Planning Commission Update on revisions to the Draft Shoreline Master Program Update since the last meeting

12/1/12

Volume and scope of comments

We have received a substantial volume of comments from Department of Ecology. These comments have been invaluable in getting the Draft Ordinance into compliance with the Submission Checklist.

We have received very little in the way of public comments to date. I have received several questions from individuals and I have met with several groups of individuals to answer their questions.

Aquaculture Requirements

Aquaculture has become a subject of substantial interest in Olympia. Changes in the requirements of the submission checklist required us to include an analysis of aquaculture opportunity and potential siting in the Draft Shoreline Inventory and Analysis Report. There is little opportunity within the town's jurisdiction. A quantitative spatial analysis of aquaculture opportunity was performed and the results were mapped and added to the Draft Shoreline Inventory and Analysis. The revised Draft Shoreline Inventory and Analysis is up on the web site and the Aquaculture Addendum is identified in the table of contents. Copies of the addendum and the associated map are included with this update.

Update of Shoreline Inventory

The Draft Shoreline Inventory and Analysis Report has been updated with improved maps and the Aquaculture Addendum mentioned above. The text of the shoreline segment descriptions has been modified to improve the linkage between the textual description and the aerial photos and maps.

Development Specifications in SMP as well as other chapters.

There is a new table in the Draft Ordinance in Section 6.02.I. Ecology now requires that development standards such as density, building height, yard setbacks, etc., be included in the Ordinance. The standards in the table have simply been repeated from the relevant portions of the Town's existing development regulations. Because Shoreline Master Programs cannot be modified without Department of Ecology approval this ensures
that development standards within the shoreline cannot be modified without Ecology approval. It does create a situation where development standards in any given zone may differ between the shoreline and upland property outside the shoreline as development regulations evolve over time.

Attach updated checklist

The most recent form of the Submission Checklist is included with this update. As you can see from the number of “OK”s there are very few unresolved issues.

Outstanding Issues

The outstanding issues remaining that are currently identified are;

1. The common description of the Friday Harbor portion of the jurisdiction. Ecology exposed a weakness in the currently adopted description. I have submitted alternative language for Ecology comment. This may be resolved by the 12/13/2012 meeting.

2. The town is required to monitor the cumulative effects of shoreline development going forward from the date of adoption to ensure that there is no net loss of ecosystem function or value. The language that is in the draft ordinance still does not satisfy Ecology. We are still working toward a solution that does satisfy Ecology and that is within the capacity of the Town.