## Ecology Required Changes

The following changes are required to comply with the SMA (RCW 90.58) and the SMP guidelines (WAC 173-26, Part III):

<table>
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<tr>
<th>ITEM</th>
<th>Draft SMP Provision (Cite)</th>
<th>TOPIC</th>
<th>BILL FORMAT CHANGES (underline-additions; strikethrough-deletions)</th>
<th>DISCUSSION/RATIONALE</th>
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<tbody>
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<td>1</td>
<td>Table of Contents</td>
<td>Appendices</td>
<td>List Gold Bar Critical Areas Ordinance (Ch. 18.08) as appendix and include with final SMP.</td>
<td>Gold Bar Critical Areas Ordinance is part of the SMP under Ch. 3 section B.3.a.</td>
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</table>
| 2    | Chapter 1 subsection F:  | Shoreline Jurisdiction | **Chapter 1 Introduction** F. SHORELINE MASTER PROGRAM BASICS  
Add the follow statement after paragraph four in section F:  
Shoreline jurisdiction encompasses the full extent of the floodway and extends landward to include a minimum of 200 feet of floodplain contiguous to the floodway, and any associated wetlands. Under the SMA, local governments may adopt any jurisdictional boundary between the minimum floodway plus 200 feet of floodplain and the maximum of the full floodplain. Gold Bar has adopted the floodway plus 200 feet of floodplain as mapped by the effective Federal Emergency Management Agency (FEMA) FIRM map. | Shoreline jurisdiction statement needed to be consistent with RCW 90.58.030 (2) (b) and (d) and necessary to clarify SMP jurisdiction. |
| 3    | Chapter 3 General Shoreline Provisions B. Policies and Regulations 3. Critical Areas b. Policies | Critical areas provisions exceptions to SMP. section 4.13 Critical areas reasonable use permit | Add additional policy:  
4. Reasonable use provisions of the City CAO (sec 4.13. Critical areas reasonable use permit) shall not apply within shoreline jurisdiction under this shoreline master program. | CAO reasonable use provisions conflict with the SMP shoreline Variance process (WAC 173-27-170). |
| 4    | Chapter 4 B. Table 5 Basic Development Standards. | Floodway recognition and setback reduction consistency. | Shoreline Setback (from floodway or ordinary high water mark): For all shoreline environments except Aquatic. Change: (May be reduced by 25% with buffer averaging.) | Floodway addition recognizes use of floodway within Gold Bar shoreline jurisdiction.  
33% is inconsistent with Ch 4. Critical areas 3. c.1.5.f, allows a maximum buffer reduction of 25% for wetlands, Ch.4 Critical areas 3. c.2. (Fish and Wildlife Conservation |

**ATTACHMENT B: Gold Bar SMP adopted June 18, 2013**

**December 23, 2013**
Areas) allows a maximum buffer reduction of 25%.
Critical areas best available science shows that significant buffer degradation occurs when buffer reductions exceed 25%. Buffer reductions beyond 25% would require a Shoreline Variance permit.

5 Chapter 4 B. Table 5 Basic Development Standards. Footnote #1 Height Limits
1. Development shall also be subject to the height limits established by the underlying zoning. In no case shall the height exceed thirty-five (35) feet or fifty (50) feet for appurtenances. A height of more than 35 feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of a substantial number of surrounding properties. Height is defined in WAC 173-27-030(9) as “measured from average grade level to the highest point of a structure: provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable SMP specifically requires that such appurtenances be included: provided further that temporary construction equipment is excluded in this calculation.”

Addition needed to be consistent with RCW 90.58.320 Height Limitations Respecting Permits.

6 Chapter 4 B. Table 5 Basic Development Standards. Footnote #4 Setback allowances
4. Major structures cannot be built in the shoreline setback, but low impact uses such as trails, lawns, small patios, decks, gardens, or sheds are allowed within the shoreline setback in areas cleared before this SMP was adopted. Total impervious surfaces may not cover more than 20 percent of the total setback area. Within the setback area, one storage shed with a maximum of 150 square feet, up to 12 feet in height may be allowed as an accessory to a single-family residence.
Additional setback allowances are needed to limit development within previously cleared setback areas, and lessen impacts on existing shoreline vegetation.

7 Chapter 7 DEFINITIONS Floodplain Definition
Floodplain – Synonymous with 100-year floodplain. The land area susceptible to being inundated by stream-derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)). They shall be determined by reference to the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA) or other official studies, maps, or reports that are determined to be reliable and accurate.
Deleted section makes definition more consistent with WAC 173-26-020 (15) definition.
| 8 | Chapter 7 DEFINITIONS | Floodway Definition | Floodway – means the area, as identified in a SMP, that either: (i) has been established in federal emergency management agency flood insurance rate maps; or (ii) consists of those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, and floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway. The floodway shall not include those lands that can reasonably be expected to be protected from floodwaters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state. |
|   |                        |                     | Corrections clarify the Gold Bar SMP application of the FEMA floodway. |