

# Whatcom County Shoreline Master Program Update



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# The County SMP Regulates...

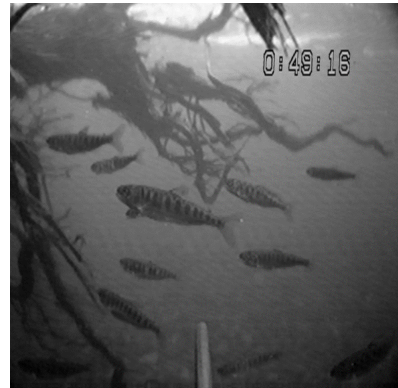
All aspects of shoreline development including but not limited to:

- Setbacks
- Building dimensions
- Uses
- Natural Resources
- Historical/Cultural Sites



# Shoreline Background

- **1971** – State Shoreline Management Act
- **1976** – Whatcom County adopts its first Shoreline Management Program (SMP)
- **2004** – Whatcom County initiates a comprehensive SMP update as required by the State



# Process to date

- Advisory committees (43 CAC, 34 TAC)
- Public workshops
- Stakeholder meetings
- Website ([www.co.whatcom.wa.us/shorelines](http://www.co.whatcom.wa.us/shorelines))
- Mailing list
- Public hearings  
(2 Planning Commission &  
1 Council)



# Adoption Process

- Feb. 2007 - Adopted by County Council
- July 2008 – State review complete
- August 2008 – County Council approved State's *Required* and *Recommended* changes



# What has Changed?

**Improved integration** with the Critical Areas Ordinance, Flood Damage Prevention Ordinance and other natural resource programs and regulations

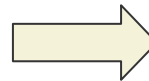
- Provides consistency
- Eliminates unnecessary redundancy, gaps, and/or conflicts between natural resource policies and regulations.
- Streamlines decision making



# What has Changed? (Cont.)

## ***Vegetation Conservation***

- Protection of ecological functions provided by shoreline vegetation
- SMP standards must conserve sufficient vegetation to maintain functions over time - “no-net-loss of shoreline ecological functions”





# What has Changed? (Cont.)

## **Buffers/Setbacks**

- 100 foot setback on lakes
- 150 foot setback on marine shoreline

## **Nonconforming Development**

- Allows for the development of non-conforming lots
  - 2500 square feet of buildable area
  - Rebuild of a damaged home in kind
  - Remodel laterally or landward of existing foundation



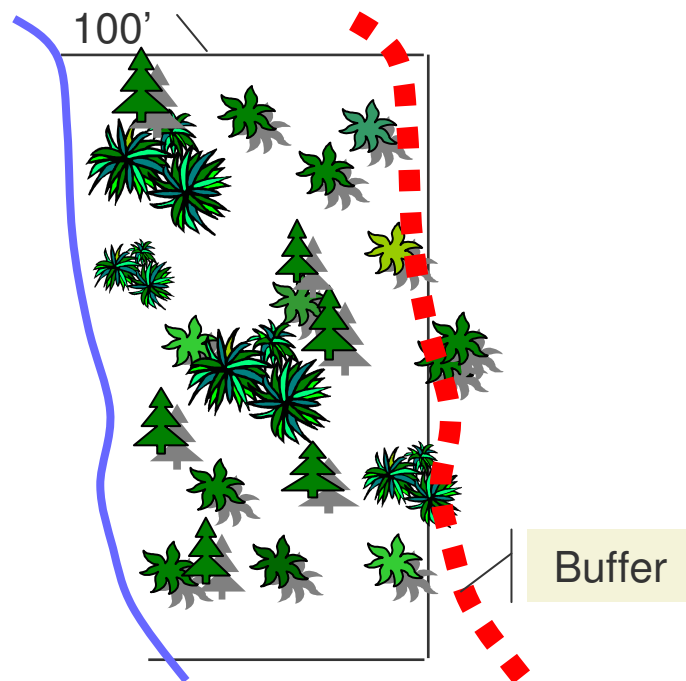
# Proposed SMP Amendments

- Clarified code language
- Provide permitting incentives for development without impact
- Consistent w/State SMA; protect the common resource and allow for development along the shoreline

# What is Non-conforming?

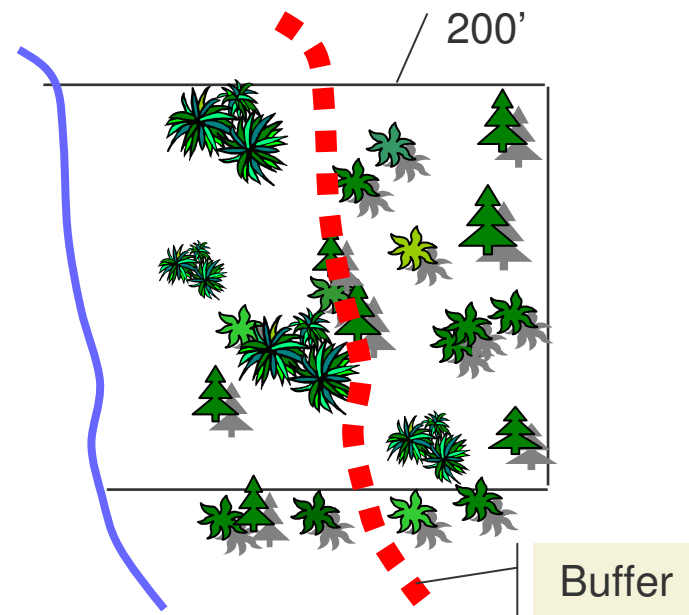
25.50.07(M)

## Non-conforming



**< 2,500 sqft building area  
outside of buffer**

## Conforming



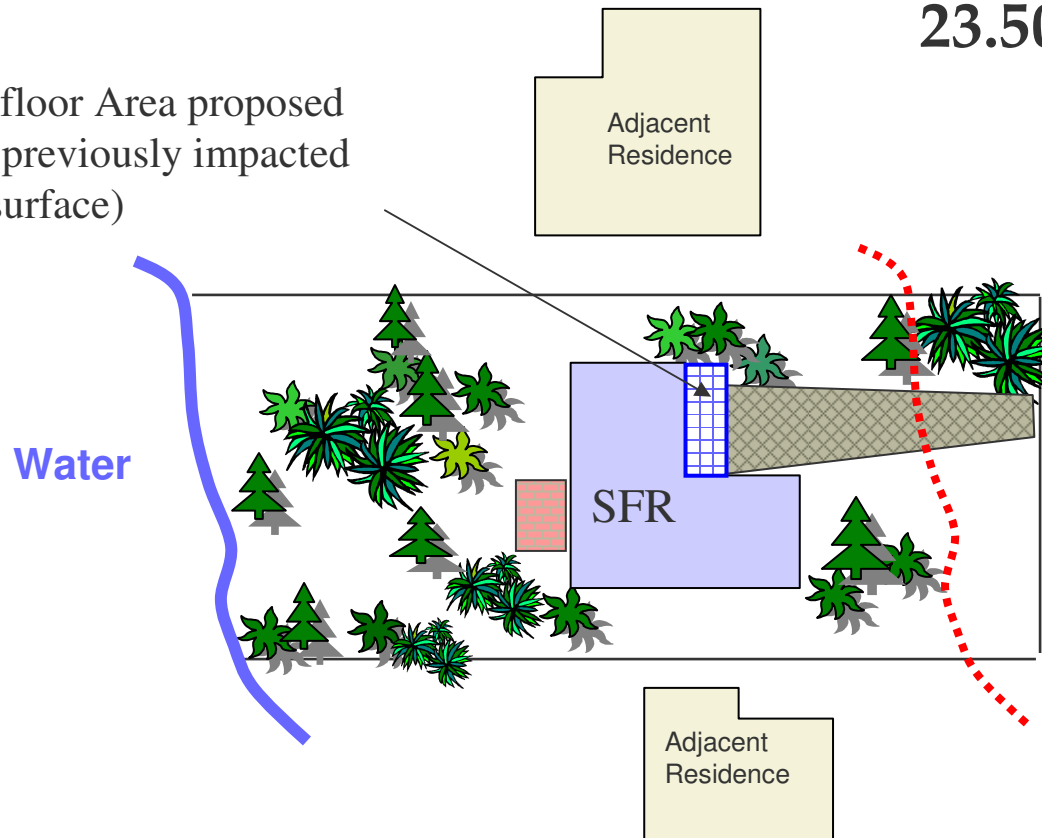
**> 2,500 sqft building area  
outside of buffer**



# Non-conforming lot: Addition on an existing structure < 250 ft<sup>2</sup>

23.50.07(J)1

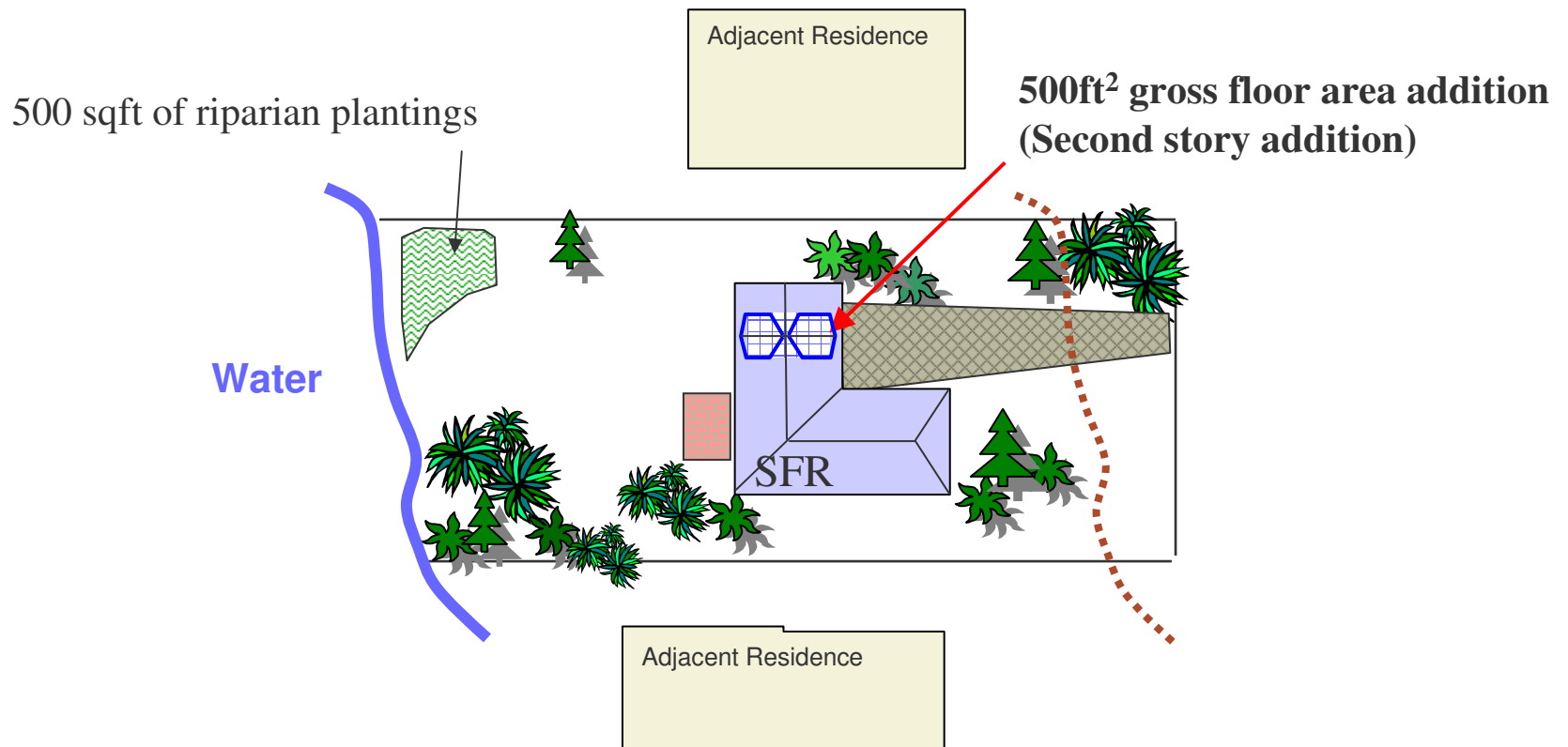
240ft<sup>2</sup> gross floor Area proposed addition (on previously impacted impervious surface)



- No conditional use permit required



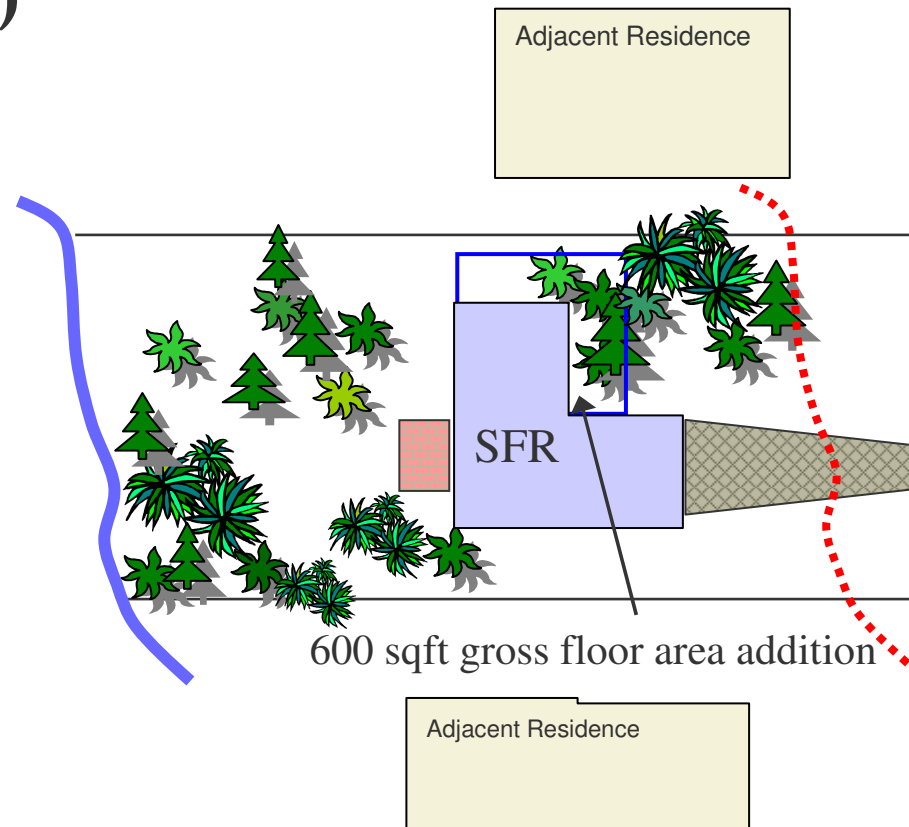
# Non-conforming lot: Addition on an existing structure (250 – 500 ft<sup>2</sup>) with shoreline enhancement 23.50.07(J)2



- No conditional use permit required



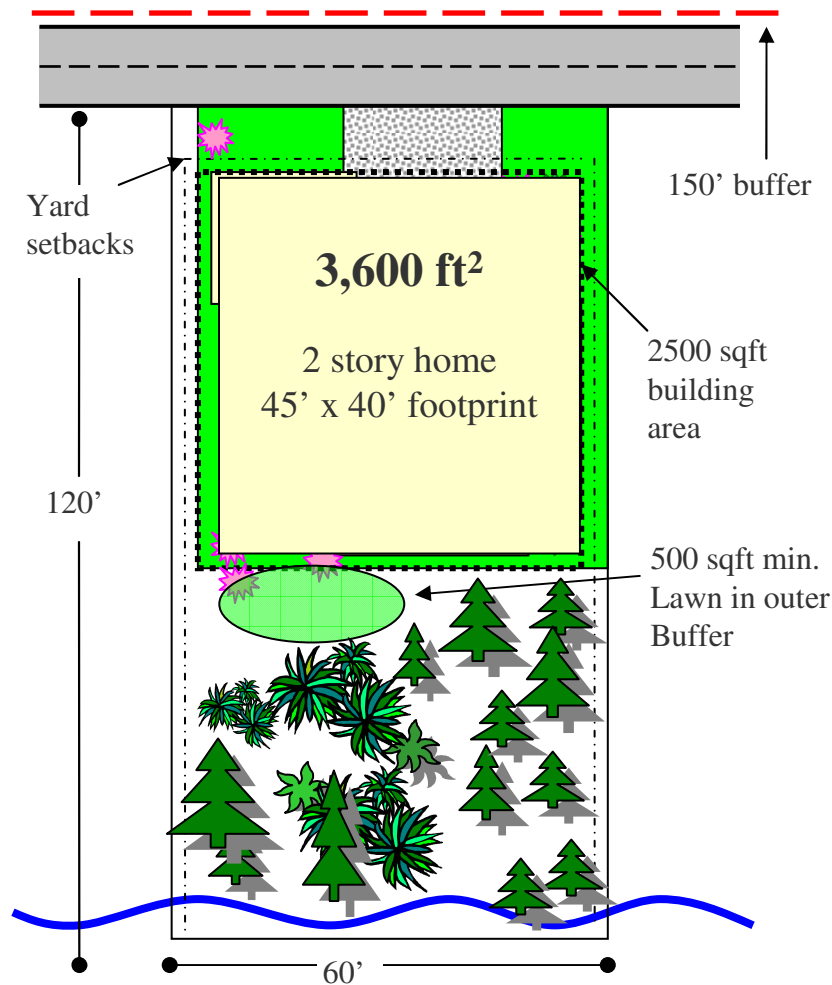
# Non-conforming lot: Addition on an existing structure with impacts 23.50.07(K)



- Conditional Use Permit required



# Layout of new residence on a non-conforming lot (23.50.07(K))

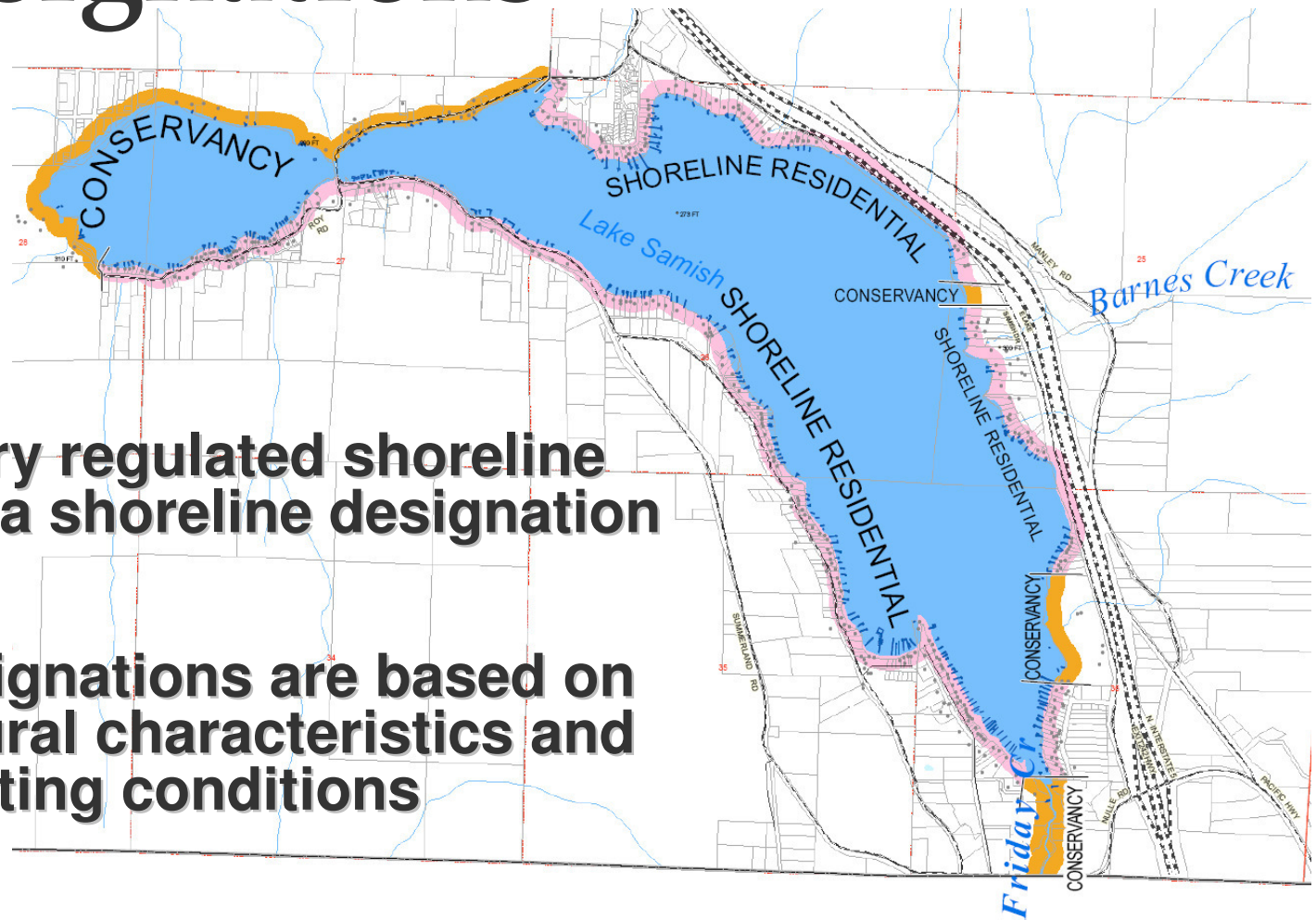


 = Lawn or Landscape

*This new allowance requires no variance.*



# Shoreline Environment Designations



- Every regulated shoreline has a shoreline designation
- Designations are based on natural characteristics and existing conditions



Questions?

