

Attachment B: Required changes to the 2010 Federal Way Shoreline Master Program Update

Strike out text indicates existing sections that need to be removed from the SMP.

Underlined text indicates sections that need to be inserted into the SMP.

Article II. 15.05.040 General Development Standards

Add the following as item (ii) to 15.05.040 (4)(a) Critical Areas:

When 15.10.270 (*Structures, improvements, and clearing and grading within regulated wetland buffers*), subsections (5) *Wetland Buffer Reduction* and (6) *Modification* are utilized for a project proposal, a shoreline variance permit is required if the overall proposed buffer width reduction exceeds 25 percent.

Section 5 Shoreline Regulations:

15.05.080 Shoreline Residential Environment.

(3) General Requirements (e) *Vegetation conservation area*. The required setback area shall be considered a vegetation conservation area. Within the vegetation conservation area, no more than ~~50~~ 30 percent of the area with existing native shoreline vegetation shall be cleared, and a minimum of ~~60~~ 70 percent of existing native trees shall be retained. Trees determined by the city to be hazardous or diseased may be removed. Additionally, the director may allow removal of vegetation exceeding that described above where an applicant agrees to replacement plantings that are demonstrated to provide greater benefit to shoreline ecological processes than would be provided by strict application of this section.

15.05.090 Urban Conservancy Environment.

(3) General Requirements (e) *Vegetation conservation area*. The required setback area shall be considered a vegetation conservation area. Within the vegetation conservation area, no more than ~~30~~ 15 percent of the area with existing native shoreline vegetation shall be cleared, and a minimum of ~~70~~ 80 percent of existing native trees shall be retained. Trees determined by the city to be hazardous or diseased may be removed. Additionally, the director may allow removal of vegetation exceeding that described above where an applicant agrees to replacement plantings that are demonstrated to provide greater benefit to shoreline ecological processes than would be provided by strict application of this section.

Table (15.05.070 (6) Vegetation Conservation

	Shoreline Environment		
	Shoreline Residential	Urban Conservancy	Natural
General standards for all development and uses (further detailed by specific use regulations below)			
Height ¹	35 feet	35 feet	35 feet
Shoreline setbacks ²	50 feet from OHWM or as required for protection of critical areas, whichever is greater	50 feet from OHWM or as required for protection of critical areas, whichever is greater	100 feet from OHWM or as required for protection of critical areas, whichever is greater
Vegetation conservation area	Conserve 50 <u>70%</u> (minimum) of native vegetation and 60 <u>70%</u> (minimum) of native trees in setback	Conserve 70 <u>85%</u> (minimum) of native vegetation and 70 <u>80%</u> (minimum) of native trees in setback	Conserve 100% of native vegetation and 100% of native trees in setback