



City of Ferndale CITY COUNCIL STAFF REPORT

MEETING DATE: May 15, 2019

**SUBJECT: Amendments to the Shoreline Master Program (SMP) -
Introduction – Presentation**

DATE: May 15, 2019

FROM: Haylie Miller

PRESENTATION BY: Haylie Miller

Exhibit 1 - Shoreline Map

RECOMMENDATIONS:

No decision is requested at this time. Staff will provide a PowerPoint presentation related to the Shoreline Master Program Update during the May 15th City Council meeting.

The City is required to conduct a periodic review and update of the Shoreline Master Program in order to comply with State guidelines by June 2020. In addition to review of the SMP, the periodic update requires a work plan and public participation plan be adopted and utilized by the City throughout the update process.

The primary role of the SMP is to protect the physical shoreline as well as the ecological and habitat values of the shoreline. The SMP also seeks to protect the public's interest in the shoreline, such as by preventing a very few private interests from acquiring the full shoreline and preventing public access to, or enjoyment of, the shoreline area.

The SMP splits the shoreline area into several zones (classifications) that are generally based on ecological functions, long-range plans, and existing use. Similar to the City's zoning code, there are a range of uses allowed in each of these zones. However, unlike the City's zoning code, there are few allowances for administrative (staff) approvals – and nearly all approvals must be considered by the Hearing Examiner, following a public hearing.

As a result of these requirements, applicants may find themselves subject to shoreline regulations even when they are significant distance from anything that physically resembles a shoreline. Much of the SMP was written prior to the adoption of the City's Critical Areas Ordinance (and in

some cases the SMP adopted boilerplate language from the State), and as a result the regulatory process that some applicants must go through does not accurately reflect the scope of work – or more importantly, the potential impact to the shoreline.









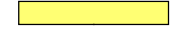
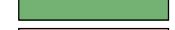

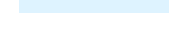

The SMP was adopted some time ago, and Staff believes that there are opportunities to update the document, and to simplify it. Further, the update will be lengthy and complex. Staff proposes to start work on the SMP in May in order to meet the June 2020 deadline.

City of Ferndale



2006 Proposed Shoreline Land Use Designations

Legend

-  Shoreline Jurisdiction
-  City Limits
-  Urban Growth Area
-  Floodway (Shoreline)
-  Wetland in 100-year Floodplain
-  Aquatic
-  Conservancy
-  General Commercial Conservancy
-  Manufacturing Conservancy
-  Residential
-  Rural
-  Urban
-  100-year Floodplain (Shoreline Floodplain)



2,100 1,050 0 2,100 Feet

1 inch = 2,000 feet

Draft: Map Print Date: August 2006
Content Approved by Ferndale City Council May 2005
Content Revised August 10, 2006

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EXHIBIT 1

