

Kittitas Regional SMP Update

Issue No. 3— Draft Shoreline Master Program and Supporting Documents

January 2014

Are we there yet?

Kittitas County, City of Ellensburg, City of Cle Elum and Town of South Cle Elum have been relying on the same Shoreline Master Program (SMP) since 1975. In 2003, the state Legislature set up a timetable for local governments to update their Shoreline Master Programs to reflect current laws and science.

The Kittitas County Regional SMP Update process began in 2011 and has been supported by grant funding from the Department of Ecology. Since that time, we have been working to create four separate Shoreline Master Programs tailored to the local

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How can I contribute my two cents?

Public participation is essential to creating shoreline polices and regulations that strike an appropriate balance between protecting the functions and value of Kittitas County shorelines and the needs of local residents and business owners.

The 60-day review period that begins at the end of this month provides an opportunity for the public to comment on the proposed policies and regulations in the Draft SMPs.

Comments may be submitted, no later than March 31st, by mail to:

Doc Hansen, Planning Official
 Kittitas County Community
 Development Services
 411 N. Ruby Street, Suite 2
 Ellensburg, WA 98926

Or, you may submit your comments via email:
SMPUpdate@co.kittitas.wa.us

Written and verbal comments are also welcome at the January 29th Open House (see details below).

Finally, there will be additional opportunities for public comment on the proposed SMPs throughout

Upcoming Open House January 29th

When: Wednesday, January 29th from 5:30-7:30 p.m.
Where: Ellensburg City Chambers, Ellensburg
Topic: Public review and comment period for Draft Shoreline Master Programs



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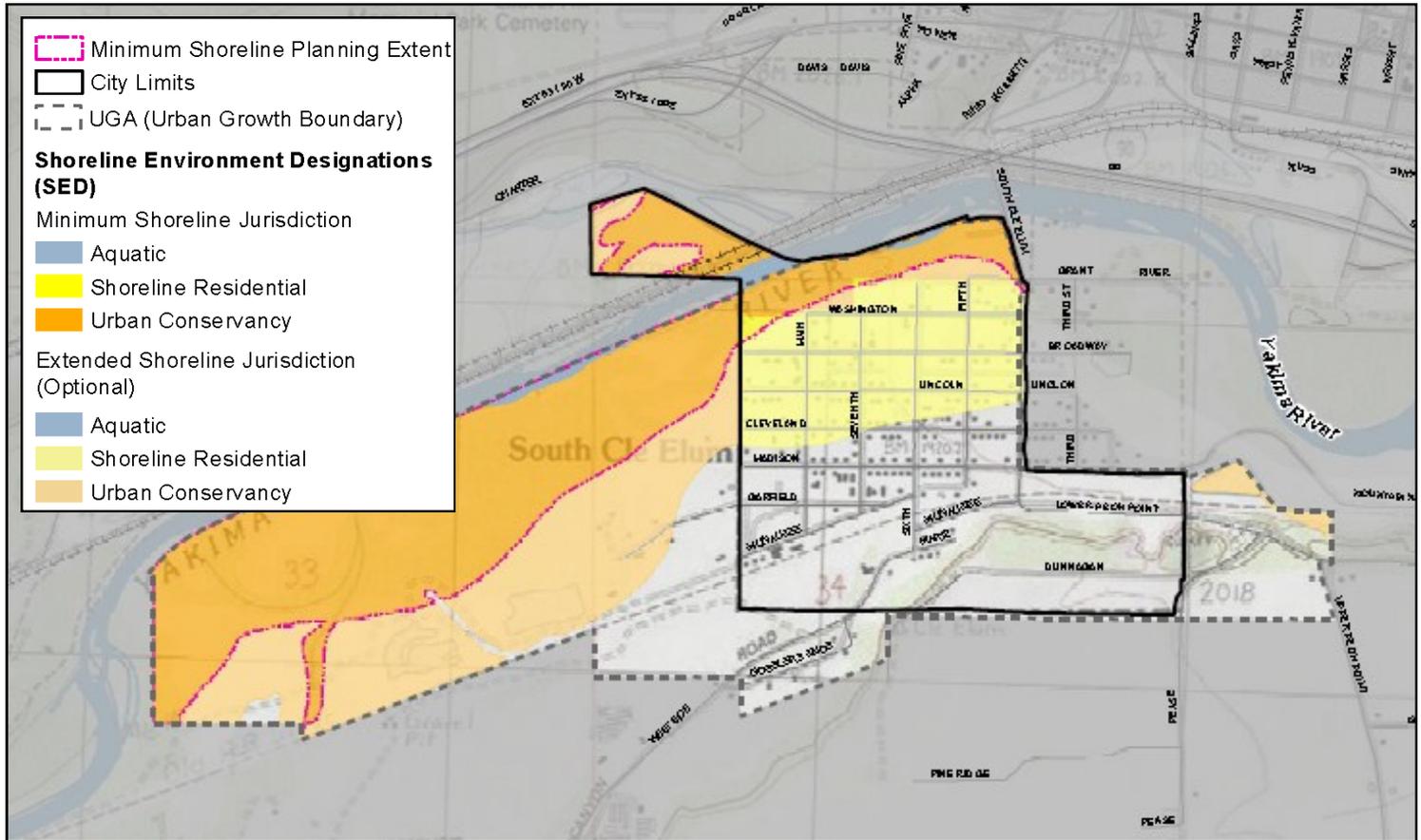
Will the updated SMP impact my property?

In order to understand how the proposed changes to the Shoreline Master Program will impact future development on your property, you need to answer a few questions.

Are you in the shoreline?

First, you need to determine if you are within the area covered by the Shoreline Master Program (SMP). In the SMP context, the word “shoreline” means more than just the line where water and land meet. Generally, shorelines include all marine waters, lakes that are 20 acres or larger, and streams with mean annual flows greater than 20 cubic feet per second as well as associated wetlands, floodways, and upland areas within 200 feet of regulated shorelines.

Local governments have some discretion in determining the shoreline jurisdiction; they can either adopt the minimum necessary (200 feet from regulated shorelines) or an extended jurisdiction that includes the entire floodplain. Both options are illustrated on the maps included in Appendix A of the Draft SMPs (which are available for download on the project website).



Draft Shoreline Environment Designation (SED) map showing proposed minimum and optional extended shoreline jurisdiction.

To determine if your property will be regulated by the updated SMP, look at the map(s) in Appendix A of your local Draft SMP. If you are within the minimum shoreline jurisdiction, the updated SMP will apply to future development on your property. If you are outside of the minimum jurisdiction, but within the extended jurisdiction, the updated SMP will only apply if your elected officials approve the expanded jurisdiction. If you are outside of both the minimum and extended shoreline jurisdiction, the updated SMP will not impact future development on your property.

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Are you using your property for agriculture?

The Draft SMPs recognize the importance of agriculture in Kittitas County and aim to support its continued economic viability. Lawfully established agricultural activities occurring on agriculture lands - including maintenance, repair and replacement of existing equipment and facilities - may continue as they historically have and may include changes in crops.



The SMP policies, regulations, and permitting requirements will apply to:

- New agricultural activities on lands that did not have agricultural activities in place on the date of adoption of the Shoreline Master Program;
- Conversion of agricultural lands to non-agricultural activities; and
- Development of non-agricultural activities on agricultural lands.

What are your future development plans?

If you are within the shoreline jurisdiction and planning to use your property for something other than continuation of an existing legal agricultural activity, you will need to review various sections of the Draft SMP to understand the implications of the new policies and regulations on your plans.

The policies and regulations that will guide future development on your property vary depending on the type of use you intend to develop and the shoreline environment designation of your property.

Proposed Land Use	Shoreline Environment Designation		
	Urban Conservancy	Shoreline Residential	Aquatic
Agriculture			
Grazing	P	P	NA
Cultivation/orchards	P	P	NA
Buildings	P	P	NA
Feedlot	X	X	NA
Manure Lagoon	X	X	NA
Aquaculture			
Floating net pens	NA	NA	C
On shore, confined types of facilities and accessory structures	C	C	NA
Boating facilities and marinas			
Covered over-water structures	NA	NA	X
Launch ramps, public/community	P	P	S
Launch ramps, private	X	X	X
Marinas	P	P	S
Private and joint use docks, piers, and floats	P	P	S
Commercial			

The first two chapters of the Draft SMPs contain important information about the purpose, applicability, goals and objectives of the SMP. The later chapters contain policies and regulations specific to certain shoreline designations and types of development.

To understand how the Draft SMP would impact your future development plans, begin by locating your property on the appropriate Shoreline Environment Designation (SED) map to determine which environment designation applies. SED maps are in Appendix A of each Draft SMP and are available for download from the project website.

Next, review the policies and regulations that will apply to your planned development or use. Chapter 4 contains general management policies and regulations that apply to all development; Chapter 5 contains policies and regulations that are specific to certain activities and types of development (e.g. docks and piers, commercial development, mining, residential development, etc.).

Finally, review the permitting requirements and approval procedures in Chapter 6. The combination of those chapters will give you a sense of the policies, regulations and permitting requirements that will apply to future development on your property.

Sample Shoreline Use and Modification Table

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shoreline conditions, development patterns, priorities and preferences of each participating jurisdiction.

Throughout the update process, there have been opportunities for the public to comment on various components of the Shoreline Master Program policies and regulations as well as the supporting documents that informed the proposed policies and regulations.

This month marks a significant milestone in the update process. Draft SMPs have been completed for each of the four participating jurisdictions and are now ready for public review and comment.

The Draft SMPs can be downloaded from the SMP project webpage at: <http://www.co.kittitas.wa.us/cds/smp/default.aspx>

Comments received during the 60-day review period will be considered in the Final Draft SMPs, which are anticipated in May of 2014. Additional opportunities for public input will occur at Planning Commission and Board/Council meetings in each jurisdiction prior to local adoption of the SMPs.

Once locally adopted, the Final SMPs will be transmitted to the Department of Ecology for final approval. The Department of Ecology can approve SMPs as submitted, deny them, or require changes. Locally approved SMPs must be approved by the Department of Ecology before they become effective.

Stay Informed!

You can stay up-to-date on the status of the Regional Shoreline Master Program Update by signing-up to receive email notifications. Email notifications are sent before all public events and when major website updates take place. To sign-up to receive SMP-related emails go to: <http://www.co.kittitas.wa.us/cds/smp/default.asp>

Click the “Get Email Updates” link on the right-hand side to create a user account.



Kittitas County
Community Development Services
411 N. Ruby Street
Ellensburg, WA 98926

ADDRESS CORRECTION REQUESTED

PLACE
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