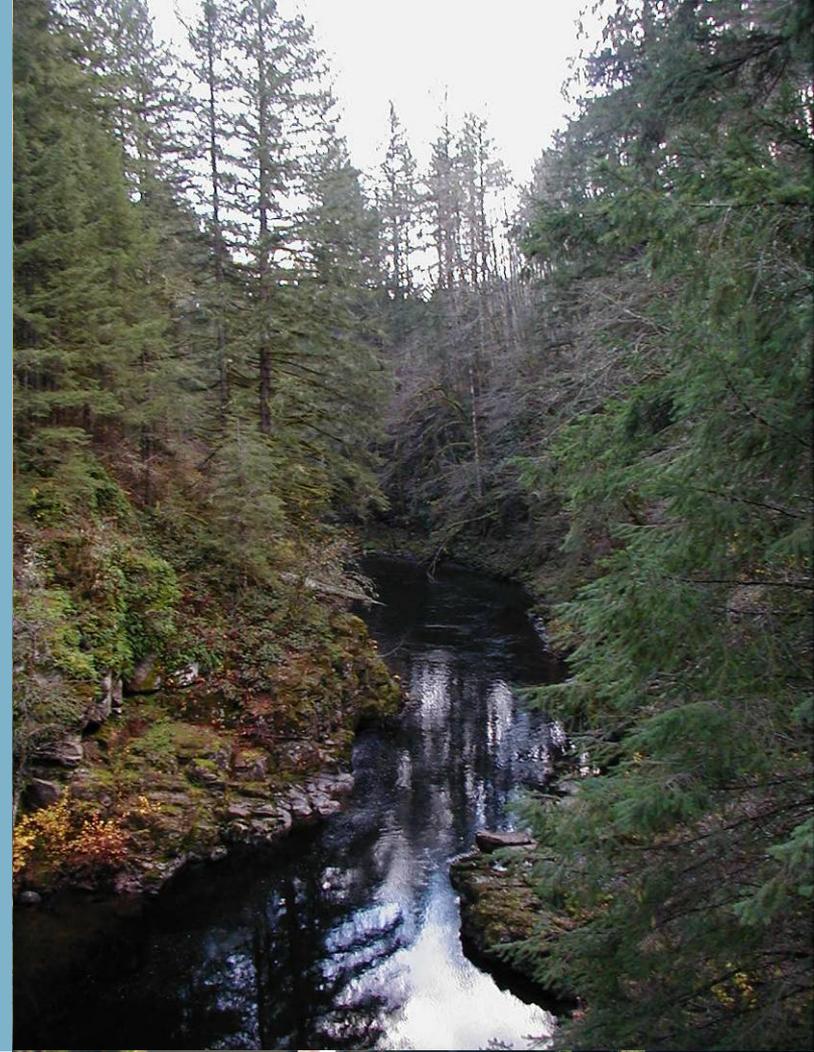


# CLARK COUNTY COALITION SMP UPDATE

BATTLE GROUND | CAMAS | CLARK COUNTY | LA CENTER  
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## SMP Update: The Clark County Experience



**Shoreline Planners Coordination Meeting  
Thursday, January 26, 2012**

## CLARK COUNTY COALITION SMP UPDATE

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[www.cityofvancouver.us/shoreline](http://www.cityofvancouver.us/shoreline)

# CLARK COUNTY COALITION SMP UPDATE

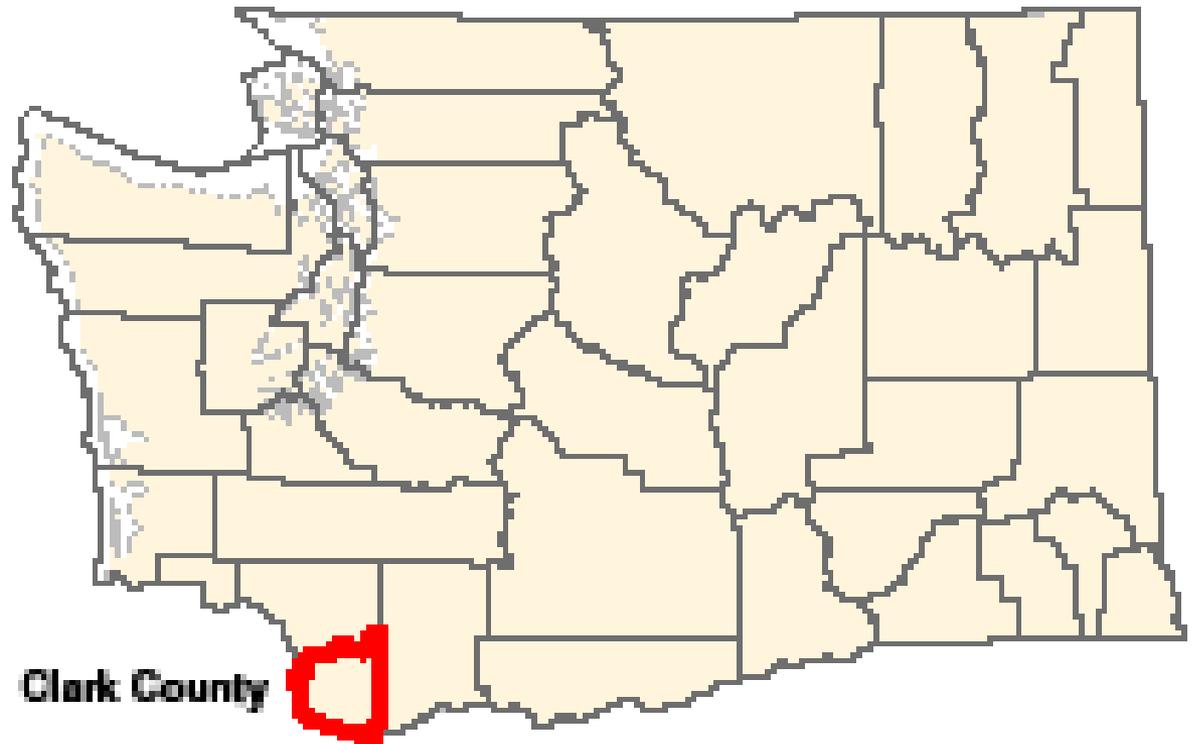
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## Clark County Population: 415,000

**STATE OF  
WASHINGTON**

**PACIFIC  
OCEAN**



Clark County

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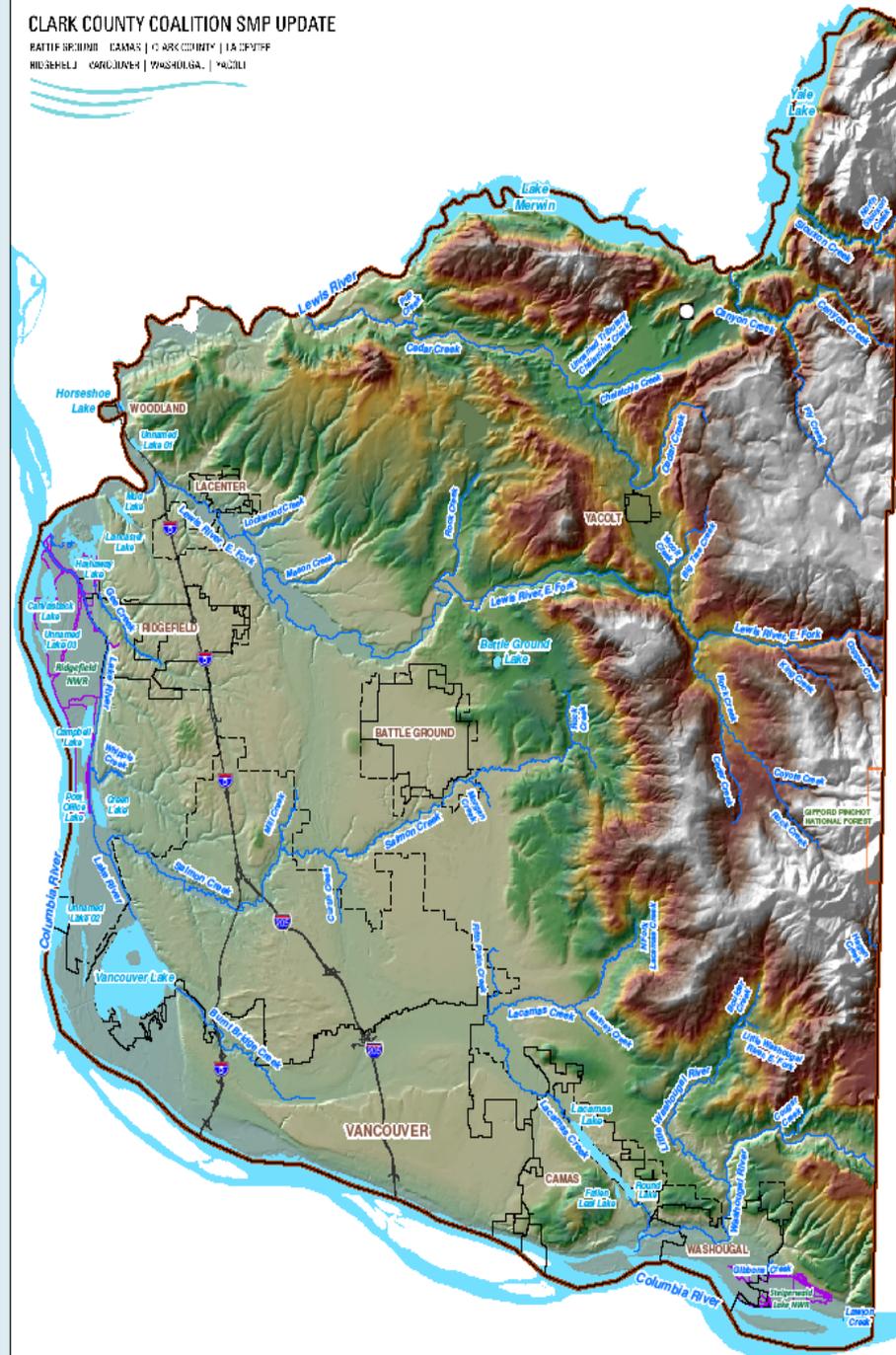
## Clark County Topography

Cascade Foothills  
Lowlands

Columbia River  
N Fork Lewis River  
E Fork Lewis River

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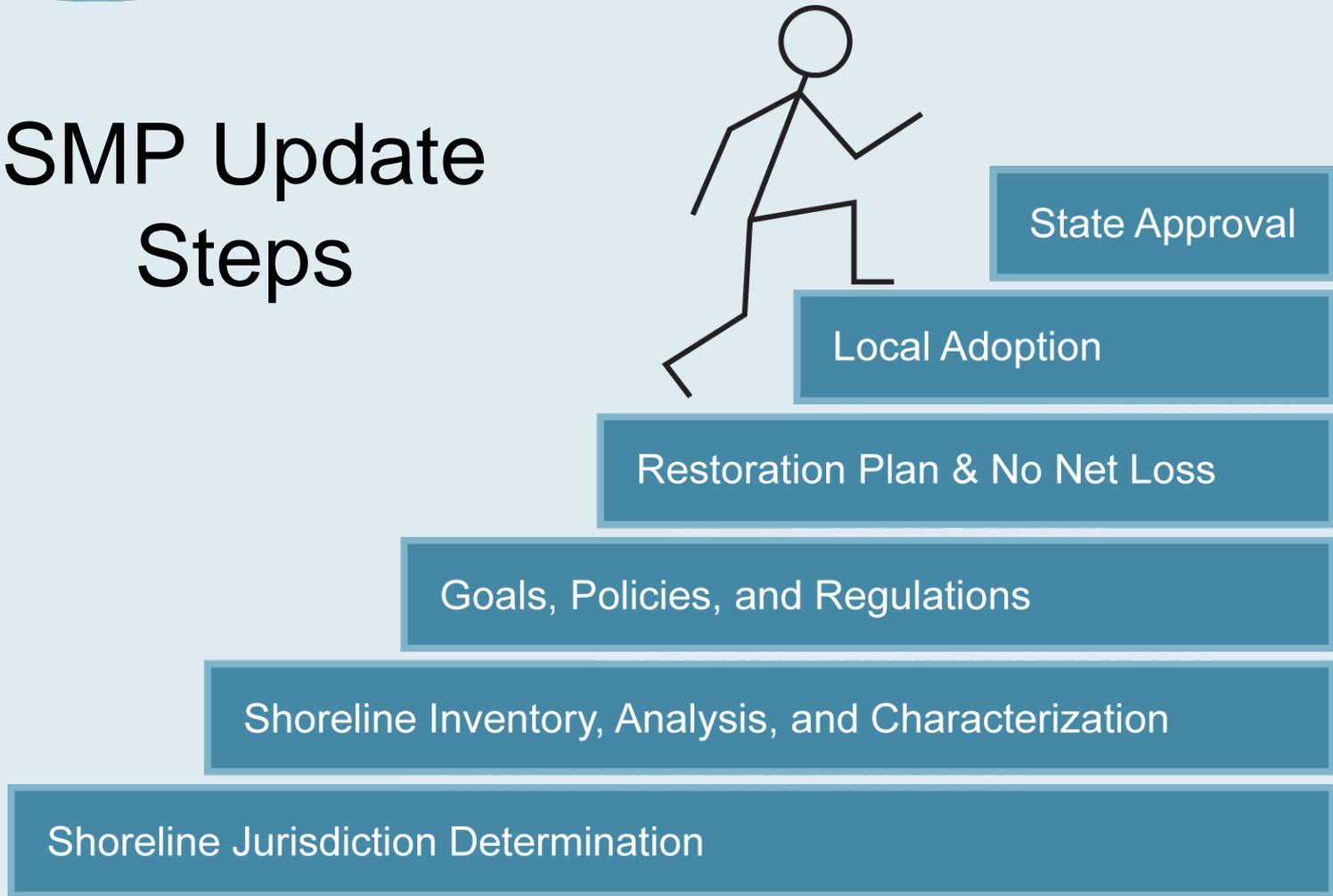


# CLARK COUNTY COALITION SMP UPDATE

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## SMP Update Steps



State Approval

Local Adoption

Restoration Plan & No Net Loss

Goals, Policies, and Regulations

Shoreline Inventory, Analysis, and Characterization

Shoreline Jurisdiction Determination

# CLARK COUNTY COALITION SMP UPDATE

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# Purpose

## Convey Lessons Learned





## Phase 6: Ecology Approval Clark County & Vancouver

## Phase 5: Local Adoption Battle Ground, Camas, La Center, Ridgefield, & Washougal



# Pre-Planning

- Purpose:
  - Organize and put systems in place to begin work on July 1
- Decisions:
  - Form a coalition
  - Complete Phases 1-4 in 2 years
  - Gap analysis or start from scratch?
  - Consistent goals, policies, and SDs



- More Decisions:
  - Use a watershed approach, including public involvement
  - Use committees – Policy & Technical
  - Pre-plan for UGAs
  - County follows cities' preferences in UGAs
  - Branding
  - Project website

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Shoreline Update

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#### WHAT'S NEXT

##### INDIVIDUAL DRAFT SMPs ARE HERE

Revised SMPs for Battle Ground, Camas, Clark County, La Center, Ridgefield, Vancouver, and Washougal [are available for review and comment.](#)

An updated tentative schedule of public workshops, open houses, and hearings is [now available](#). Check back for updates and to participate in the Shoreline Management Program process.

\*\*\*

[Click to comment](#)

- [Meetings - 2009](#)
- [Meetings - 2010](#)
- [Meetings - 2011](#)
- [Documents](#)
- [Maps](#)
- [Public Review & Adoption](#)
- [FAQ](#)
- [Links](#)
- [Project Management Team](#)
- [Shoreline Stakeholders Advisory Committee \(SSAC\)](#)
- [Technical Advisory Committee \(TAC\)](#)
- [Comments Received](#)

PROJECT PURPOSE



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City of Vancouver, Washington, USA

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 Calendar of Events  
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Vancouver this week  
 Today - Madona Theater's "A Talent for Murder"  
 Oct. 22 - Make a Difference Day  
 Oct. 22 - Vancouver Farmer's Market  
 Oct. 22 - Advertiser's Dollars 4 Schools  
 Oct. 22 - Ryan Barrel Workshop  
 Oct. 22 - Stream Team Make a Difference Day  
 Complete calendar  
 What's Next

Talk with us on issues facing our community. Learn more

Vancouver highlights

- Know Before You Go - Find Your Services at the New City Hall  
 Learn your way around Vancouver's consolidated downtown offices, and what services and programs have not moved.
- Your Key to the City - City Hall Dedication and Open House Video  
 Available online on demand, or on local cable channels 21 and 23. Check CCTV.org for dates and times.

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City newsroom

- Volunteers needed to help restore the green in the Burnt Bridge Creek Greenway on Make a Difference Day, Saturday, 11/10/11
- City vs. County challenge for United Way fundraising - staff dignity at stake
- Vancouver-Clark Parks and Recreation proposes updates to Park Code
- More news releases What's Next [@ Get E-Mail Updates](#)

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On this site



- **Tasks:**
  - Formed Coalition & Project Mgt Team
  - Designated Project/Grant Manager
  - Engaged Ecology Project Officer
  - Developed Grant Agreement
  - Developed and recorded ILA
  - Issued RFP and hired consultant
  - Drafted public involvement plan
  - Developed project website



# Pre-Planning

- Lessons Learned:
  - Enabled us to be this far along at this time.
  - Consultant scope was very detailed, but:
    - Helpful to get all assumptions established.
    - Helpful with setting budget.
  - Budget by phase, not task.
  - Ecology contract too detailed. Keep flexibility.
  - Assumed simultaneous finish – NOT!

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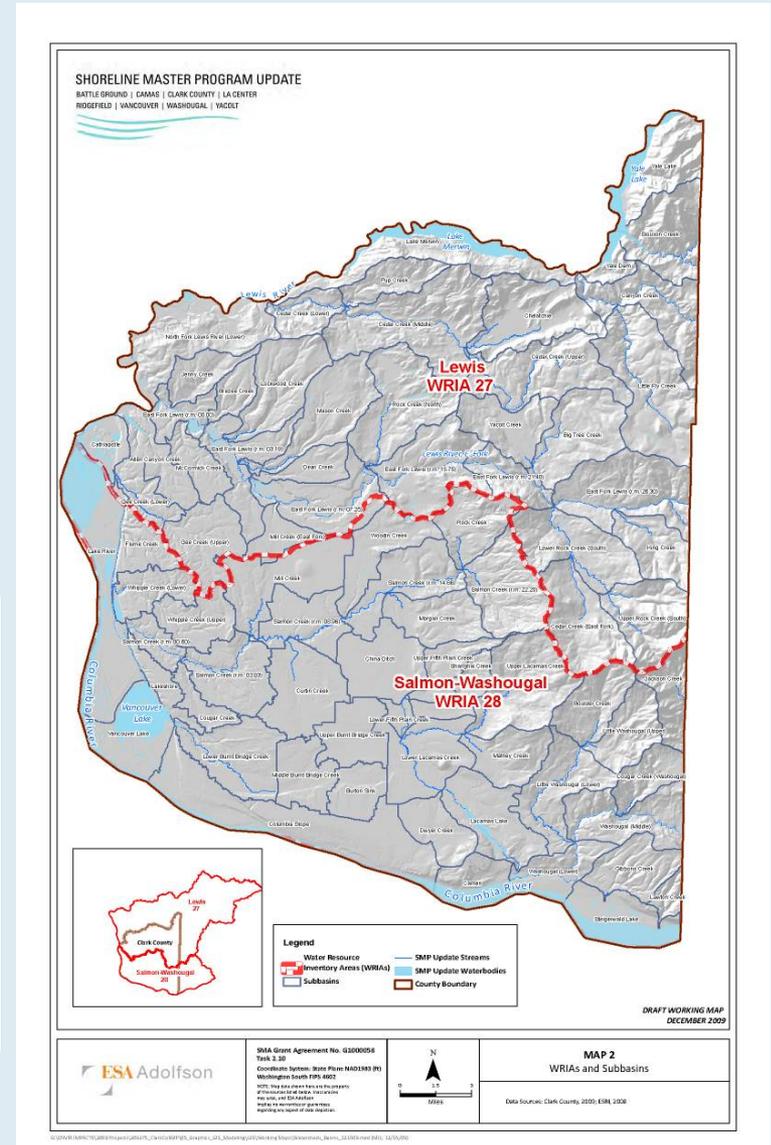


# Watershed Approach

## WRIA 27 Lewis & WRIA 28 Salmon-Washougal

### Shoreline miles

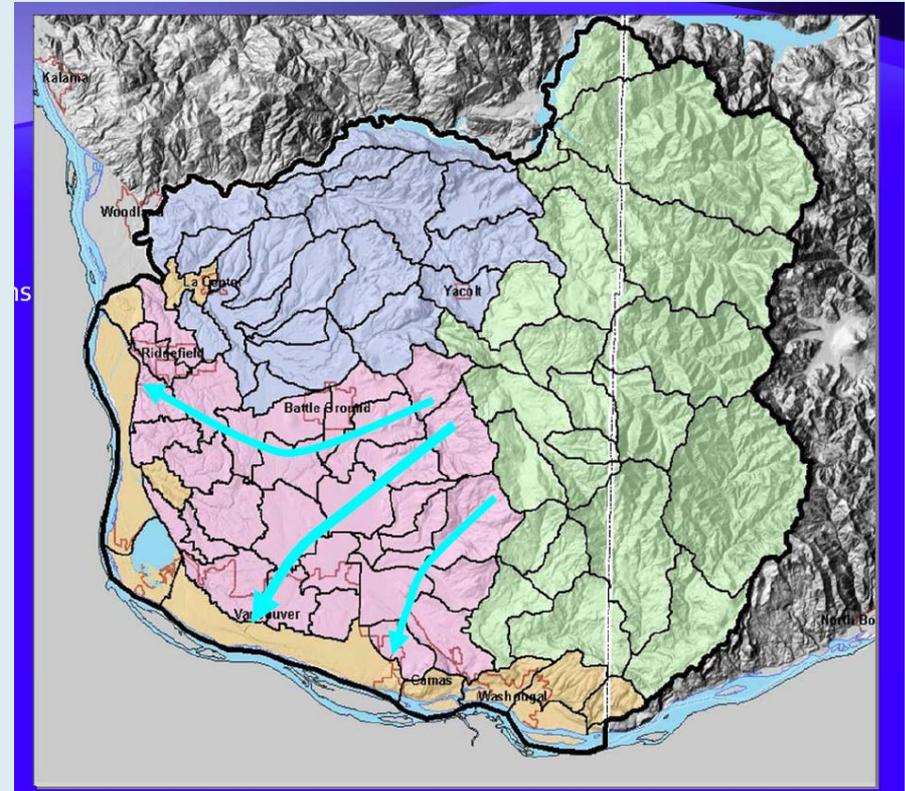
WRIA	Lake	River	Total
27	60mi	138mi	198 mi
28	35mi	136mi	171 mi
<b>Total</b>	<b>95mi</b>	<b>274mi</b>	<b>369 mi</b>





# Watershed Approach

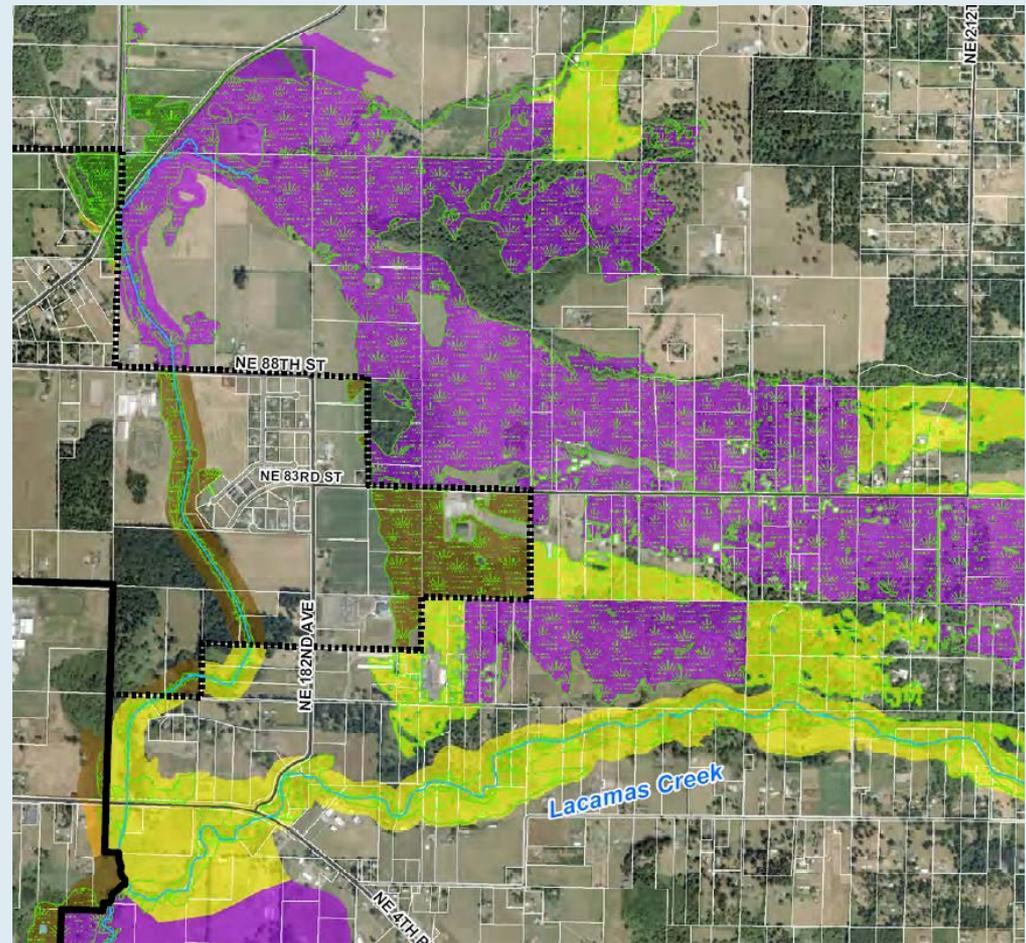
- Plan for maximum shoreline jurisdiction
- TAC very helpful:
  - Identifying data
  - Reviewing I&C Report
  - Identifying restoration opportunities and activities
  - Reviewing Restoration Plan
- CIA/NNL issues





# Phase 1: Shoreline Jurisdiction

- Plan for maximum shoreline jurisdiction
- Perceived increase in regulated area since associated wetlands mapped for the first time.





## Phase 2:

# Inventory & Characterization

- Spend only as much time and money on ICR as necessary
- Avoid multiple drafts
- Save as much time and money as possible for Phase 3
- **Reminder: No new data necessary!**



## Phase 3:

# Goals, Policies, Regulations

- Hard to translate ICR info into SDs and regulations
- Differentiate regulations for shorelines of statewide significance
- Not a linear process – Need time to do forward and backward consistency (policies/regulations/standards/SDs)
- Create templates for ease and consistency



## Phase 3:

# Goals, Policies, Regulations

- Coalition Draft SMP - platform for review prior to tailoring for each jurisdiction.
- Consistency facilitated review of individual SMPs.
- Actively manage and communicate with your consultant.
- The project takes a **HUGE** amount of time and more than you think. Plan for adequate staff resources.



# Phase 3: CAO Integration

- DON'T need to re-do CAO's
- DO need to address prior Ecology comments
  - Buffers & Setbacks
- Seamless consistency with GMA CAO?
  - Consistent CAO standards
  - No separate CAO permits
  - No reasonable use (takings) process
  - No exemptions (other than SMA)
- No 'loose' references to CAO



# Phase 3: CAO Integration

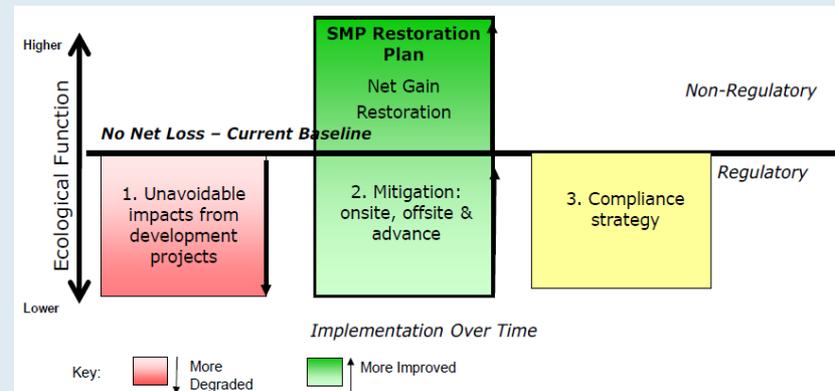
- Options:
  - Embed
  - Separate chapter
  - Appendix





# Phase 4: Restoration Plan & No Net Loss

- Mitigation vs Restoration – be clear about the difference
- Not a linear process – start soon after completing ICR
- Info Tracking for 8-year Review
  - Monitoring Program





# Phase 5: Local Adoption

- Share resources and effort:
  - Submittal Checklist (consultant)
  - SEPA Checklist (staff)
  - Comment Matrix (staff)
- Coordination still necessary
  - CIA/NNL
  - Within UGAs:
    - Changes to SDs
    - Changes to uses & standards





# Public Involvement

- Early and often: No such thing as too much!
- Coalition SSAC and TAC
  - Legitimacy
  - Opportunity to air individual issues
  - Avoid wordsmithing
  - Focus on areas with flexibility and local issues



# Public Involvement

- Independent Science Review Panel
  - Legitimacy in use of science driving policy and regulation
  - Independent review
  - Adequacy of regulations, CIA and NNL
- BUT
  - Potential for dueling scientists
  - Important for ISRP to understand “scientific and technical information” vs BAS and basis for No Net Loss determination



# Public Involvement

- Case Studies – What is Changing?
  - Help explain effects of new regulations
  - Hard to do on a Coalition-wide basis.

Identify specific issues and sites in each jurisdiction to highlight through case studies.

Get property owners' permission.

# CLARK COUNTY COALITION SMP UPDATE

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SHORELINE MASTER PROGRAM CASE STUDY

## New Residential Subdivision RURAL-5 ZONING DISTRICT

EXISTING SITE	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p><b>RURAL SHORELINE DESIGNATION</b></p>	<p><b>RURAL SHORELINE DESIGNATION</b></p>	<p><b>RC RESIDENTIAL SHORELINE DESIGNATION</b></p>
<p><b>EXISTING DEVELOPMENT</b></p> <p>The property in this scenario is located in Clark County in a Rural Shoreline Environment Designation, zoned Rural-5, and is vacant and undeveloped. There are existing trees located near the shoreline. A Rural-5 zone allows a single-family house on an average of 6,000 square feet minimum lot. There is a habitat area located 250' from the ordinary high water mark (OHWM) (extends to the edge of the 100-year floodplain if greater). Development within this area may be limited and may be required to retain or provide native vegetation.</p> <p><b>PROPOSED DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>Subdivide property into 8 separate lots.</li> <li>Build private road to provide access to the new lots.</li> <li>Build driveway and single-family house on each lot.</li> <li>Build docks for use by residents.</li> <li>Plant native trees and shrubs in habitat areas.</li> </ul>	<p><b>EXISTING CLARK COUNTY SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>Developers should recognize identified future public access corridors, trails, or greenways and design their developments to accommodate such public access.</li> <li>Plans for residential developments should include provisions to ensure preservation of shore vegetation.</li> <li>Conditional use permit required to build a dock.</li> </ol>	<p><b>PROPOSED CLARK COUNTY SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>Public access for residential subdivisions of four or more units may be required unless significant environmental impacts cannot be mitigated. Public access sites must be connected to a barrier free route of travel and must consist of a dedication of land or a physical improvement such as in the form of a trail, viewpoint or observation tower.</li> <li>Existing vegetation within 150' of OHWM must be retained or mitigated.</li> <li>One joint-use dock may be built and can include no more than one moorage space per lot.</li> </ol>

# Public Involvement

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SHORELINE MASTER PROGRAM CASE STUDY

## New Marina MIXED USE ZONING DISTRICT

EXISTING SITE	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p><b>URBAN HIGH INTENSITY SHORELINE DESIGNATION</b></p>	<p><b>URBAN HIGH INTENSITY SHORELINE DESIGNATION</b></p>	<p><b>HIGH INTENSITY SHORELINE DESIGNATION</b></p>
<p><b>EXISTING DEVELOPMENT</b></p> <p>The property in this scenario is located in the city of Vancouver in an Urban High Intensity Shoreline Environment Designation, zoned Mixed-Use, and is already developed with impervious surfaces. The Mixed Use zone allows marinas, eating/drinking establishments, offices, and retail stores.</p> <p><b>PROPOSED DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>Build a marina with 100 slips under existing regulations and 200 slips under proposed regulations. Fewer slips are allowed under existing regulations because marinas can only cover up to 50% of the surface water or lot area (see Existing Regulation 6).</li> <li>Build a boat lift with a paved driveway.</li> <li>Provide a pump station and fuel dock for marina users.</li> <li>Build a restaurant with views of the water. This use is considered to be water-enjoyment under the SMR.</li> <li>Build an office for the marina and boat supply shop. These uses are considered to be water-related under the SMR.</li> <li>Provide parking spaces for marina users.</li> </ul>	<p><b>EXISTING CITY OF VANCOUVER SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>A 75' Riparian Management Area (RMA) landward from the ordinary high water mark and a 100' Riparian Buffer landward from the RMA are required. Development and clearing within the RMA is allowed for water-dependent and water-related activities only when no other feasible alternative exists.</li> <li>Up to 10% of the slips at a marina can be covered. Covered moorage cannot exceed 20' in height above extreme high tide level. Where covered moorage is used, a public dock must be provided for viewing the water and for fishing.</li> <li>Up to 10% of the slips at a marina can be used for liveboard vessels or houseboats.</li> <li>When a marina is part of a mixed-use development which includes restaurants or other non-water-oriented uses, 10% of the marina's slips and 10% of the parking spaces must be made available for transient moorage.</li> <li>One restroom is required for every 25 slips at a marina.</li> <li>The marina can cover up to 50% of the surface water or lot area.</li> <li>Parking must serve a shoreline use and must be located as far upland as possible. Parking must be located landward of the principal building being served. Parking must be landscaped with native vegetation to minimize impacts to the shoreline and abutting properties.</li> <li>Breakwaters built seaward of the marina in a perpendicular plane to the shoreline cannot be built as a continuous one-piece structure. An opening at least 20' in width is required in order to allow for proper circulation and fish passage.</li> </ol>	<p><b>PROPOSED CITY OF VANCOUVER SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>Same as Existing Regulation #1.</li> <li>Covered moorage for marinas is prohibited.</li> <li>Up to 20% of the slips at a marina can be used for liveboard vessels.</li> <li>New marinas must provide public access amenities.</li> <li>One restroom is required for every 75 boat slips.</li> <li>The restaurant, a water-enjoyment commercial building, must be setback 25' from the OHWM. Water-enjoyment buildings cannot exceed 30' in height when located 150' or closer to the shoreline. The marina office and boat shop, a water-related commercial building, must comply with the same setback and height standards.</li> <li>Parking accessory to the restaurant and marina must be setback 60' from the OHWM. Parking must be located landward of the primary structure as far as possible.</li> <li>Breakwaters are permitted for marinas only where protection from strong wave action is essential. Open-pile or floating breakwaters are the only type allowed unless it can be shown that solid breakwaters will have no significant adverse effect on the aquatic biology and shore processes.</li> </ol>



# Public Involvement

- Time frames were tight. Hard for PMT to review prior to committee review
- Faster process helped public stay engaged
- Advertise widely – electronic and hard copies
- Engage Planning Commissions and elected officials regularly
- Notify every shoreline property owner of opportunities for input



# Ecology's Angle

- Shared documents and consistent goals, policies, and shoreline designations facilitated review
- Turn around time for review was challenging
- City and county SMPs have different levels of detail
- Don't forget: the final CIA must analyze the locally adopted SMP
- Wrap-up details/process – different for each community

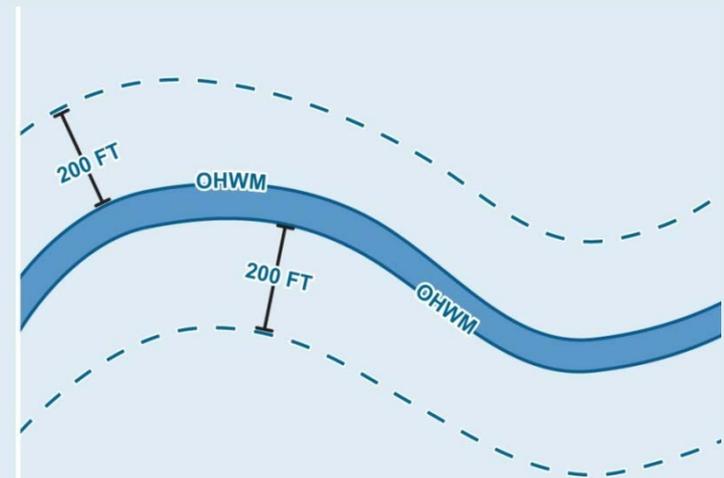
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- Every SMP is unique
- Manage expectations
- Be strategic about public involvement
- Remember SMP authority is only that narrow strip of water and land
- Focus each step toward end goal

## ESA's Angle



## CLARK COUNTY COALITION SMP UPDATE

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# Lessons Learned



Project consumes a  
**HUGE** amount of  
time – more than  
you think.

Provide adequate  
staff resources.

# Lessons Learned

A man in a dark suit and white shirt is depicted from the chest up, with an alarm clock for a head. The alarm clock has a white face and a red dot in the center. The background is a light blue gradient with several other alarm clocks of various sizes and orientations scattered around. The overall theme is time management.

- Where does the time go?
  - Responding to comments
  - Project Management
    - Grant
    - Contracts
    - PMT
    - Committee Meetings & Follow-Up

# Lessons Learned



- Where does the time go?
  - Printing
  - Advertising
  - Maintaining the project website
  - Keeping the official project record



# Lessons Learned

- Organize and engage other local staff early.
- Even with pre-planning, accelerated schedule taxed ESA and the PMT.
- The Coalition: Good news/Bad news
- Keep a single administrative record for Phases 1 – 4.
- No two SMPs are the same. Use others as examples and tailor them to your jurisdiction.

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# Lessons Learned

There's no such thing as too much public outreach!



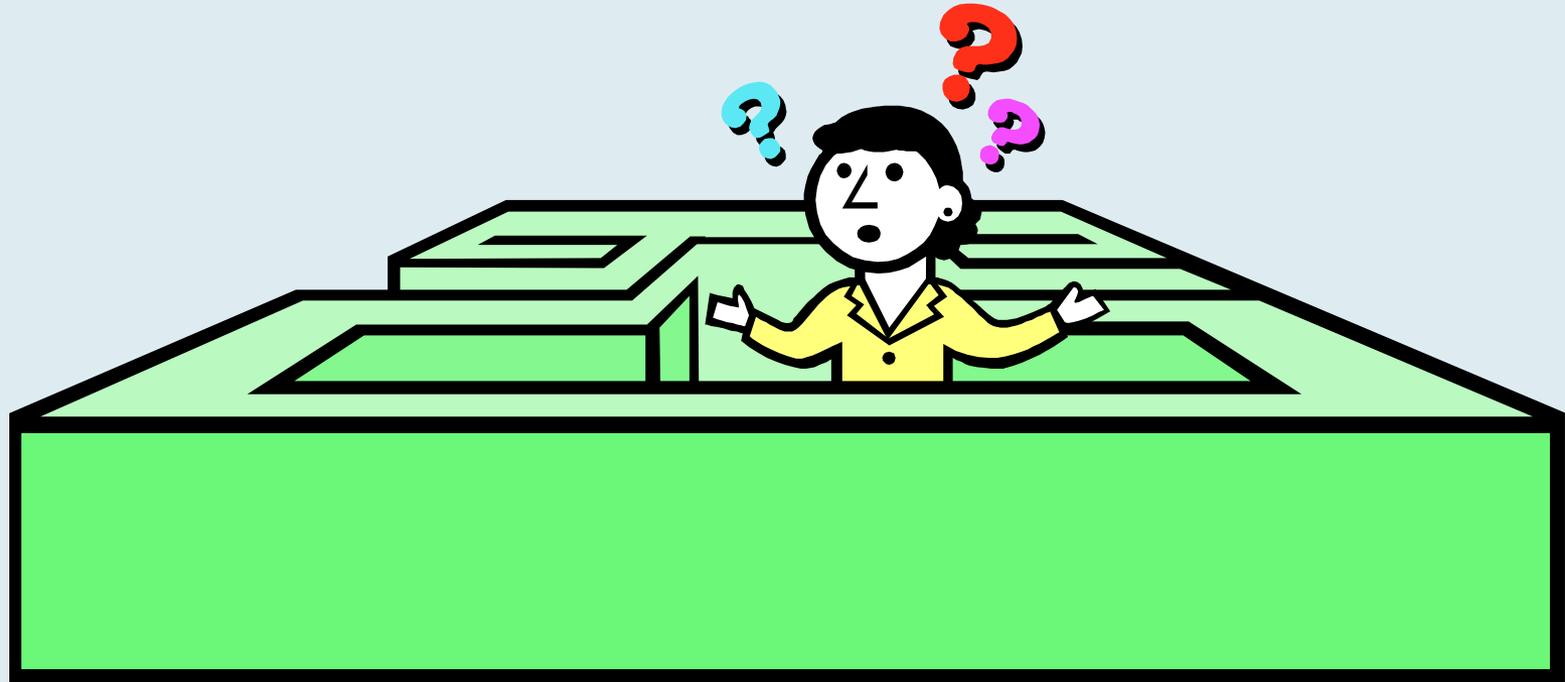
- Case Studies are useful
- Plan plenty of time and money for responding to comments.

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# Questions?



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