## Ecology Recommended Changes

The following changes are recommended to clarify elements of the City’s updated SMP

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SMP Submittal Provision (Cite)</th>
<th>TOPIC</th>
<th>BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)</th>
<th>RATIONALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>17.20.080 “G” definitions</td>
<td>Grading</td>
<td>Grading means the movement or redistribution of the soil, sand, rock, gravel sediment or other material on a site in a manner that alters the natural contour of the land.</td>
<td>Recommend adding a definition of grading for consistency with WAC 173-26-020(20).</td>
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<td>2</td>
<td>17.20.070 “F” definitions</td>
<td>Floodway Definition</td>
<td>“Floodway” means the channel of a river or other watercourse and the adjacent land areas that either: (a) Has has been established in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or floodway maps; or (b) Consists of those portions of a river valley lying waterward 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, said floodway being identified under normal conditions, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occur with reasonable regularity, although not necessarily annually. (c) 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 flood waters by flood risk reduction devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.</td>
<td>WAC 173-26-020 provides the local jurisdiction with options to define ‘floodway’. As currently written the City hasn’t chosen an option. Given the city’s location, consider changing the SMP as shown.</td>
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<td>3</td>
<td>17.114.030(2)</td>
<td>Relationship to other regulations</td>
<td>.........within the requirements of these regulations. It is the applicants responsibility to obtain all required local, state and federal authorizations before beginning work.</td>
<td>Recommended changes clarify intent.</td>
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<tr>
<td>4</td>
<td>17.114.150(1)</td>
<td>Critical area report</td>
<td>Section out of order, recommend moving 17.114.150 in numerical order after 17.114.130</td>
<td>Recommend correcting typographic errors.</td>
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</table>
| 5 | 17.150.11 | Referencing | ...  
|    |          |            | 2) Regulations in Stanwood Municipal Code (SMC) Chapter 17.150 Shoreline Management Regulations  
|    |          |            | For internal consistency consider modifying as shown.  

| 6 | 17.150.41(7) | Stabilization | (11) Placement of materials within wetlands or waterward of the OHWM requires authorization from Ecology and the U.S. Army Corps of Engineers and it is applicant’s responsibility to submit for and obtain the required approvals prior to beginning work.  
|    |            |            | Recommended additional would clarify intent and requirements.  

| 7 | 17.150.42 | Flood Hazard Management | Typographical  
|    |          | (9) All flood control and flood-proofing measures on Critical Areas, Frequently Flooded Areas.  
|    |          | There appears to be an extra word in the sentence referenced.  

| 8 | 17.150.46 | Landfill | Typographical  
|    |          | (1) The creation of dry upland area by the filling or depositing of sand, soil or gravel into a wetland or floodplain area above the OHWM shall be allowed only when necessary To support:  
|    |          | (a) Water-dependent use, public access.  
|    |          | (b) Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan.  
|    |          | (c) Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible.  
|    |          | (d) Within a floodplain as part of flood-proofing in accordance with SMC Chapter 17. 120.  
|    |          | It appears that when the text of subsection (d) was removed the content of subsection (e) was not shifted up to replace. To minimize confusion, consider modifying as depicted.  

| 9 | 17.150.53 | Industry | Typographical  
|    |          | (8) Guidelines for industrial use shall include the following:  
|    |          | Stillaguamish River Reaches A and B include the easterly portion of the reach zoned industrial and includes lands cut off from the river by the railroad spur with no requirement for water-oriented development. Land with water frontage is subject to the preference for water dependent and water oriented use.  
|    |          | There appears to be a typographical error in the spelling of ‘include’. For clarity consider modifying as shown.  

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Appendix C: City of Stanwood Point Recommended Changes
<table>
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<tr>
<th></th>
<th>17.150.67 Exemption from Substantial Development Permit</th>
<th>Development threshold</th>
<th>(2) Projects Valued at $5,000 or less: Any development of which the total cost or fair market value does not exceed five thousand dollars ($5,000.00) six thousand four hundred sixteen dollars ($6,416.00), if such development does not materially interfere with the normal public use of the water or shorelines of the state. The $5,000 $6,416 level is subject to adjustment for inflation by the office of financial management every five years beginning July 1, 2007.</th>
<th>Effective September 15, 2012 the dollar threshold for substantial development has been increased by the Office of Financial Management to $6416. Consider modifying the SMP as recommended.</th>
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<tbody>
<tr>
<td>11</td>
<td>17.150.79 Time Requirements for Shoreline Permits</td>
<td>Referencing</td>
<td>(6) If it is determined that standard time requirements of Subsections D and E (4) and (5) should not be applied, the Hearing Examiner, upon a finding of good cause, may establish shorter time limits, provided that as a part of action on a conditional use or variance permit the approval of the Department of Ecology shall be required. &quot;Good cause&quot; means that the time limits established are reasonably related to the time actually necessary to perform the development on the ground and complete the project that is being permitted.</td>
<td>This section is written to be consistent with WAC 173-27-090, yet the internal referencing was not updated to function within the Stanwood SMP. To allow for proper application of this section, consider modifying the subsection references as shown.</td>
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