



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

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Planning Commission Meeting: Study Session

To: City of Blaine Planning Commission
 From: Stacie Pratschner, AICP, RPA / Community Development Services Director
 Alex Wenger, AICP / Community Planner II
 Date: April 18, 2019
 Re: **Shoreline Master Program (SMP) Comprehensive and Periodic Updates**

Summary

The Community Development Services Department (CDS or “the Department”) is providing this memorandum in advance of the Planning Commission meeting scheduled for April 25, 2019. The purpose of the study session is to review the draft amended Shoreline Master Plan prepared by the Department as required by the Washington Administrative Code (WAC) 173-26. The following sections describe the previous study session concerning the updates; provide a synopsis of the proposed changes; and discuss the next steps to initiate the legislative process for the plan updates. The City’s project website for the updates may be accessed at: <https://www.ci.blaine.wa.us/404/DRAFT-Shoreline-Master-Program-UPDATE>.

March 28, 2019 Study Session

The study session held on March 28, 2019 included a discussion of the regulatory background for the Shoreline Master Plan (SMP), including State requirements administered through the Department of Ecology. CDS prepared a timeline demonstrating the initial adoption of the City’s SMP in 1996, the updated inventory and analysis completed in 2015, and the current efforts to complete both the Comprehensive and Periodic Updates. The previous report and attachments may be accessed at the City’s project website: <https://www.ci.blaine.wa.us/DocumentCenter/View/15628/Memorandum-Issued-in-Advance-of-March-28-2019-Planning-Commission-Study-Session-Shoreline-Master-Program-Updates-March-22-2019>.

Suite of Proposed Changes – SMP and Development Code

- Attachment 1** is the updated SMP with all proposed and recommended edits (“redlines”). These include the Departments proposed changes to the draft SMP following the approval by the

Blaine City Council in 2016. These changes are based on agency and public comments received during Ecology's comment period.

- Attachment 2** is a new section of the Blaine Municipal Code that will contain the shoreline permit procedures and enforcement provisions. The proposed edits are both the required and requested changes from Ecology.
- Attachment 3** is a proposed appendix to the draft SMP that contains the City's Critical Area Regulations. Please note these regulations would only apply in shoreline jurisdiction.
- Attachment 4** is a list of changes to both the draft SMP and draft BMC that are required by Ecology;
- Attachment 5** is Ecology's recommended changes to the draft SMP that are part of the comprehensive update process, and;
- Attachment 6** is Ecology's recommended changes to the draft SMP that are part of the periodic update process.

Please note a significant number of the edits are citation corrections for consistency with Washington Administrative Code 173-27-130:

Exhibit A is a map demonstrating the potential application of buffers to the City's identified shoreline-associated wetlands. This map is informational only to assist the Commission with the review process and will not be officially adopted.

A summary of the amendments are as follows:

Required Changes to the SMP

- Permit procedures;
- Conditional Use Permit criteria;
- Permit conditions;
- Definitions;
- Enforcement;
- Statement of Exemption;
- Residential , Marina, Landfill, and Shoreline Protection Use Regulations; and
- Shoreline Stabilization.

Recommended Changes to the SMP

- Definitions associated with Archaeology and the protection of historic, cultural, and archaeological resources and sites;
- Exempt activities, including WSDOT maintenance and safety improvements;
- Remove conflicts in the nonconforming and commercial development sections; and
- Adoption of Blaine Municipal Code critical areas buffers for shoreline-associated wetlands.

Next Steps

Blaine Municipal Code (BMC) Chapters 16.02 and 17.04 describes the legislative process for amending Plans and the development code, including release of the draft update for public comment; noticing and timing of public hearings; and review by the Department of Commerce. The Department requests input and guidance from the Planning Commission on the proposed edits, and on the timing of a public hearing and an optional community meeting.

List of Attachments

1. Draft SMP updates
2. Draft BMC amendments
3. Draft SMP appendix for CAO regulations
4. ECY required changes
5. ECY recommended changes for the comprehensive update
6. ECY recommended changes for the periodic update
7. Exhibit A map demonstrating potential wetland buffers