



Shoreline Master Program Comprehensive Update

SMP CHANGES ANTICIPATED

The examples shown below are not intended as a complete summary of possible changes, but serve to highlight issues of interest to shoreline property owners.

What to Expect in the New SMP	Why?
Shoreline Environment Designations (SEDs)	
"Menu" of SED choices Allowed, conditional & prohibited uses per SED Which SEDs are applied to specific shoreline reaches	A new set of SED options is needed to meet State requirements and to reflect current shoreline conditions, existing level of development, and potential for future development. This menu of options will identify the purpose, designation criteria, and what uses will be allowed or prohibited for each SED. Every section of shoreline is assigned an SED based on review of the conditions and criteria, somewhat like a zoning overlay.
Docks, Piers & Beach/Bluff Stairways	
Shared-use structures encouraged Demonstrated need requirements	The collective impact of thousands of individual structures on State shorelines must be considered. Over-water structures interrupt water flow, sediment transport processes and can shade out important aquatic vegetation.
Bulkheads & Shore Armoring	
Lower impact "bio-engineering" encouraged Demonstrated need requirements	"Soft" shore protection uses berms, logs and vegetation that have less negative impact on the shallow water habitat used by migrating young salmon than traditional "hard" armoring like bulkheads & seawalls.
Buffers & Setbacks	
Vegetation conservation requirements Bulk, dimension, design and siting requirements	Trees and native shrubs stabilize slopes, help regulate surface water flows, and shade beaches where forage fish spawn. The height, size, footprint and placement of a building can affect shoreline resources.
Special Study Requirements	
Applicant's burden of proof	More information will be required on specific aspects of some use and development proposals to allow more consistent and comprehensive application review.
Flood Hazards & Channel Migration	
	Proposed uses and development in areas prone to flooding and erosion will be held to more restrictive standards to protect human health & safety and shoreline functions & values.
No Net Loss & Restoration	
	Protective and mitigation provisions will help maintain the current level of shoreline health, while restoration efforts will help raise the baseline over time.