

## Staff Report

**Date:** March 3, 2016  
**To:** Planning Commission  
**From:** Tim Crose, Planning Director  
**RE:** Pacific County Shoreline Master Program Update

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### **Subject: Planning Commission SMP Recommendation Hearing**

The purpose of this document is to provide an overview of the remaining discussion items for the Pacific County Shoreline Master Program, in preparation for the Planning Commission's recommendation to the Board of County Commissioners, to be held on March 3<sup>rd</sup>, 2016. Discussion items include shoreline buffers on Willapa Bay and a review of changes from the February draft of the SMP.

#### **SMP Discussion Items**

- a) **Shoreline Buffers on Willapa Bay.** *Section 3.2.F.3.d and Table 5-2*
  - a. **Use of HAT on the east side of the Long Beach Peninsula.** Based on the updated HAT data from TNC, are the proposed shoreline buffers on the East side of the Long Beach Peninsula acceptable? Table 5-2 currently proposes a 75 foot buffer plus a 15 foot building setback from the buffer.
  - b. **Buffers for undeveloped parcels on Willapa Bay.** Ecology has expressed concern that, while 75 feet may be appropriate for buffers on developed parcels, it may not be sufficient to protect ecological functions on undeveloped parcels, which may support wider existing vegetated shoreline areas. One approach would be to assign a different buffer width (e.g. 130 feet) to those undeveloped parcels in Willapa Bay Conservancy.
  
- b) **Review of changes from February draft of SMP.**
  - Revisions were made to the following sections in response to WSPRC comments, per PC direction given at the 2/18 workshop:
    - Section 2, Definitions
    - Section 3.2, Shoreline Environment Designations
    - Section 4.1, Historic/Cultural/Scientific/Educational
    - Section 4.2, Environmental Protection and Critical Areas
    - Section 4.5, Vegetation Management

- Table 5-1, Permitted Uses and Modifications by Environment Designation
- Section 5.16, Mining
- Section 7.2, Preexisting Structures and Uses
  
- FEMA Coastal High Hazard Areas were added to shoreline jurisdiction, per PC direction given at the 2/18 workshop (Section 3.1.A).
  
- Per Ecology comment, the upstream extent of shoreline jurisdiction (section/township/range), where applicable, was added to the list of shoreline waterbodies in Pacific County (Section 3.1.B and Table 3-1).
  
- Revisions were made to the definition of the primary dune buffer, per PC direction given at the 2/18 workshop (Section 5.10.B.2).
  
- Language submitted by the Washington Department of Natural Resources was incorporated into the following sections, per PC direction given at the 2/18 workshop.
  - Section 2, Definitions (footnote 19)
  - Section 5.10, Residential Development (5.10.B.10, Overwater residences)
  
- Revisions to the Shoreline Environment Designation maps were completed based on comments received during the Planning Commission's targeted review (2/18/16 - 2/26/16).