

City of Sedro-Woolley
Grant No. G1100233

City of Sedro-Woolley Shoreline Management Program Update



**Preliminary Assessment of Shoreline
Jurisdiction
July 2011**

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Waters subject to the SMA

Rivers and Streams

The SMA applies to streams over 20 cubic feet per second (cfs) mean annual flow. According to the Department of Ecology's (Ecology) list of streams based on the results of three USGS regional stream flow studies, the Skagit River is the only jurisdictional stream in or adjacent to Sedro-Woolley. The entire stretch of the Skagit River within Skagit County is designated as a "shoreline of statewide significance." The Skagit River is adjacent to a portion of the city and some acreage of flood plain and floodway is within City limits.

Lakes

Jurisdictional water areas of the state include lakes and reservoirs greater than 20 acres in area. *There are no jurisdictional lakes in or adjacent to Sedro-Woolley.*

Artificial Water Bodies

According to Ecology's Guidelines, determining whether artificial water bodies such as agriculture canals, power supply canals, drainage ditches and man-made lakes are subject to SMA can be difficult. However, *there are no artificial water bodies in or adjacent to Sedro-Woolley.*

Marine Waters

The SMA generally applies to all marine waters of the state waterward of the OHWM. Marine waters include the Pacific Ocean, Puget Sound, the Strait of Georgia and the Strait of Juan de Fuca. Shoreline jurisdiction extends to the western state boundary in the Pacific Ocean (the three nautical-mile limit). The SMA also applies to submerged lands underlying all marine waters. *There are no marine waters in or adjacent to Sedro-Woolley.*

Shorelands

Shorelands are land areas, wetlands, river deltas and floodplain bordering “shorelines of the state.” Shoreland areas for marine waters and lakes are set by statute; local governments have some discretion regarding shoreland extent along rivers. The SMA also provides local discretion to include buffers to protect critical areas within shoreline jurisdiction. Each of these shoreland areas is described in more detail below.

Shorelands for Rivers and Streams

The minimum shoreline jurisdiction for shorelands is the greater of the following:

- Lands extending landward 200 feet in all directions from the ordinary high water mark (OHWM), including 200 feet in all directions from the OHWM at the 20 cfs point.
- The floodway plus the contiguous floodplain 200 feet landward of the floodway.
- Associated wetlands and river deltas.

The Skagit River is the only jurisdictional river or stream in or adjacent to Sedro-Woolley (Maps 1.1 and 1.2). One of the minimum standards for shorelands jurisdiction is 200 feet from the OHWM. However, the Skagit has a floodplain and floodway in the stretch passing adjacent to Sedro-Woolley, therefore the city’s SMP jurisdiction includes all of the floodway and plus the contiguous floodplain 200 feet landward of the floodway.

Maps 2.1 and 2.2 shows the Skagit River floodway and 200 feet of contiguous lands. *This preliminary map does not specify 200 feet **of contiguous lands within floodplain**, which is the statutory requirement. Map 1.1 only shows lands 200 contiguous feet **of the floodway**.* Ecology’s mapped river data (“arcs”) were used to determine the jurisdictional stretch of the river. Ecology’s maps (neither the “Shoreline Management Act - Adopted Arcs” nor the “Suggested Shorelines Arcs”, do not include Harts Slough, a wetland area that is not connected to the river except in flooding events, as part of the river’s flood plain. The slough is not in the floodway, but is in the floodplain. Shoreline jurisdiction boundaries depicted on the associated maps are approximate. The OHWM has not been formally delineated or surveyed and is intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify the information shown on the maps.

Floodplain and floodway data was retrieved from the US Army Corps of Engineers 1989 Flood Insurance Rate Maps (FIRM). The Corp’s floodway mapping information has an error that is apparent on the attached maps. The map layer omits an area that corresponds to some city-owned property in the flood plain/floodway. Although it is likely that there are some areas within that

omitted area that are above the floodway height, the shape on the map is angular and thus it is unlikely that this omission is accurate or intentional. The City anticipates including the omitted area inside the SMA jurisdiction and is working towards remedying the GIS layer inaccuracies.

The minimum shoreline jurisdiction for shorelands also includes wetlands and river deltas associated with jurisdictional rivers and streams. A part of Harts Slough, which is in the Skagit River floodplain, but not within the floodway, contains many wetlands, and those wetlands come close to the western-most part of city limits.

Concerning other wetlands near the Skagit River, there may be wetlands at the river edge that are associated with the river; any such wetlands are in the floodway, therefore they fall well within the jurisdictional confines as shown in Map 1.2. Ecology's map titled "Shoreline Management Act - Adopted Polygons" a map showing the adopted wetland and lakes, shows there are no mapped wetlands in the area that could reasonably be included in Sedro-Woolley's shoreline jurisdiction. National Wetland Inventory (NWI) maps show that some wetlands associated with Hart's Slough, which is outside of Sedro-Woolley, come close to the City's city limits. The wetlands associated with the slough are within the 100 year floodplain, thus are SMP jurisdictional wetlands. These wetlands are outside of the main jurisdiction (contiguous lands within 200 feet of the Skagit River floodway, but within the floodplain), but these wetlands are still jurisdictional. Map 2.1 and subsequent maps show wetlands in the vicinity of Sedro-Woolley. The wetlands within the 100 year floodplain that are adjacent to or within the City limits are jurisdictional. SMP jurisdictional wetlands do not have a 200 foot shoreline buffer.

As with shoreline jurisdiction boundaries, wetland boundaries depicted on SMP maps are approximate. Wetlands have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify the information shown on the maps.

As shown in Ecology's shoreline jurisdiction standards (above), river deltas are also jurisdictional. The Skagit River delta is not in the Sedro-Woolley area, thus there are no jurisdictional river deltas governed by the Sedro-Woolley SMP.

Local governments have three optional courses that allow them to include all or part of the floodplain, in addition to Ecology's minimum shoreline jurisdiction, when determining shoreline jurisdiction along streams and rivers.

Option 1 is Ecology's minimum jurisdiction as described above. Sedro-Woolley's preliminary SMP jurisdiction is based on these minimum standards.

Option 2 allows the local government to customize the SMP jurisdiction and include lands beyond the minimum jurisdiction. Under this option, the city may

include portions of the floodplain or land outside the floodplain necessary for buffers for critical areas within shorelines. The local government has the option of selecting road or railroad corridors, or other features or distances within the floodplain, that provide a suitable upland boundary for the shorelands associated with the river.

Option 3 allows local governments to designate the entire 100-year floodplain plus any land necessary for buffers for critical areas within shorelines. The 100 year floodplain is quite extensive in areas outside the city, but does not affect the vast majority of land within city limits. The city will not be including the entire 100 year floodplain in its SMP jurisdiction. Sedro-Woolley's preliminary SMP jurisdiction is based on the minimum standards (Option 1).

Local governments also have the option to extend shoreline jurisdiction to include lands necessary for buffers for critical areas. Sedro-Woolley will not be following this option and will continue to regulate any critical areas (or portions thereof) that lay partially or fully outside of SMA jurisdiction under the city's CAO.

Shorelands for Lakes, Artificial Water Bodies & Marine Waters

Jurisdiction for lakes greater than 20 acres, artificial water bodies and marine waters in area also extends 200 feet from the OHWM. *There are no jurisdictional lakes, artificial water bodies or marine waters in or adjacent to Sedro-Woolley,* therefore there are no shorelands associated with these features under SMA jurisdiction in Sedro-Woolley.

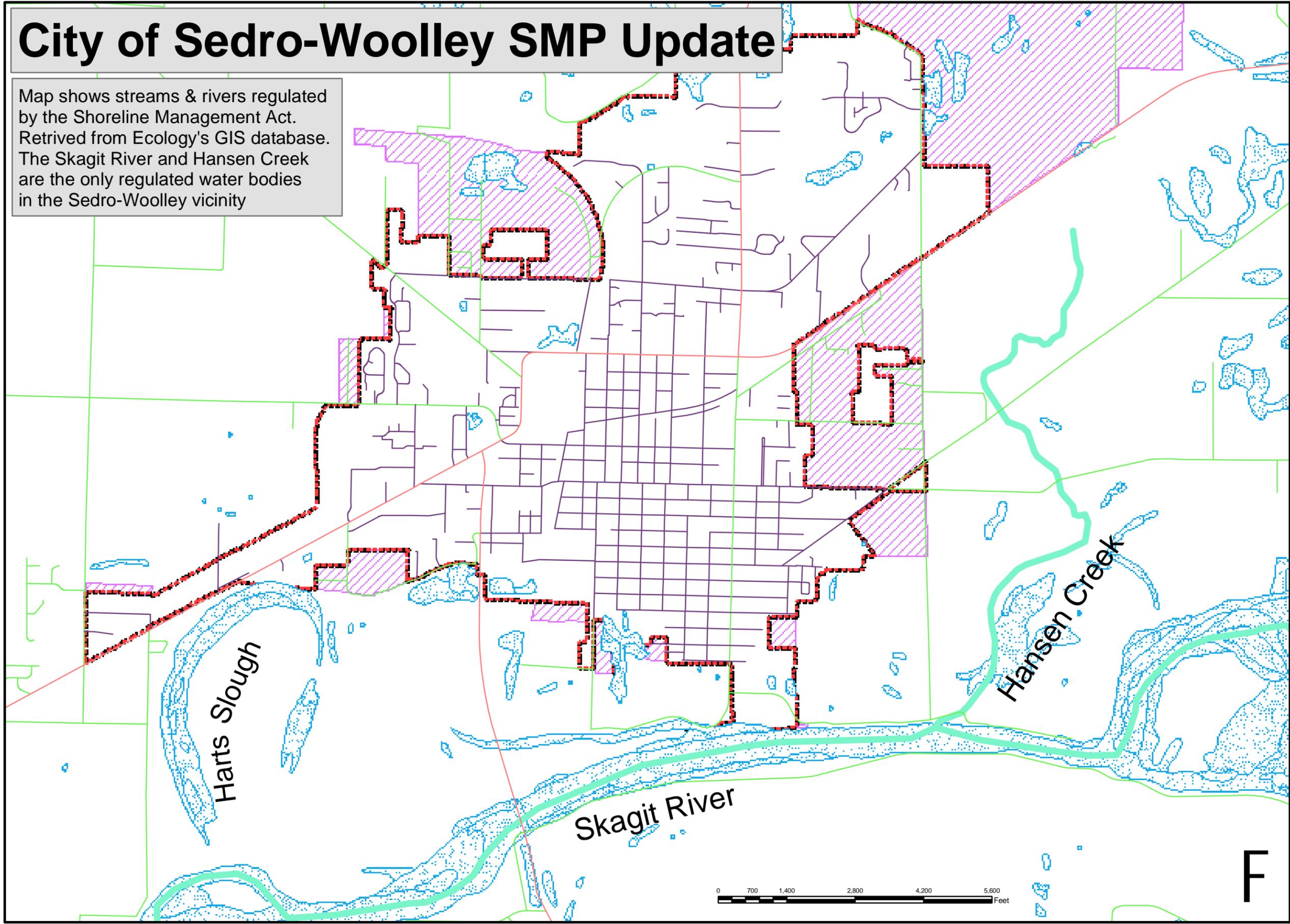
Preliminary Determination

The City of Sedro-Woolley will follow Option 1 and use Ecology's minimum jurisdiction criteria to identify the city's SMP jurisdiction, as depicted in Maps 3.1 and 3.2. This preliminary determination is based on the attached maps which include information from Ecology, FEMA, Skagit County, US Fish & Wildlife Service and city records. Using the minimum criteria results in a preliminary determination that the minimum SMP jurisdiction will include the floodway of the main stem of the Skagit River plus shorelands 200 feet landward contained within the 100 year floodplain. In addition, any wetlands that are in the 100 year flood plain and are adjacent o or within City limits are considered as SMP jurisdiction.

Maps

City of Sedro-Woolley SMP Update

Map shows streams & rivers regulated by the Shoreline Management Act. Retrieved from Ecology's GIS database. The Skagit River and Hansen Creek are the only regulated water bodies in the Sedro-Woolley vicinity



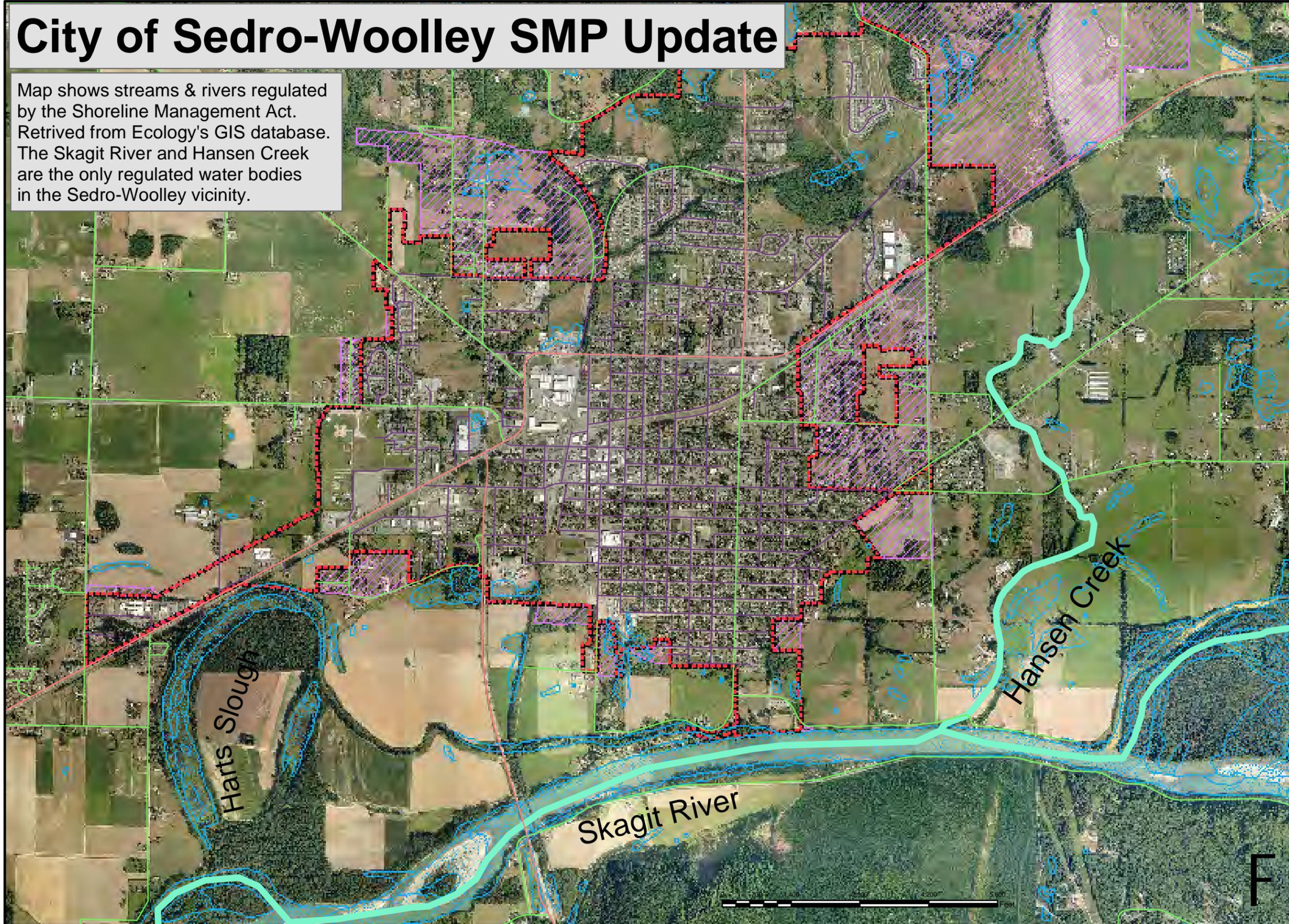
Legend

- Streets
 - County
 - Local
 - State
- Ecology's Adopted Streams
- NWI Wetlands
- City Limits
- Current_UGA

Preliminary Jurisdiction Review
Map 1.1
Ecology's Jurisdictional Waters

City of Sedro-Woolley SMP Update

Map shows streams & rivers regulated by the Shoreline Management Act. Retrieved from Ecology's GIS database. The Skagit River and Hansen Creek are the only regulated water bodies in the Sedro-Woolley vicinity.



Legend

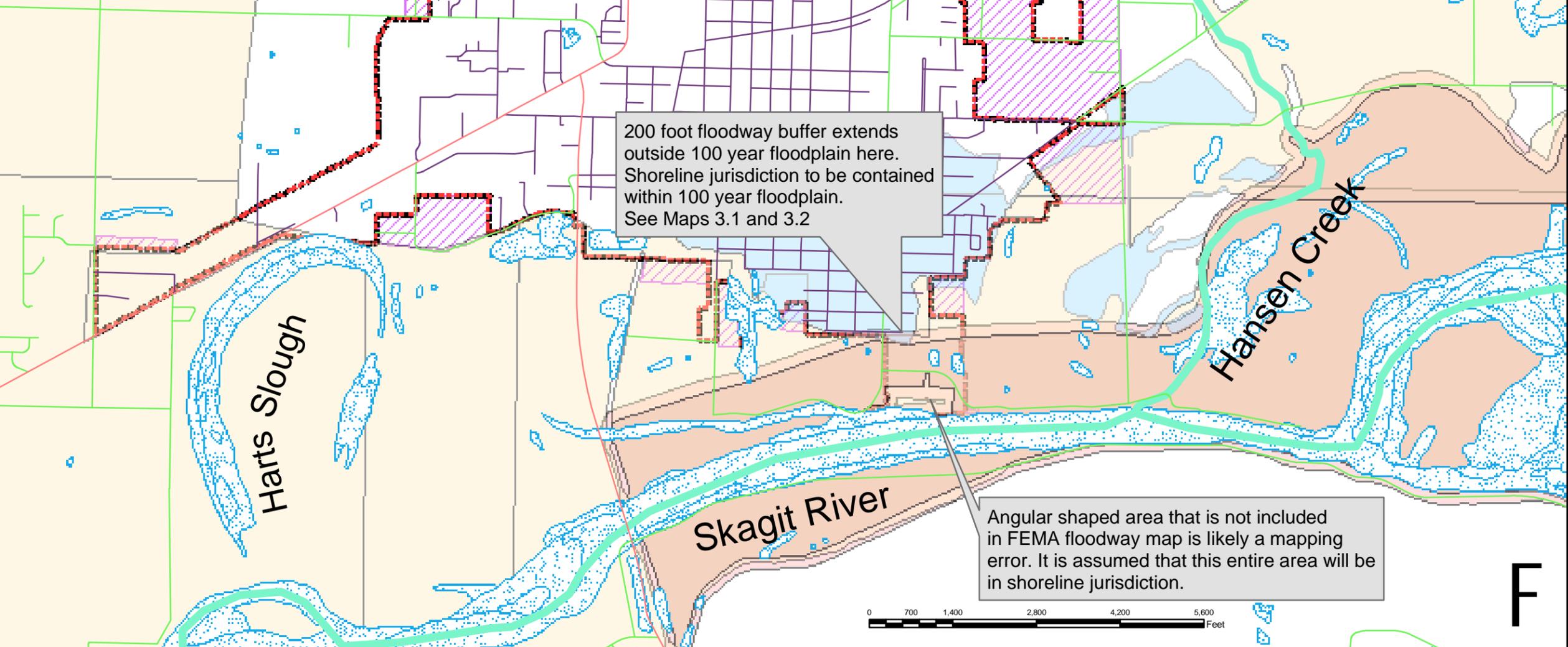
- Streets
- County
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Preliminary Jurisdiction Review
Map 1.2
Ecology's Jurisdictional Waters

City of Sedro-Woolley SMP Update

Map shows FEMA floodway & required 200 foot shorelands jurisdiction. Data retrieved from FEMA GIS database.

Wetland boundaries depicted are approximate. Wetlands have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify the wetland boundaries



200 foot floodway buffer extends outside 100 year floodplain here. Shoreline jurisdiction to be contained within 100 year floodplain. See Maps 3.1 and 3.2

Angular shaped area that is not included in FEMA floodway map is likely a mapping error. It is assumed that this entire area will be in shoreline jurisdiction.

Legend

- County Street
- Local Street
- State Arterial
- Ecology's Adopted Streams
- NWI Wetlands
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- 200 Floodway Buffer
- City Limits
- Current_UGA

Preliminary Jurisdiction Review
Map 2.1
FEMA Floodway & 200' Buffer

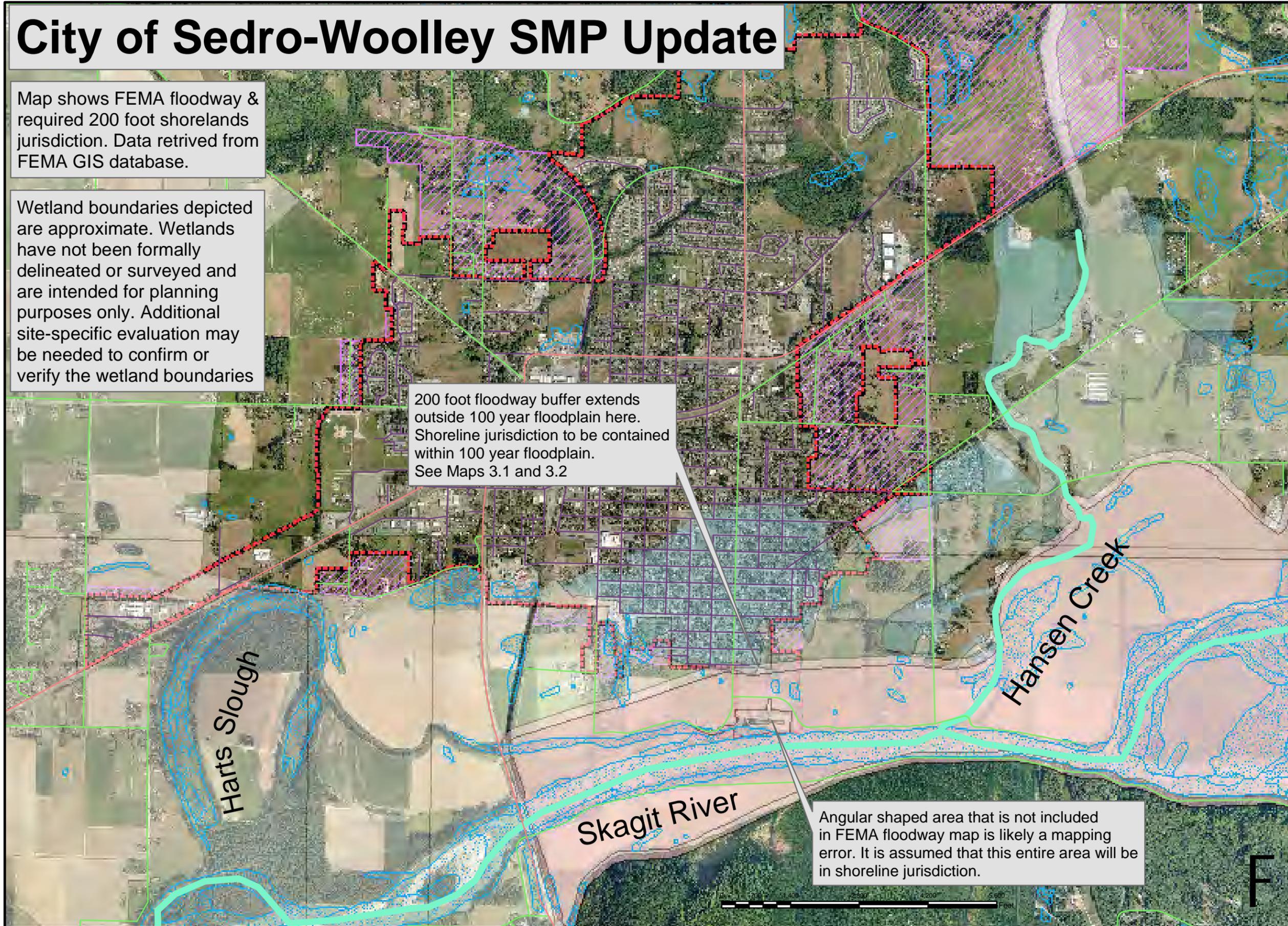
City of Sedro-Woolley SMP Update

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Angular shaped area that is not included in FEMA floodway map is likely a mapping error. It is assumed that this entire area will be in shoreline jurisdiction.



Legend

- County Street
- Local Street
- State Arterial
- Ecology's Adopted Streams
- NWI Wetlands 2011 clip
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- 200 Floodway Buffer
- City Limits
- Current_UGA

Preliminary Jurisdiction Review
Map 2.2
FEMA Floodway & 200' Buffer

City of Sedro-Woolley SMP Update

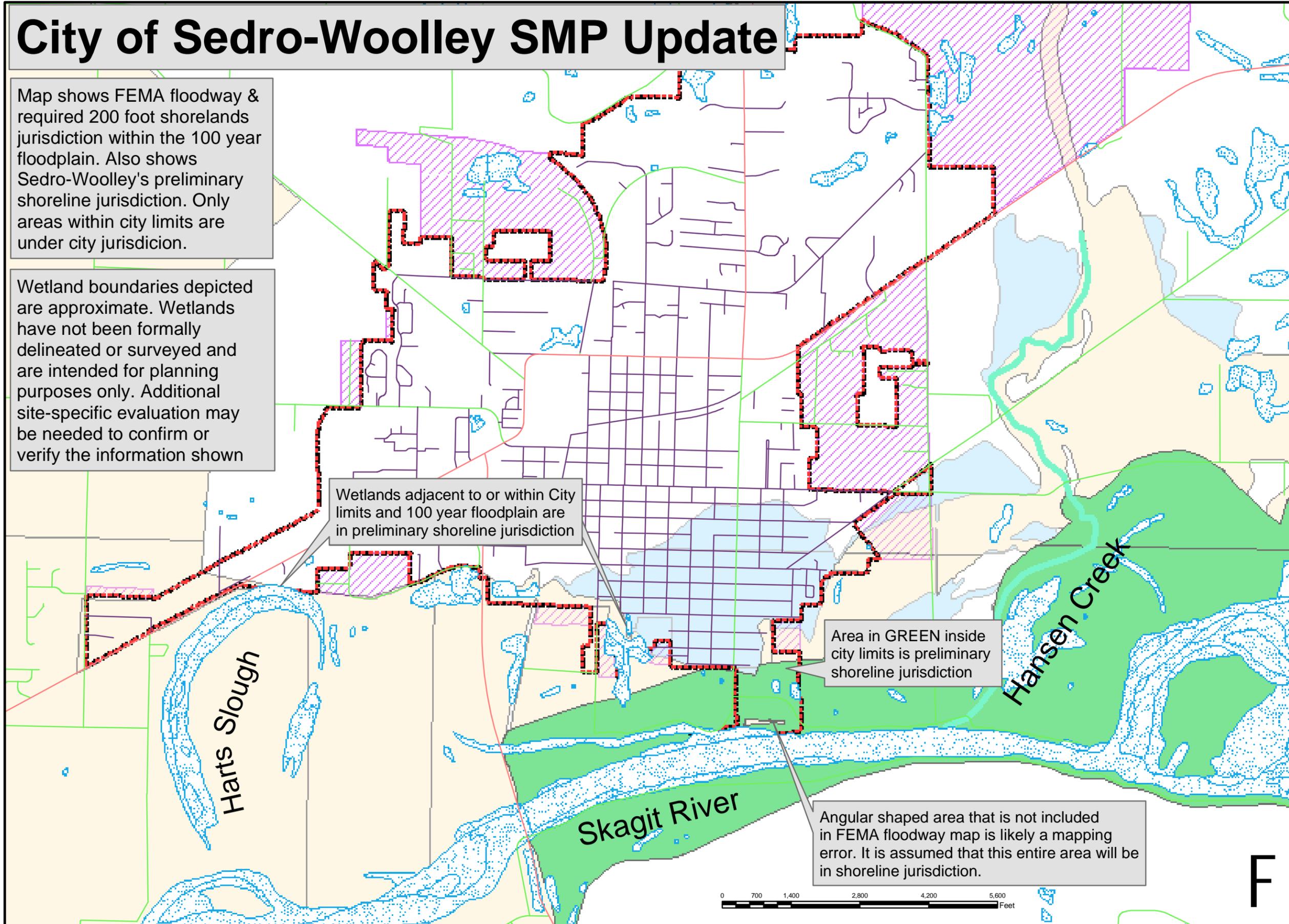
Map shows FEMA floodway & required 200 foot shorelands jurisdiction within the 100 year floodplain. Also shows Sedro-Woolley's preliminary shoreline jurisdiction. Only areas within city limits are under city jurisdiction.

Wetland boundaries depicted are approximate. Wetlands have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify the information shown

Wetlands adjacent to or within City limits and 100 year floodplain are in preliminary shoreline jurisdiction

Area in GREEN inside city limits is preliminary shoreline jurisdiction

Angular shaped area that is not included in FEMA floodway map is likely a mapping error. It is assumed that this entire area will be in shoreline jurisdiction.



Legend

- County Street
- Local Street
- State Arterial
- NWI Wetlands 2011 clip
- CityLimits
- Ecology's Adopted Streams
- Floodway plus 200 within Floodplain
- 100 Year Floodplain
- 500 Year Floodplain
- Current_UGA

Preliminary Jurisdiction Review

Map 3.1

Preliminary Shoreline Jurisdiction

City of Sedro-Woolley SMP Update

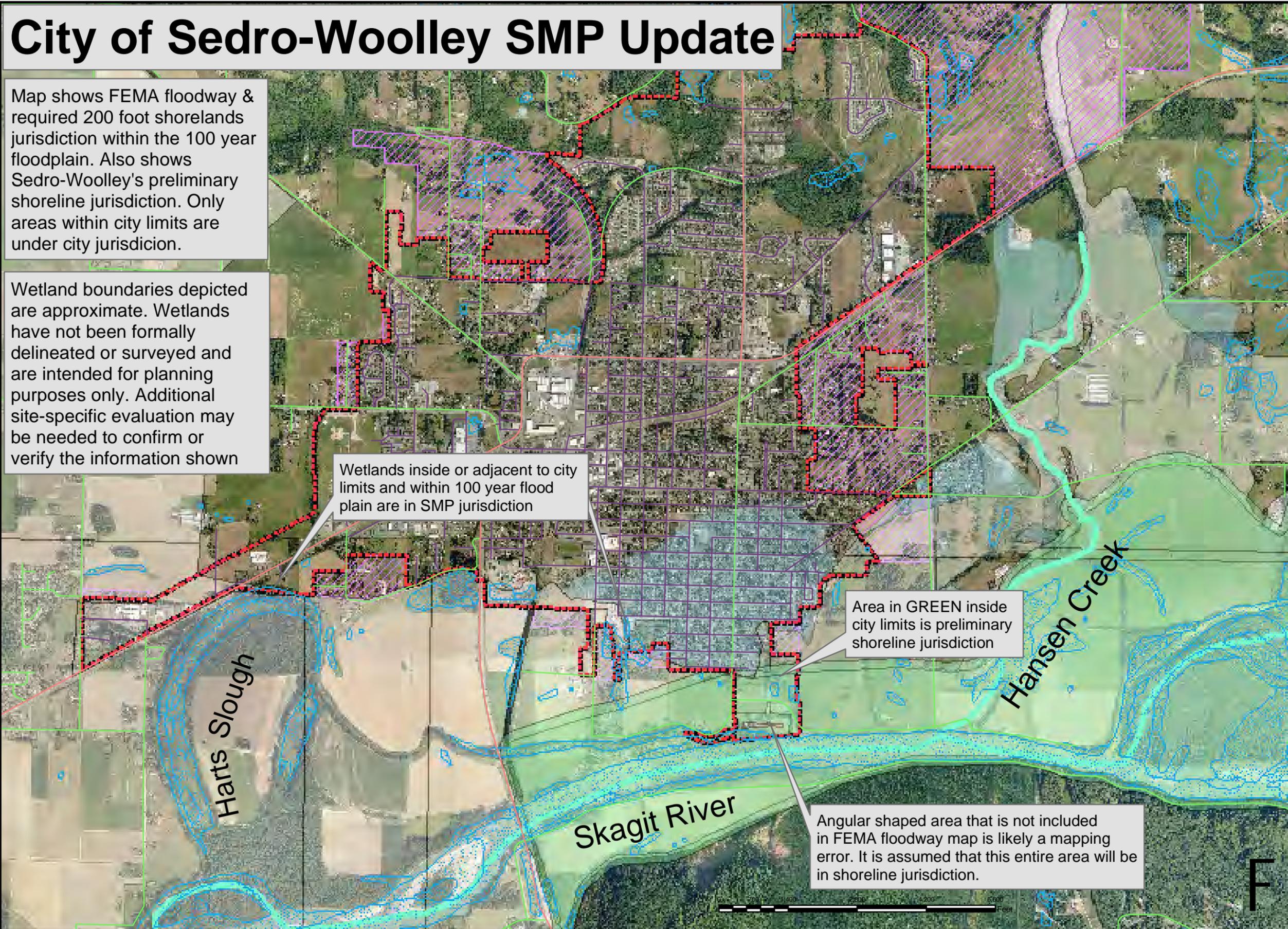
Map shows FEMA floodway & required 200 foot shorelands jurisdiction within the 100 year floodplain. Also shows Sedro-Woolley's preliminary shoreline jurisdiction. Only areas within city limits are under city jurisdiction.

Wetland boundaries depicted are approximate. Wetlands have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify the information shown

Wetlands inside or adjacent to city limits and within 100 year flood plain are in SMP jurisdiction

Area in GREEN inside city limits is preliminary shoreline jurisdiction

Angular shaped area that is not included in FEMA floodway map is likely a mapping error. It is assumed that this entire area will be in shoreline jurisdiction.



Legend

- County Street
- Local Street
- State Arterial
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- Ecology's Adopted Streams
- Floodway plus 200 within Floodplain
- 100 Year Floodplain
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Preliminary Jurisdiction Review

Map 3.2

Preliminary Shoreline Jurisdiction