



MONROE PLANNING COMMISSION Agenda Item Cover Sheet

TITLE:	<i>PUBLIC HEARING - Shoreline Master Program (SMP) Periodic Update and Proposed Amendments to Monroe Municipal Code (MMC) Title 19 Shoreline Management and Chapter 20.05 Critical Areas</i>
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DATE:	FILE NUMBER:	CONTACT(S):	PRESENTER(S):	ITEM:
4/22/2019	CA2019-01	Anita Marrero	Anita Marrero	Public Hearing #1

Discussion: 1/14/2019, 2/25/2019, 4/08/2019, 4/22/2019

Public Hearing: 4/22/2019

Attachments: Staff Report

1. Draft SMP
2. Draft Shoreline Code
3. Draft Critical Areas Code
4. Draft Findings of Fact and Conclusions of Law
5. SEPA Checklist
6. SEPA Determination of Non-Significance
7. Department of Commerce Review letter
8. Public Comments

DESCRIPTION/BACKGROUND

The City of Monroe is mandated to conduct 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 all SMP's to be reviewed and revised, if needed, on an eight (8) year schedule established by the Legislature. This review ensures that local SMP's stay current with changes in state laws and rules, remains consistent with other Monroe plans and regulations, and is responsive to changing circumstances, new information and improved data.

Monroe is required to update its SMP on or before June 30, 2019. To meet that schedule, the majority of staff work needs to be completed in early 2019 with public hearings tentatively scheduled for April 2019. The State is not requiring any major updates to our inventory, restoration efforts, or cumulative impacts analysis; however we must include all state mandated updates between 2007 and 2017 as well as local changes in circumstances which for Monroe includes updating maps, updating Comprehensive Plan references to the current Comprehensive Plan, zoning changes, and incorporating the critical areas ordinance update.

The Planning Commission will act as the principle reviewing body for the SMP update with final adoption by the City Council and Department of Ecology (DOE).

SHORELINE MASTER PROGRAM

Staff began the process of updating the SMP in April 2018. Staff applied for a Department of Ecology grant and was awarded \$15,000. The city's 2018 budget allocated \$30,000 toward the

SMP update. This allowed the city to obtain a consultant to assist in the SMP update. Staff selected Environmental Science Associates (ESA) through the request for proposal process.

An initial outreach event was held on August 7, 2018 at Lake Tye Park as part of the National Night Out Event. A webpage was created to explain the Shoreline Master Program Periodic Review process and give the community an opportunity to submit comments.

A draft of the Shoreline Master Program was reviewed at the Planning Commission's February 25, 2019 and April 8, 2019 meetings.

The city is holding a joint comment period and public hearing with the Department of Ecology. The joint notice was published in the Daily Herald and gives a 30-day comment period from April 8, 2019 – May 8, 2019.

An open house for the SMP is scheduled before the public hearing on April 22nd at 6:00 p.m. in council chambers.

To date, no public comments have been received.

After the Planning Commission's public hearing, the SMP will be submitted to the Department of Ecology for initial determination. Ecology has 30 days to provide a written determination. After receiving written concurrence from Ecology, the SMP will be brought before council for adoption.

SHORELINE MANAGEMENT REGULATIONS AND CRITICAL AREAS ORDINANCE

In conjunction with the SMP update, staff has prepared amendments to Title 19 Shoreline Management for consistency with the SMP. The amendments include incorporating shoreline regulations into the code to make it user-friendly for the reader rather than only referencing the SMP, consolidating the review process, and updating the shoreline environment designations.

Updates to the critical areas code are also proposed. Based on comments from Ecology during the UDR update, the amendments include updates to the wetland buffer tables as well as text relating to buffer widths and habitat scores.

A Notice of Application for the code amendments was issued on April 4, 2019.

The proposed amendments were brought to the Planning Commission at the April 8, 2019 meeting.

One (1) agency comment was received from the Snoqualmie Tribe. The Tribe is recommending the city update the water typing code for streams per the Washington Department of Commerce Growth Management Critical Areas Guidance and clarifying "fish habitat" per WAC 222-16-030. The updates have been added to the code amendments.

RECOMMENDED ACTION(S):

1. Hold public hearing to consider the proposed SMP update and code amendments to MMC Title 19 and Chapter 20.05.
 - a. Open the public hearing
 - b. Staff presentation and questions from the Planning Commission
 - c. The Commission accepts testimony from the public
 - d. Move to close the public testimony portion of the public hearing
 - e. Rebuttal, response, or clarifying statements by the staff
 - f. Move to close the public hearing
 - g. Deliberation by the Planning Commission
2. Direct staff to prepare facts and findings to support the Planning Commission recommendation to be brought back to the Planning Commission's May 13, 2019 meeting for action.