



***DuPont 2019 Shoreline  
Master Program Periodic Review***

# 1st Open House

Wednesday, April 24, 2019

6:30 to 8:00 pm

DuPont City Council Chambers

1700 Civic Drive

DuPont, WA 98327





# Tonight's Agenda

- I. Welcome and Introductions
- II. Overview of the SMA/SMP
- III. SMP Periodic Review
- IV. SMP Topics and Permit Types
- V. Next Steps
- VI. Discussion Stations



# Introductions

- **City of DuPont**
  - Jeff Wilson, AICP - Community Development Director
- **AHBL, Inc. (Consultant)**
  - Brittany Port, AICP – Consultant Planning Lead
  - Josh Kubitzka - Land Use Planner



# Why are we here?

- State Law requires the City's Shoreline Master Program be reviewed and revised, if needed, on an eight-year schedule.
- Ecology has prepared a checklist of all laws and rules to be adopted.
- Where gaps exist, draft amendments will be prepared.

# How'd we get here?

**Shoreline Management Act**  
Revised Code of Washington  
(RCW) 90-58



**Shoreline Master Program  
Guidelines**  
Washington Administrative Code (WAC)  
173-26



**Shoreline Master Program**  
City's SMP, adopted in 1972,  
last amended 2011



# Shoreline Management Act (SMA)

- Originally passed in 1971.
- Manages and protects the state's shoreline resources by planning for reasonable and appropriate uses.
- Governs use and development of shorelines of the state.



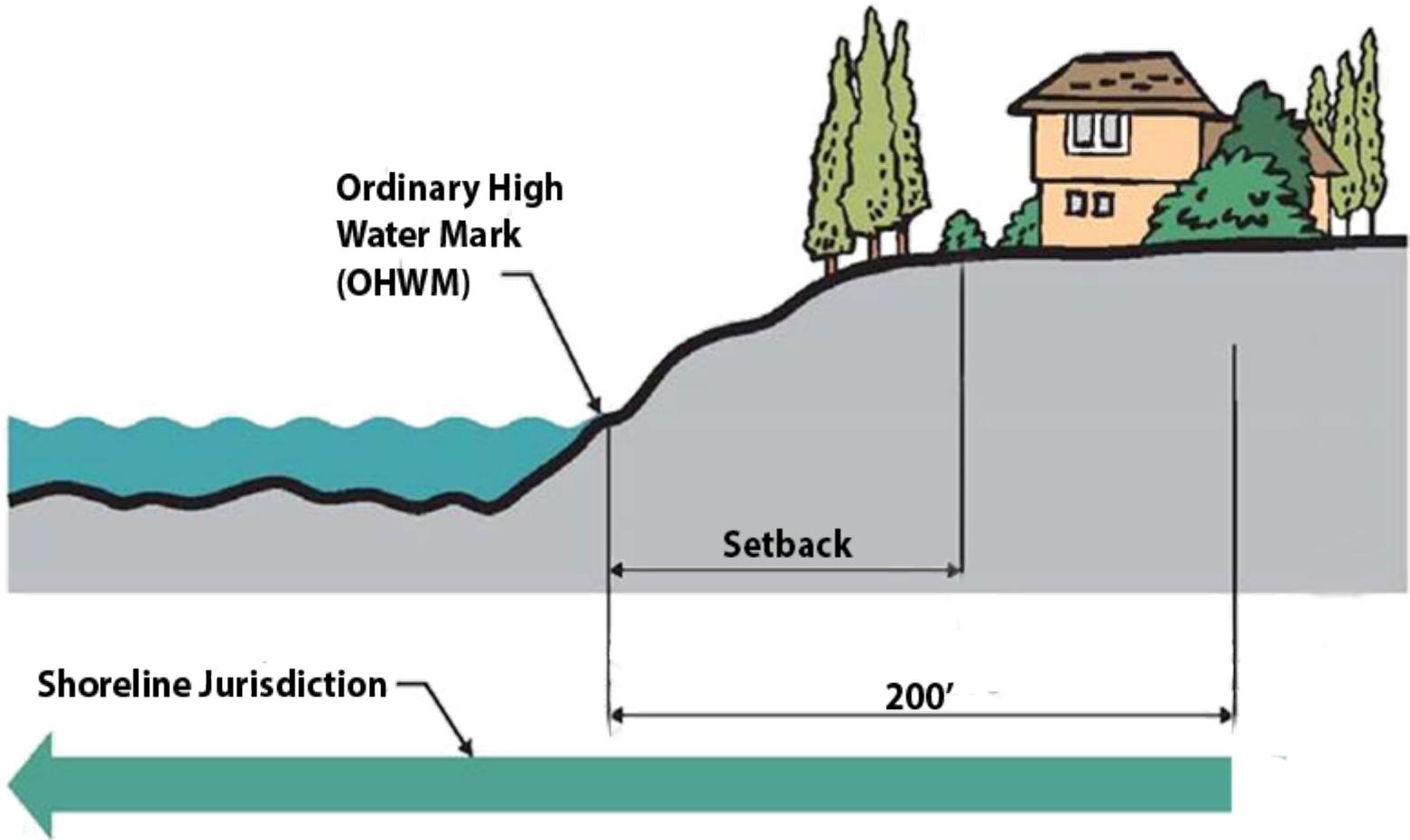
# Shoreline Master Program (SMP)

- Required by State law.
- Implements the SMA in the City.
- Establishes goals, policies, and regulations for shoreline use, protection, and development.
- DuPont adopted its initial SMP in 1975. Latest update was 2013.



# Shoreline Jurisdiction

- Major waterbodies and adjacent shorelands extending 200-feet landward from the ordinary high water mark.
- In DuPont, includes Puget Sound, Brackish Marsh downstream at end of Sequelitchew Creek and lands 200 feet landward of the Ordinary High Water mark.
- “Shoreline Setback” is not the same as “Shoreline Jurisdiction”.





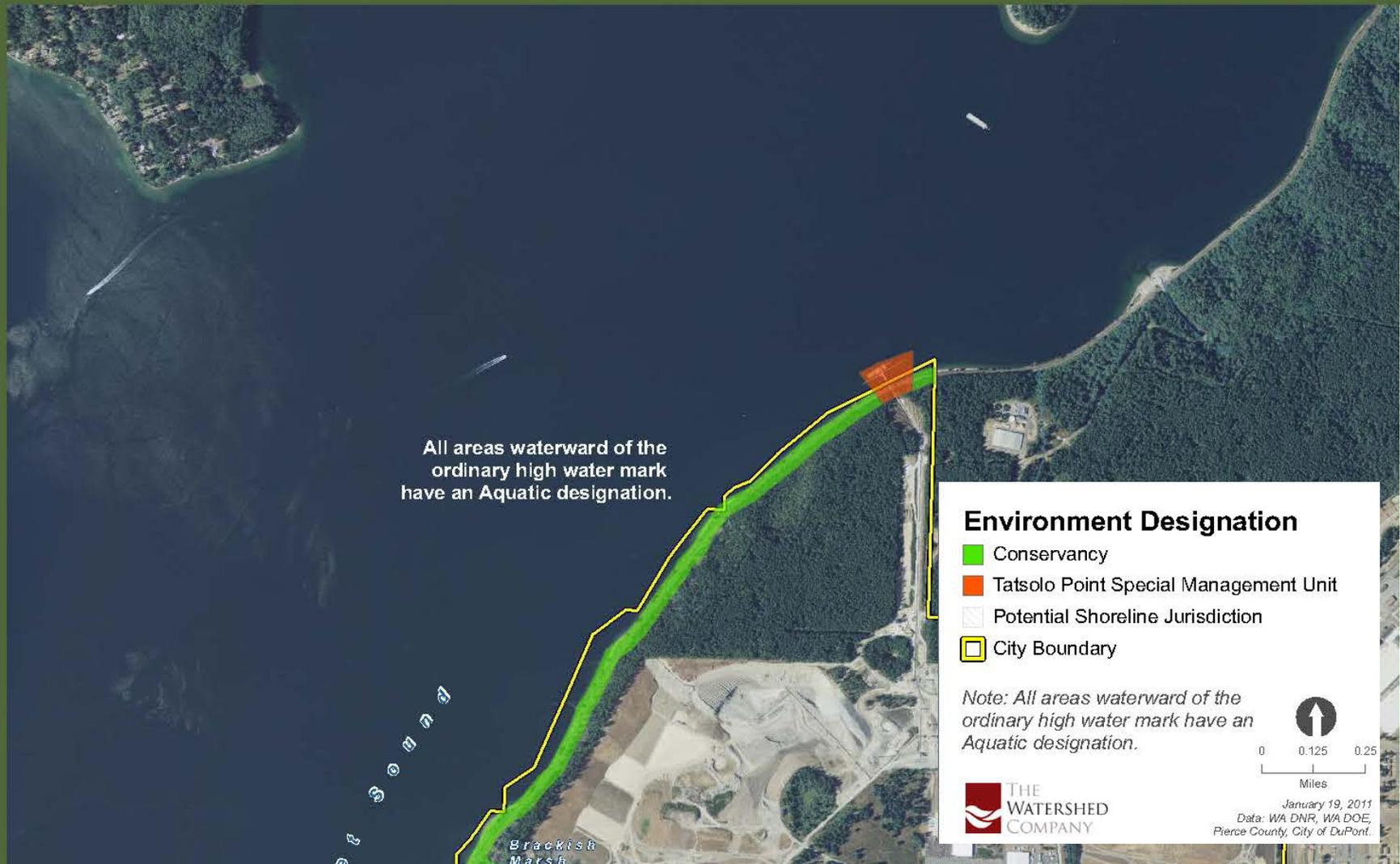
# Shoreline Environments

- Aquatic
- Conservancy
- Tatsolo Point Special Management Unit



# City of Dupont Environment Designation

City of DuPont Shoreline Master Program





# City of Dupont Environment Designation

City of DuPont Shoreline Master Program



## Environment Designation

- Conservancy
- Tatsolo Point Special Management Unit
- Potential Shoreline Jurisdiction
- City Boundary

*Note: All areas waterward of the ordinary high water mark have an Aquatic designation.*



0 0.125 0.25  
Miles



January 19, 2011  
Data: WA DNR, WA DOE,  
Pierce County, City of DuPont.



# Purpose of SMP Review

- Stay current with changes in laws and rules.
- Remain consistent with DuPont plans and regulations.
- Respond to changed circumstances, new information and improved data.
- Clarify shoreline and critical area permitting procedures.
- Ecology is not funding any additional scientific analysis of shorelines.

## ***Periodic Review Checklist***

- Update Cost Threshold for Substantial Development
- Definition of "development" clarified
- New shoreline permit exemption for retrofitting structures with ADA
- Wetland critical area guidance updated by Ecology including wetland rating system
- Forest practices that involve only timber cutting do not require Shoreline Substantial Development Permits
- ...and more!



# Updated Shoreline Requirements...

- Apply to future development.
- Do not apply retroactively to past actions.
- Do not require changes to existing land uses or developments.

# Permit Types

- Shoreline Exemption:
  - Must meet specific criteria
  - Ex: Restoration Projects, New Homes, Small Projects
  - Administrative Review and Decision
- Substantial Development:
  - Does not meet exemption criteria, or exceeds \$\$ threshold.
  - Ex: Commercial Development, Multi-Family Development
  - Administrative Review and Decision; Ecology Notified

# Permit Types

- Variance:
  - Applies when relief is necessary from strict application of SMP standards.
  - Hearing Examiner decision and public hearing; Ecology makes final approval.
- Conditional Use Permit:
  - Applies to certain uses and activities, such as uses considered “non-water-oriented”.
  - Hearing Examiner decision and public hearing; Ecology makes final approval.



# Future Changes

- The periodic update is largely procedural in nature, the City intends to meet the minimum requirements as part of this periodic review to comply with state law.
- We'd like to hear from you about issues you'd like to see in a future plan update!

# Important Milestones

- Final Public Participation Plan Sent to Ecology
- Community Open House on the SMP Update

April



- Prepare Amendments to SMP
- Planning Commission Workshop on the SMP
- Community Open House to Review Proposed SMP Amendments
- Draft SMP Sent to Ecology

May



- Notice of Intent to Adopt sent to Commerce (60-day review)
- SEPA Determination and Notice Distributed
- Joint Planning Commission/Ecology Public Hearing on the SMP

June



- Council Committee to Review Proposed SMP Amendments

July



- Full Council Workshop on Proposed SMP Amendments

August



- Council Public Hearing to Adopt Amended SMP
- Adopted SMP Submitted to Ecology

September



- SMP Effective after 30 Day Review

October



# Opportunities to be Involved

- Comment Cards!
- 2<sup>nd</sup> Open House – May 30<sup>th</sup>
- SMP Periodic Review Website -  
<http://www.ci.dupont.wa.us/index.aspx?nid=476>
- City Council Public Hearing – September 2019



# Project Contacts

## Project Contacts:

- Jeff Wilson, AICP - Community Development Director  
[jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov)
- Brittany Port, AICP, [bport@ahbl.com](mailto:bport@ahbl.com)