murphy - Planner
- Judy Surber – *Recently Retired!* Planning Manager

AHBL (Consultant)

- Wayne E. Carlson, FAICP
- Nicole Stickney, AICP

Herrera Environmental (Consultant)

- Jeff Parsons, PhD, PE

Why are we here?

- State Law requires the City's Shoreline Master Program (SMP) be reviewed and revised, if needed, on a 10-year schedule
- The City's 2007 SMP was due for review in 2020
- Progress was made towards a 2021 periodic review, but the update had to be put on hold

Why are we here?

- The update has been rebooted thanks to a grant from the Department of Ecology's Shoreline Competitive Grants Program. This allows the City to complete the SMP periodic review and expand the original scope to include:
 - Streamline permitting
 - Merging Waterwalk with Sea Level Rise (SLR) and King Tide Adaptation



How does the SMP relate to State law?

Shoreline Management Act

- Revised Code of Washington (RCW 90-58)



Shoreline Master Program Guidelines

- Washington Administrative Code (WAC) 173-26



Shoreline Master Program

- City's SMP was last updated in 2007

Shoreline Management Act (SMA)

- State law passed in 1971 and affirmed by voters in 1972
- State legislature issued new rules in 2003
- Governs the use and development of shorelines of the state
- Three basic policy areas:
 1. **Shoreline Use:** Give priority to uses that require a shoreline location
 2. **Environmental Protection:** Protect environmental resources of state shorelines
 3. **Public Access:** Preserve and enhance public access and enjoyment opportunities

Shoreline Management Act (SMA)

- State law passed in 1971 and affirmed by voters in 1972
- State legislature passed regulations in 1975
- Governs the use and development of shoreline
- Three basic policy areas:
 1. **Shoreline Use:** Give priority to uses that are compatible with the natural resources of the shoreline
 2. **Environmental Protection:** Protect the natural resources of the shoreline
 3. **Public Access:** Preserve and enhance public access and enjoyment of the shoreline



**PORT TOWNSEND WAS
THE FIRST CITY TO
ADOPT AN SMP UPDATE
UNDER THE NEW
GUIDELINES!**

Shoreline Master Program (SMP)



Implements the Shoreline Management Act (SMA) locally



Serves as City's and State's plan for managing shoreline areas



Establishes goals, policies, and regulations for shoreline use, protection, and development



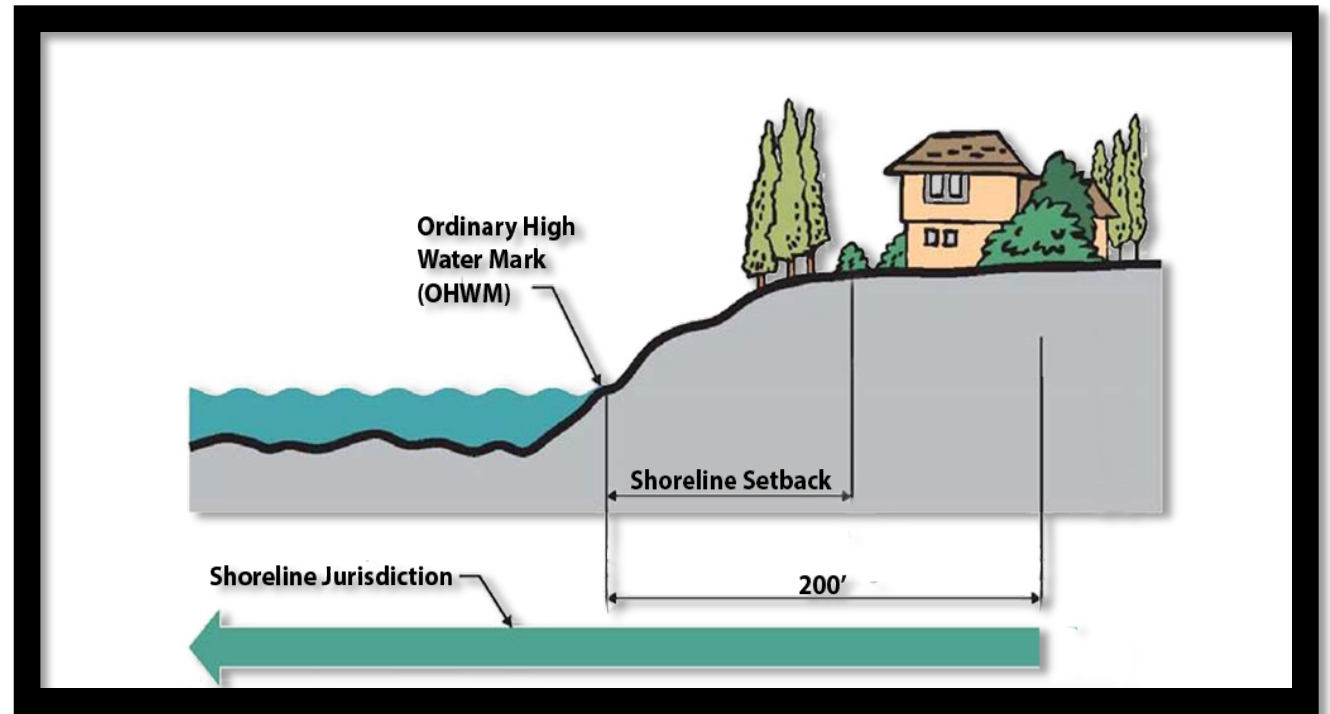
Establishes a plan for restoring shoreline in those areas where it has been degraded

Purpose of SMP Review

- Stay current with changes in laws and rules
- Remain consistent with Port Townsend plans and regulations
- Respond to changed circumstances, new information, and improved data
- Clarify shoreline and critical area permitting procedures

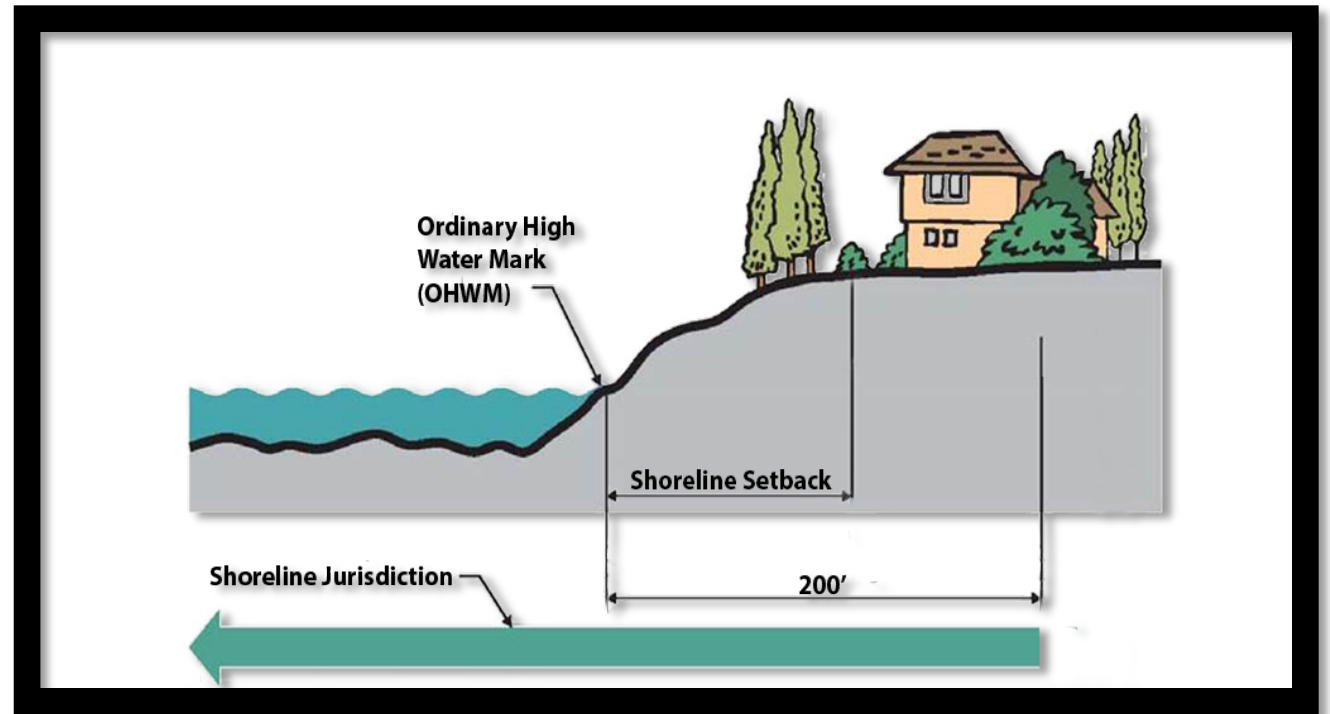
Shoreline Jurisdiction

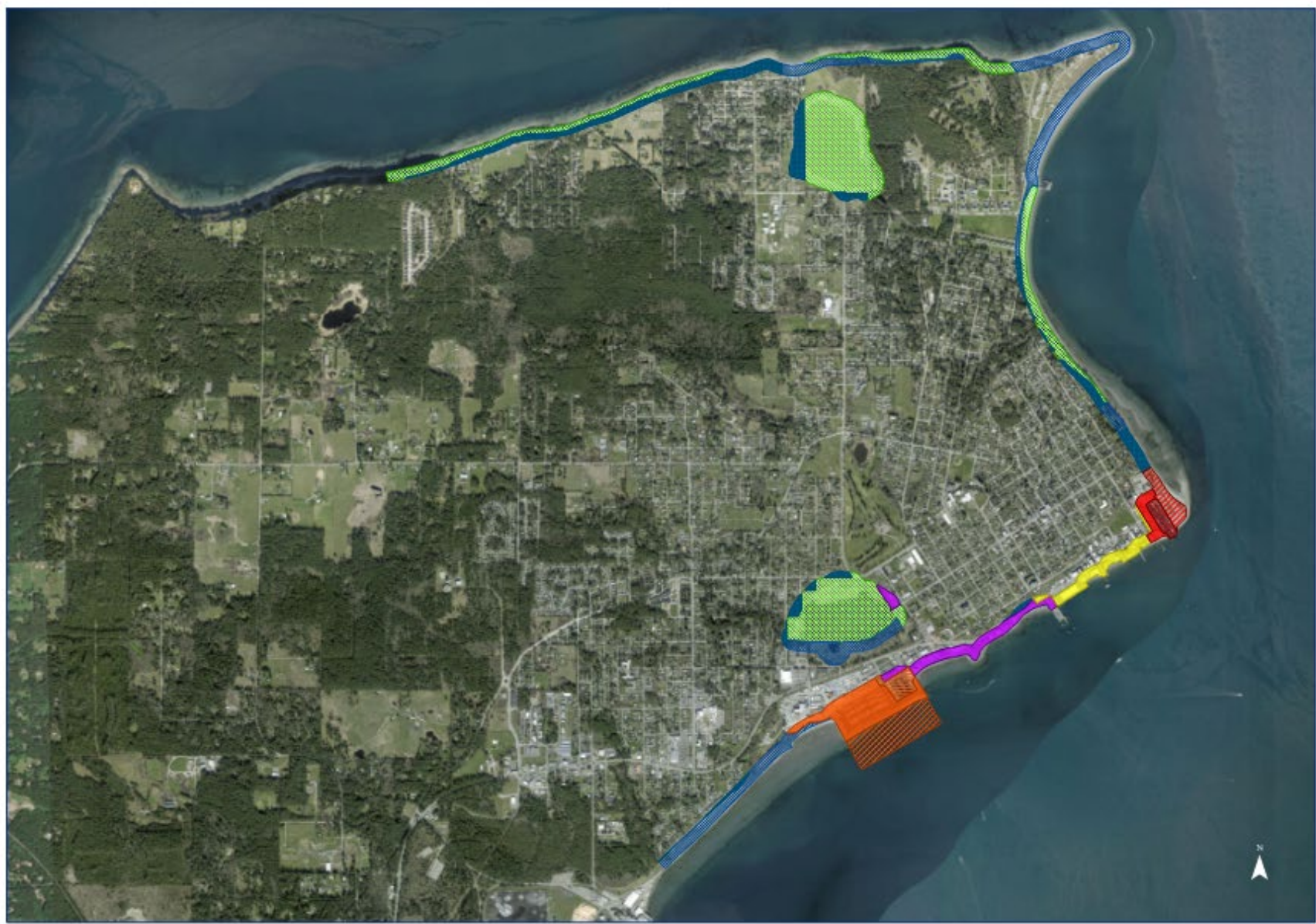
- An SMP regulates: all streams with a mean average flow of 20 cubic feet per second, all lakes over 20 acres in size, all marine shorelines, and all associated wetlands and floodways
- In general, the shoreline jurisdiction includes these waters **and 200 feet inland** (including public and private property)



Shoreline Jurisdiction

- Port Townsend does not have any streams or floodways, but we do have marine shorelines on our North, East, and Southern Shoreline. In addition, both Chinese Gardens and Kah Tai Lagoon are regulated under the SMP.
- “Shoreline Setback” is not the same as “Shoreline Jurisdiction”





Shoreline Environment

- Natural
- Conservancy
- Shoreline Residential
- Urban
- Historic Waterfront
- Point Hudson Maritime Heritage Corridor
- Point Hudson Marina
- Point Hudson East
- Boat Haven Main Boat Basin
- Boat Haven Northeast Boat Basin
- Boat Haven Marina Expansion Area



What is the focus of this update?

1. Keep the SMP current with changes in state law
2. Keep the SMP current with City adopted plans and regulations (i.e., Comprehensive Plan, Critical Areas Ordinance)
- ★ 3. Revisions to **improve implementation** (facilitating permit process)

Thanks to our grant award, we are expanding the original scope to include:

- ★ 4. Amendments to PTMC 20.01 to **streamline permitting** and meet requirements of SB 5290
- ★ 5. Merging **Waterwalk** with **Sea Level Rise (SLR)** and **King Tide Adaptation**

Updated Shoreline Requirements

- Apply to future development
- Do not apply retroactively to past actions
- Do not require changes to existing land uses or developments

What are the different Shoreline Permits?

Shoreline Exemptions

Shoreline Substantial Development Permits (SSDPs)

- Minor SSDPs
- Major SSDPs

Shoreline Conditional Use Permits (CUPs)

- Minor Shoreline CUPs
- Major Shoreline CUPs

Shoreline Variances

- Minor Shoreline Variances
- Major Shoreline Variances

These are
issued by
Ecology

*Note:
There may
be more
than one
permit
required*

Optional amendments: Permit Streamlining

Aligned the SMP permit types (Exemptions, Minor SSDPs, Major SSDPs, Minor CUPs, Major CUPs, Minor Variances, and Major Variances) with the project entitlement timelines associated with SB 5290.

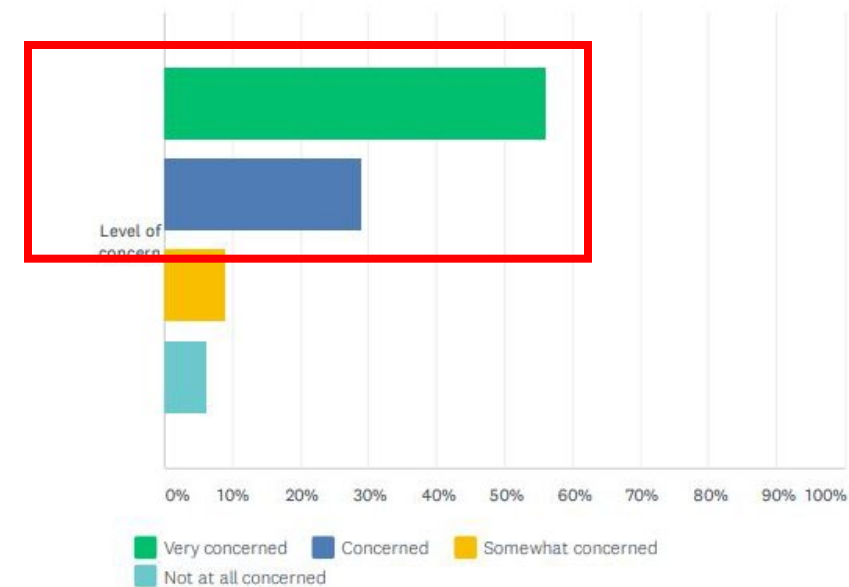
Senate Bill 5290, effective January 1, 2025 established review timelines for projects that are approved administratively without public notice, projects that require public notice, and for projects that require both public notice and a public hearing.

Optional amendments: Sea Level Rise

- According to a 2021 public survey, 56 of 66 respondents expressed they were “very concerned” or “concerned” about the impact of sea level rise (SLR) and increased storm damage.
- Respondents indicated the City should conduct education and outreach, assess vulnerability, and adopt policies and regulations to address SLR.
- We are going to be investigating vulnerability, addressing potential policies and adaptation measures to address Sea Level Rise, King Tide events.

Q19 How concerned are you about the impact of sea level rise and increased storm damage here, in the City of Port Townsend?

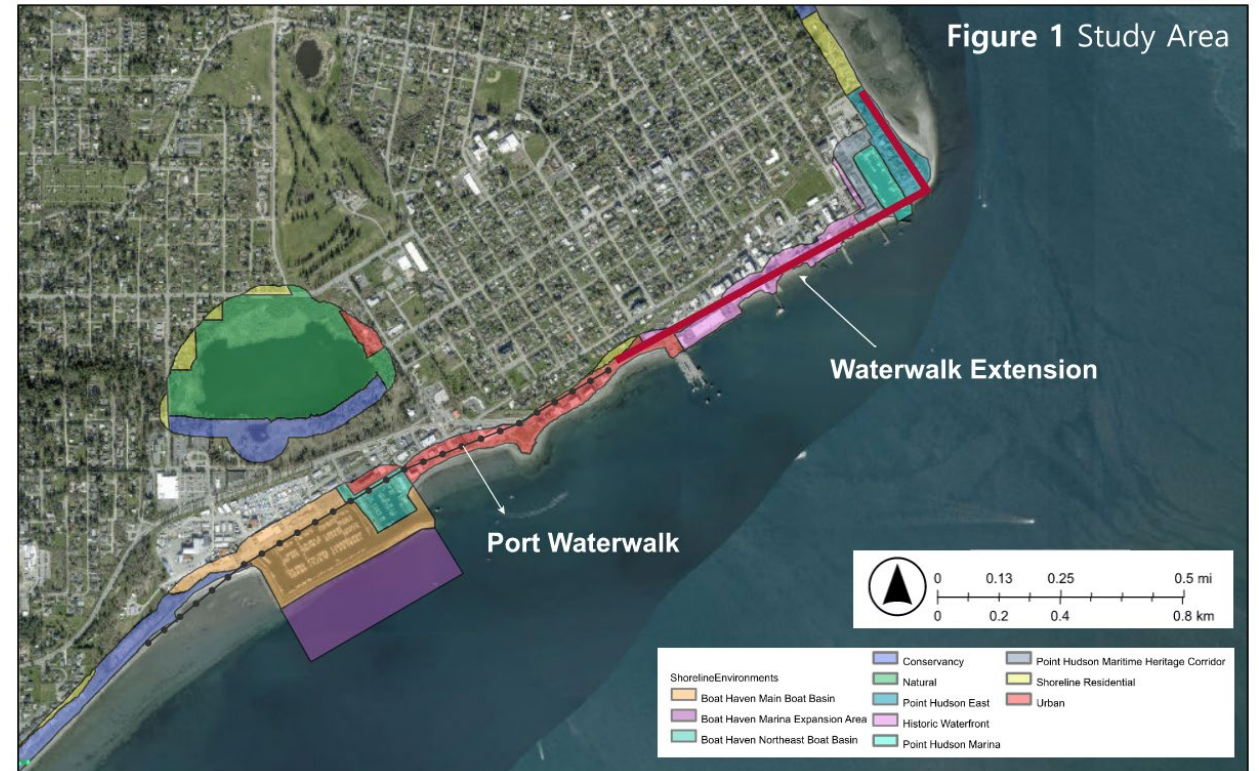
Answered: 66 Skipped: 7



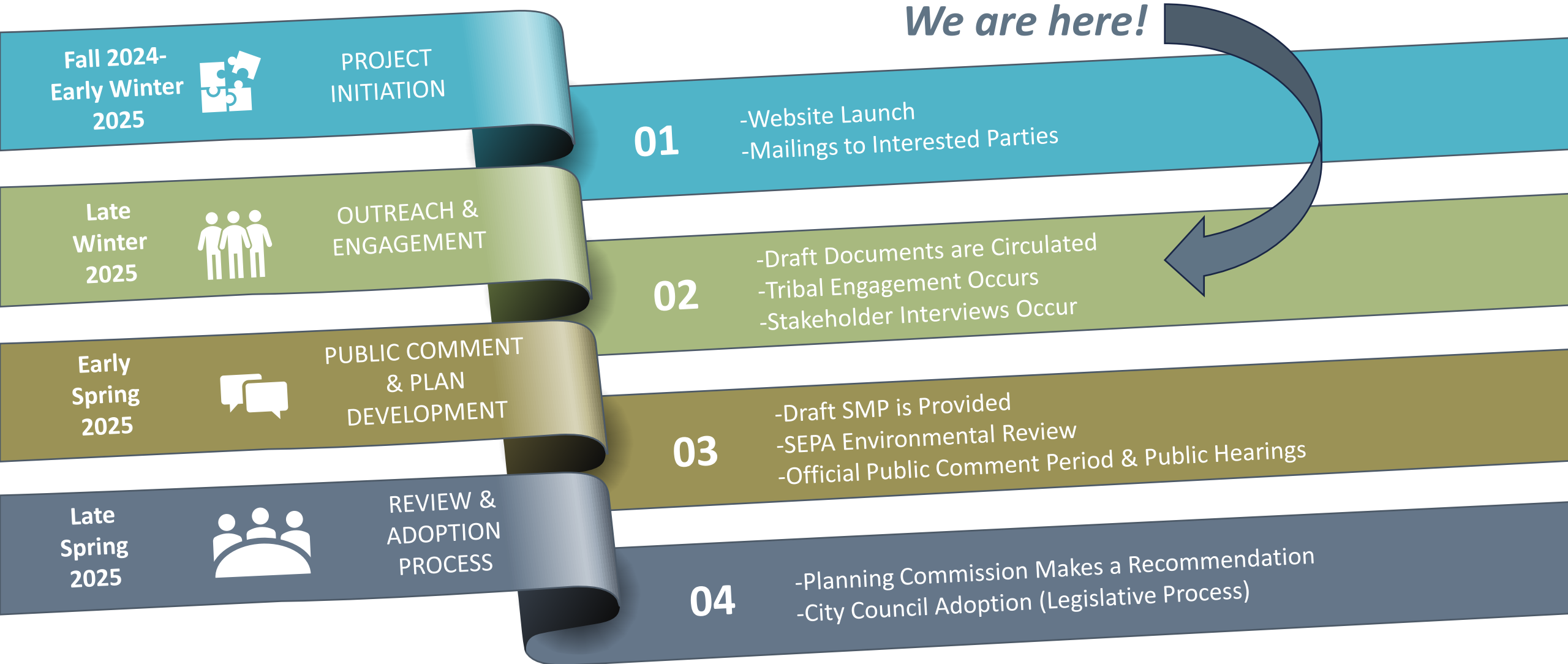
	VERY CONCERNED	CONCERNED	SOMEWHAT CONCERNED	NOT AT ALL CONCERNED	TOTAL	WEIGHTED AVERAGE
Level of concern	56.06% 37	28.79% 19	9.09% 6	6.06% 4	66	1.65

Study of Waterwalk Extension

- This presents opportunity to evaluate several Sea Level Rise adaptation strategies to protect public access to the shoreline, water-oriented uses, and vital infrastructure, for example studying different alternatives for a waterwalk extension
- The City will evaluate technical data, regulatory constraints, and community preferences to inform priorities for alternatives



Anticipated Schedule



Project Webpage

<https://engage.ahbl.com/port-townsend-smp-update>



Shoreline Master Program (SMP) Review and Update

City of Port Townsend, Washington

Periodic Review Reboot

The City of Port Townsend is undertaking a periodic review of its Shoreline Master Program (SMP), as required by the Washington State Shoreline Management Act (SMA), RCW 90.58.080(4). The SMA requires each SMP be periodically reviewed and revised, if needed. The review ensures the SMP stays current with changes in laws and rules, remains consistent with other City plans and regulations, and is responsive to changed circumstances, new information and improved data. Corresponding amendments may be required in Port Townsend Municipal Code (PTMC) Chapters **19.05 Critical Areas** and **20.01 Land Development Administrative Procedures**.

We are past due for revisions. According to the State Shoreline Management Act (SMA) our 2007 SMP was due for review in 2020 and every ten years thereafter. Although we made considerable progress towards a 2021 periodic review, we ran into some staffing shortages and the process was put on hold.

Thanks to a grant from the Department of Ecology's Shoreline Competitive Grants Program, we are rebooting the SMP Periodic Review. This grant will allow us to complete the SMP periodic review and expand the original scope to include:

- Streamline permitting
- Merging Waterwalk with Sea Level Rise (SLR) and King Tide Adaptation

Shoreline Master Program (SMP) Overview

The Shoreline Master Program (SMP) is a plan containing both policies and regulations that apply to shoreline areas (generally the water area and 200-feet inland). In Port Townsend, shorelines include Port Townsend Bay, Admiralty Inlet, Straits of Juan de Fuca, Kah Tai Lagoon, and Chinese Gardens Lagoon. The SMP is intended to provide for environmental protection, appropriate development, and public access.

Development and uses proposed with shorelines jurisdiction may be required to obtain a Substantial Development Permit, a Shoreline Conditional Use Permit, a Shoreline Variance, or a Letter of Exemption. ALL proposals must comply with the policies and regulations in the SMP.

The City and **State Department of Ecology** jointly administer the Shoreline Master Program. For background on the origin of shoreline master programs and the Act that started it all, see:

Shoreline Management Act

Shoreline Master Programs



Photo from Washington State Department of Ecology

Scope of the Periodic Review

The review is expected to focus on revisions necessary to:

1. Keep the SMP current with changes in state law
2. Keep the SMP current with City adopted plans and regulations including recent climate change policies and regulations in the City's Comprehensive Plan which call for consideration of projected climate change impacts and adaptation strategies when updating land use plans, and regulations.
3. Revisions to improve implementation (i.e., to facilitate the permit process).

Thanks to our grant award, we are expanding the original scope to include:

Shoreline Master Program Update

City of Port Townsend



Contact Information

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Page Navigation

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[Public Comments](#)

[City of Port Townsend Waterwalk Sea Level Rise \(South Shore\) Technical Investigation](#)

Frequently Asked Questions

? [What is the Shoreline Management Act?](#)

? [What is a Shoreline Master Program?](#)

? [What laws or rules have changed since the SMP was last amended?](#)

? [Is the public permitted to provide feedback on the process and on proposed SMP changes?](#)

? [Where does the Shoreline Master Program apply?](#)

Key Dates

 **Monday, September 30, 2024 7:00 am**
Event #1
This is a placeholder

 **Tuesday, October 15, 2024 7:00 am**
Event #2

Our Next Meeting:



- What are your thoughts and preferences about adaptation options?
- Should the City include code/SMP changes for nonconforming structures as it relates to damages from flooding and debris?
- What are the best strategies?



Activity:

- What are your thoughts and concerns about Sea Level Rise?
- What is important that we get RIGHT in the SMP Update?
- What confuses you about Shoreline Permitting or SMPs?
- Other questions or concerns?



Questions?