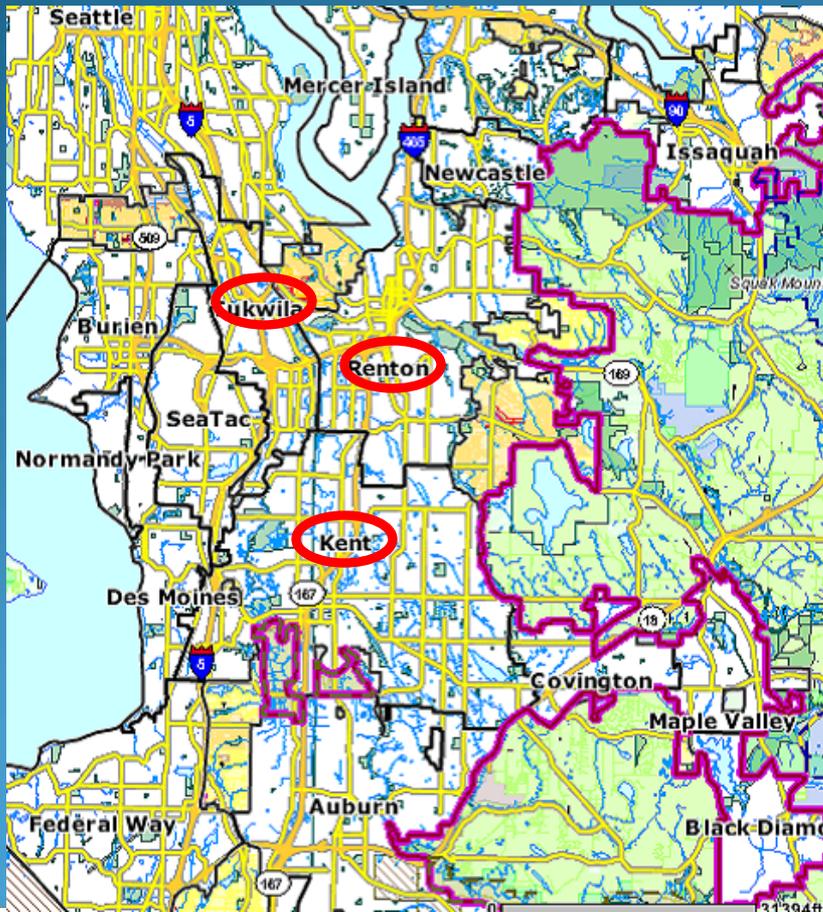


Highlights from Recent SMPs Getting to Formal Approval Ecology SEA Program



Carol Lumb, Tukwila
Erika Conkling, Renton
Erin George, Kent

3 Urban City SMPs

Shared Boundaries & Watersheds

- Shared Issues
 - Dock standards
 - Buffers
 - Non-conforming structures
 - Public Access
- Discussion Format
 - 20 min segments for each City
 - Major Issues
 - Questions
 - This is an opportunity to ask lots of QUESTIONS

Tukwila Shoreline Master Program

Approved with Required changes **2011**



Map 3



Legend

- Tukwila City Limits
- PAA Potential Annexation Areas
- Urban Conservancy Shoreline Environment
- High Intensity Shoreline Environment
- Shoreline Residential Environment

GIS City of Tukwila 2011 Source: King County GIS

Tukwila: 14 Miles of State Shorelines

- **Waterbodies: Green/Duwamish River Reaches**
- **4 Designations:**
 - Shoreline Residential,
 - High Intensity
 - Urban Conservancy
 - Aquatic

Highlights & Major Issues

- Buffers widths – commercial & industrial
- Preferred levee profile
- Vegetation & Landscaping Requirements
- Public Access
- Nonconforming Structures & Uses
- Restoration & changes of OHWM

Contact: Carol Lumb 206-431-3661

Email: clumb@ci.tukwila.wa.us

<http://www.ci.tukwila.wa.us/dcd/shoreline.html>

Renton Shoreline Master Program

Approved with Required changes **2011**



Renton's Shoreline Jurisdiction



Where does the SMA Apply in Renton?

May Creek

Lake Washington

Cedar River

Black River

Green River

Springbrook Creek

Lake Desire (Renton's Planning Area)

Parametrix

RENTON. AHEAD OF THE CURVE.

City of
Renton

Community & Economic Development



Renton: 18 miles of State Shorelines

7 Waterbodies

- Cedar River
- Lake Washington
- May Creek
- Black River
- Green River
- Springbrook Creek
- Lake Desire

6 Designations

- Natural
- Urban Conservancy
- Single-Family Shoreline Residential
- High Intensity
- High Intensity- Isolated
- Aquatic

Highlights – Major Issues

- Single-Family Docks
- Buffers & Setbacks
- Non-conforming Structures

Contact: Erika Conkling 425-430-6578

Email: EConkling@Rentonwa.gov

<http://www.shoreline.rentonwa.gov>

Setbacks & Buffers

	Natural	Urban Conservancy	Shoreline Single Family	High Intensity	High Intensity Isolated	Aquatic
Setbacks and Buffers						
Structure Setback from Ordinary High Water Mark (OHWM)- Minimum¹						
Water-dependent Use	100 ft.	100 ft.	None ²	None ²	None	
Water-related or Water Enjoyment Use	100 ft.	100 ft.	100 ft. ³	100 ft. ⁴	None	
Non-Water-oriented Use	100 ft.	100 ft.	100 ft. ³	100 ft. ⁵	None	
Front Yard, Side Yard, and Rear Yard Setbacks	Governed by underlying zoning in RMC 4-2 except in cases where specific shoreline performance standards provide otherwise. Variance from the front and side yard standards may be granted administratively if needed to meet the established setback from OHWM, as specified in this section and if standard variance criteria are met.					
Vegetation Conservation Buffer	100 ft.	100 ft.	100 ft. ³	100 ft. ^{4,5}	None	
Building Height- Maximum						
In water	Not allowed	Not allowed	35 ft. ⁶	35 ft. ⁶		35 ft. ⁶
Within 100 feet of OHWM	Not allowed	Not allowed	35 ft. ⁷	35 ft. ⁸	Governed by underlying zoning in RMC	

City's Original Proposed Single Family Buffers & Setbacks

Lot Depth	Building Setback	Native Vegetation
>150 ft	70 ft	60
130-150 ft	60 ft	50
100-130 ft	35 ft	25
<100ft	25 ft	15 ft

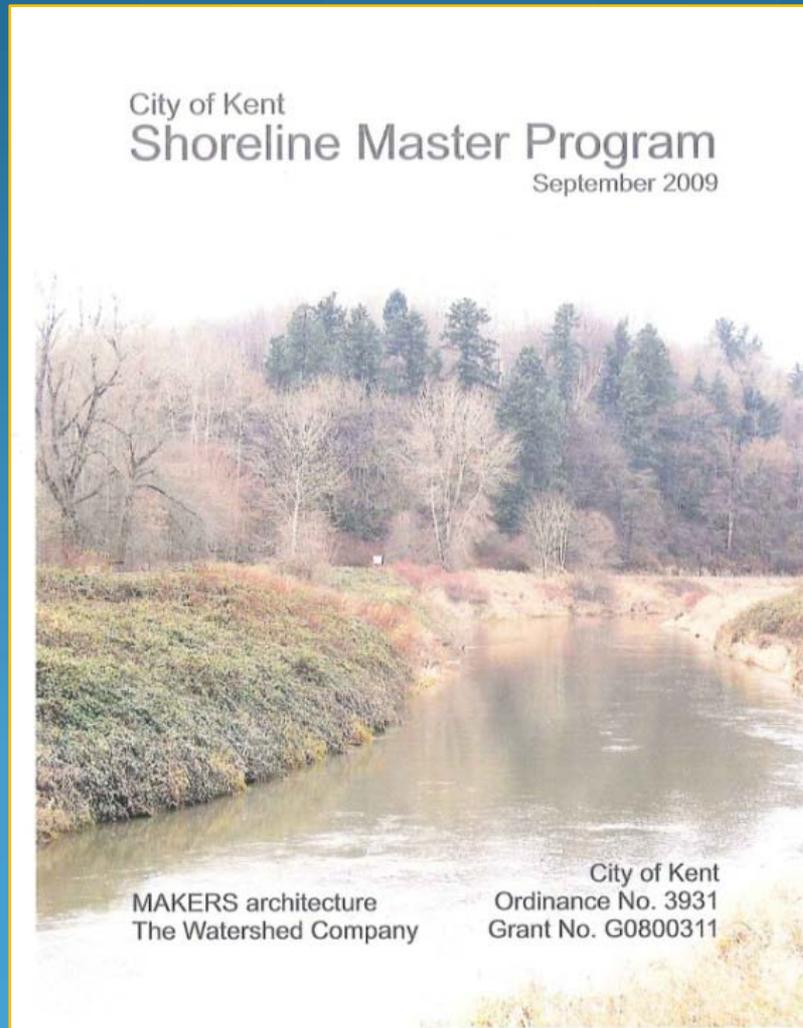
Final Negotiated Shoreline Residential Setbacks & Buffers (for existing lots)

- Standard is 100-foot native vegetation conservation buffer area. However, setback and buffer may be based on lot depth as provided in RMC 4-3-090.F.1.c

Lot Depth	Building Setback	Native Vegetation Conservation Buffer
Greater than 130 ft	45 feet	20 feet
100 feet, up to 130 ft	35 feet	15 feet
Less than 100 ft	25 feet	10 feet

Kent Shoreline Master Program

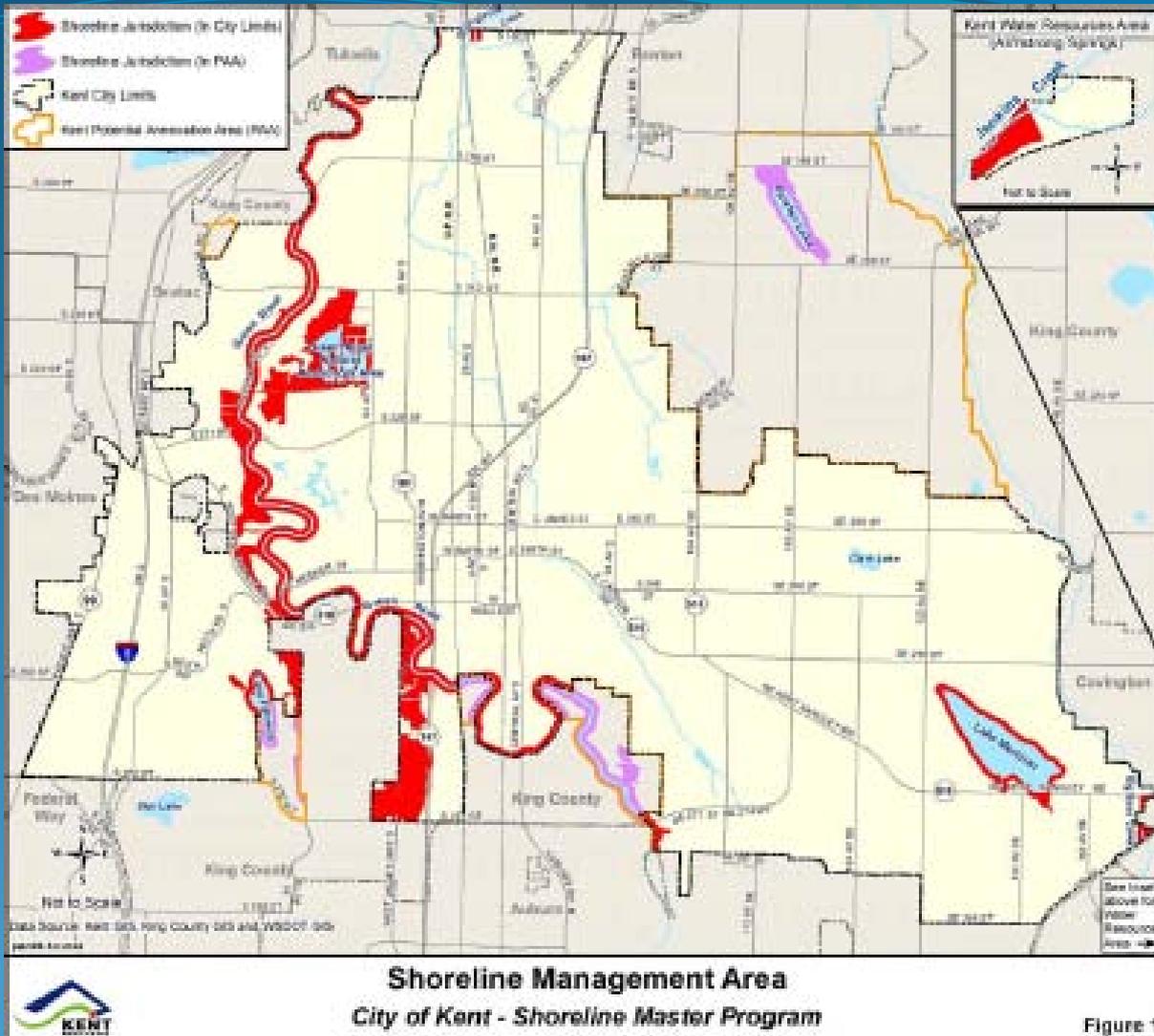
Approved February 2010



City of Kent
Shoreline Master Program
September 2009

MAKERS architecture
The Watershed Company

City of Kent
Ordinance No. 3931
Grant No. G0800311



24 Miles of State shorelines

Environment Designations Green River (1 of 3)

- Shoreline Master Program -
City of Kent



Legend

- Parcels
- Kent City Limits
- Kent Potential Annexation Area (PAA)
- Adjacent City Limits
- Environment Designations**
- High Intensity
- Shoreline Residential
- Urban Conservancy - Low Intensity
- Urban Conservancy - Open Space

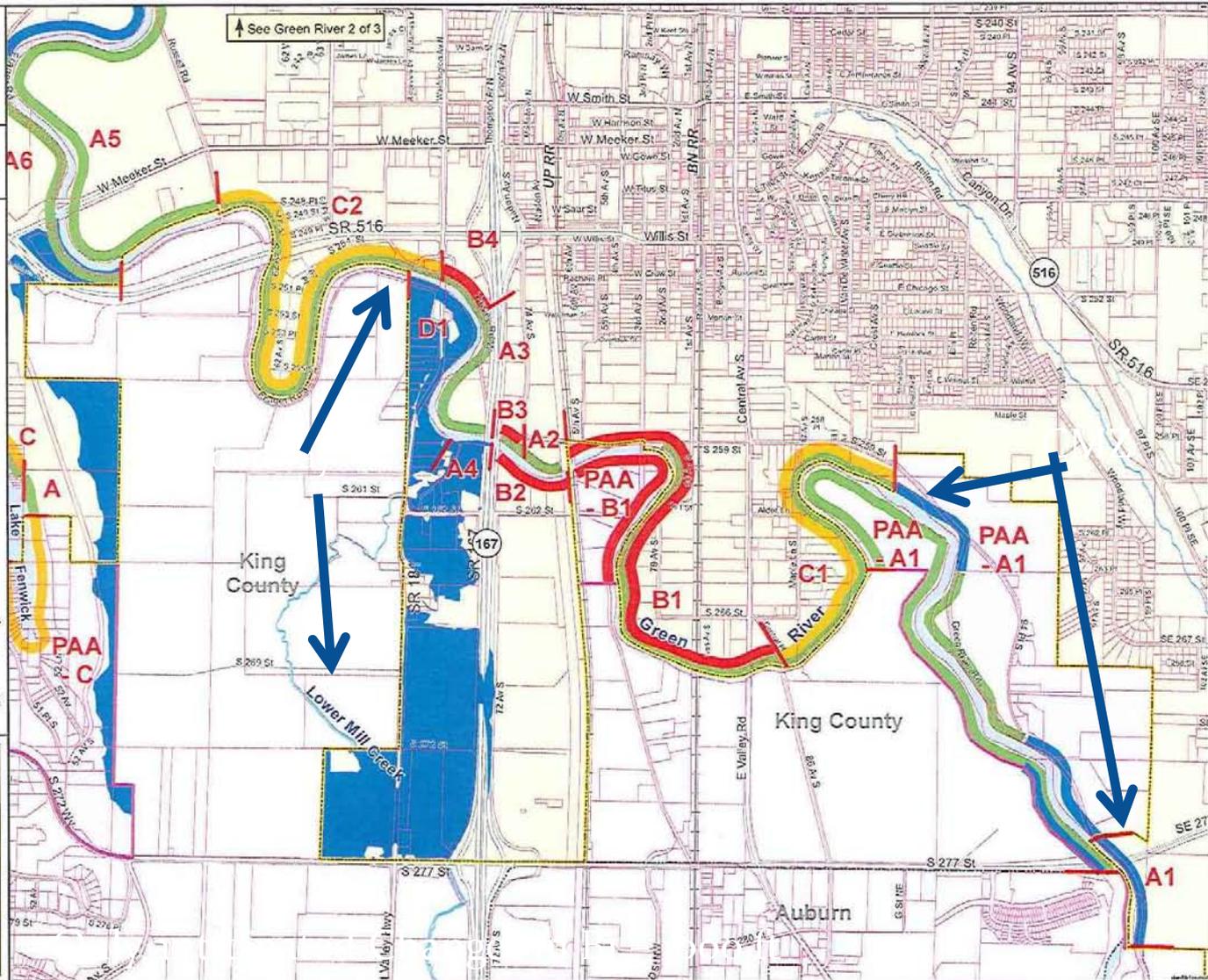
* Shoreline Management Area not shown in this figure.

Printed June, 2009

Data Source: City of Kent GIS, King County GIS & WSDOT GIS

Wetlands are not shown on this map. SMP Chapter 2 section B.1 designates associated wetlands and those within the 100-year floodplain as the Natural-Wetlands Environment. The City of Kent Wetland Inventory Maps identify all wetlands in the city and the 100-year floodplain is identified on the Flood Hazard Areas map in the Shoreline Inventory & Analysis Report.

This map is intended as a graphic aid only, and is not a legal document. The City of Kent makes no representation or warranty as to its accuracy, placement or location of any map features thereon. The City of Kent disclaims, and shall not be held liable for any and/or all damage, loss, or liability, whether direct, indirect, or consequential which arises, or may arise from this product or use thereof by any person or entity.



Kent: 24 miles of State Shorelines

8 Waterbodies

- Lake Meridian
- Green River
- Soos Creek
- Jenkins Creek
- Green River NRA
- Lake Fenwick
- Panther Lake
- Springbrook Creek

6 Designations

- Natural-Wetlands
- High Intensity
- Urban Conservancy – Open Space
- Urban Conservancy-Low Intensity
- Shoreline Residential
- Aquatic

Highlights – Major Issues

- Public Access
- Dock Standards
- Responding to Comments

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