

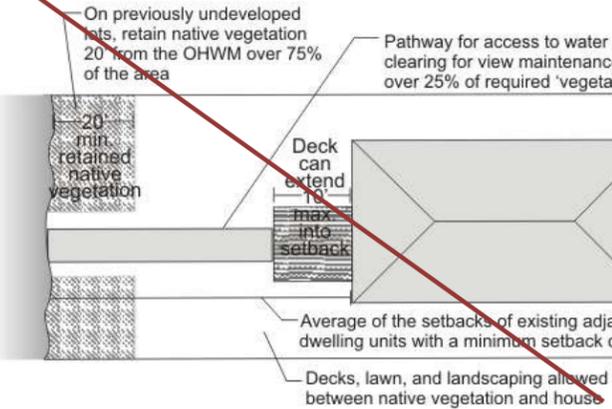
The following changes are required to comply with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III);

ITEM	SMP PROVISION	TOPIC	BILL FORMAT CHANGES [<u>underline-additions</u> ; strikethrough-deletions]	CITY RESPONSE {ACCEPTANCE OR ALTERNATIVE}	ECOLOGY RATIONALE - CITY RESPONSE – ECOLOGY FINAL ACTION
1	Chapter 2 – Environment Designations Section B. Shoreline Environment Designation Maps	Shoreline Jurisdiction	The Shoreline Environment Designation Maps can be found in Appendix A. Pursuant to WAC 173-26-211, the maps illustrate the shoreline environment designations that apply to all shorelines of the state within the City of Lake Stevens’ jurisdiction. The lateral extent of the shoreline jurisdiction shall be determined for specific cases based on the location of the ordinary high water mark (OHWM), effective floodway, and presence of associated wetlands. The maps should be used in conjunction with the Environment Designation tables in Section C below. In the event of a mapping error, the City will rely upon the boundary descriptions and the criteria in Section C below.	No Alternative - City Accepted Ecology’s Required Change	Ecology Rationale: The required change is necessary to ensure appropriate reference to the FEMA “Floodway” which may change as a function of FEMA’s issuance to updated FIRM maps. <i>Note: the City provides reference in Chapter 3, Section B (Policies and Regulations), 5 (Flood Hazard Reductions), c. (Regulations), 1.b. to the “Flood Insurance Study for Snohomish County, Washington and incorporated areas” dated November 8, 1999.</i> <u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.2, April 22, 2013.</u> Ecology Final Action: Required Change accepted amended text to be part of approved SMP.
2	Chapter 4 – Shoreline Modifications Section C.3.c Overwater Structure (OWS) Regulation (Pg. 56)	Pier/Dock Alternative Design	20. Alternative Design. The City shall approve new, replaced or additions to docks different from the standards below subject to Washington Department of Fish and Wildlife approval of an alternate project design of a width up to 6 feet for new docks or up to existing width on legally existing docks in the first 30 feet, limited to the following features: size of pilings, replacement area, and/or different decking requirements subject to a Hydraulic Permit Approval. With submittal of a building permit, the applicant shall provide documentation that the Washington Department of Fish and Wildlife has approved the alternative proposal design.	No Alternative - City Accepted Ecology’s Required Change	Ecology Rationale: In order to maintain consistency with the planning assumptions described within the City’s Cumulative Impact Assessment and to ensure consistency with the No Net Loss (NNL) policy goal of the SMP-Guidelines, flexibility related to the alternative design provision with the City’s SMP, must be limited to Pier/Dock elements that commonly vary through use of a range of similar dock construction materials. Defining the limits to this flexibility will ensure that the City’s ability to satisfy NNL requirements (WAC 173-26-186 (8)) are not compromised. Further, shifting the authority to WDFW to adjust any SMP standard places an unreasonable burden on WDFW staff, as they may be asked to waive SMP-standards outside of their agencies regulatory focus/authority, which would undermine the City and Ecology’s obligation to maintain consistency with SMA/ SMP-Guideline implementation obligations. <i>Therefore, the identified amendment is necessary to limit WDFW consideration of alternative project design to project specific elements such as piling material/size and decking requirements.</i> <u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</u> Ecology Final Action: Required Change accepted amended text to be part of approved SMP.
3	Chapter 4 – Shoreline Modifications Section C.3.c OWS Regulation (Pg. 60)	Pier/Dock Replacement	Replacement of Existing Private Pier or Dock 25. Proposals involving replacement of the entire private pier or dock, or 50 percent or more of the pier-support piles can be replaced up to 100% of the size-area (square footage and dimension) of the existing pier or dock and shall comply with the following standards: a. Decking: All replacement piers must include decking with a minimum of 40 percent open space as described in subsection c.24.a. above. b. Replacement piles must be sized as described above under subsection 24.b, and must achieve the minimum 12-foot spacing to the extent allowed by site-specific engineering or design considerations. <u>c. Width shall comply with “New Private, Non-Commercial Piers” standards (see Chapter 4 Section C.3.c.24.d).</u>	No Alternative - City Accepted Ecology’s Required Change	Ecology Rationale: The required changes are necessary to satisfy no net loss requirements, mitigate impacts to shoreline ecologic functions as recommended within the City’s Shoreline Analysis and Cumulative Impact Analysis (Watershed & Makers, 2010 and 2011) and to ensure consistency with Pier/Dock standards (173-26-231.3.b) from the SMP Guidelines. <i>The SMP-Guidelines (WAC 173-26-231.3.b) characterize Pier/Docks as a Shoreline Modification, which should be restricted to the minimum size necessary and “designed and constructed to avoid or, if that is not possible, to minimize and mitigate the impacts to ecological functions” (Ecology, 2011). Pier/dock width greater than 4-feet within “nearshore” areas have not been shown to be consistent with SMP-Guideline requirements associated with Protection of Ecological Functions (WAC 173-26-201-2-c) and Environmental Mitigation (Mitigation Sequencing) at WAC 173-26-201 (2) (e). Mitigation Sequencing requires that Master programs first avoid impacts, then for those impacts that cannot be avoided, jurisdictions are to minimize impacts. Finally remaining impacts which could not be avoided, or minimized, are to be mitigated as the third and final step in the sequence (Ecology, 2011). As analyzed and provided within the City’s Shoreline Inventory/Characterization Report (Watershed & Makers, 2010), the City’s Cumulative Impact Assessment (Watershed & Makers, 2011) and the Snohomish Basin Salmon Conservation Plan (SBSRF, 2005) existing habitat is recommended for “protection” and/ or “restoration” through reduction of overwater cover and in-water structures. The Shoreline Inventory/Characterization Report (Watershed & Makers, 2010; 47) recommends that SMP Pier/Dock standards provide clear “replacement” and “repair” definitions and standards consistent with the SMP-Guideline section WAC 173-26-231-3b and “clear dimensional standards for new piers and replacement/modified piers”, that are consistent with Washington Department of Fish & Wildlife (WDFW) practices on the lake.</i> <i>The City’s Cumulative Impact Assessment (Watershed & Makers, 2011) cites adverse affects to shoreline ecological functions associated with Pier/Dock construction and provides a conclusion that the SMP will satisfy the No Net Loss of Ecological Functions requirement, when ecological improvements (such as use of transparent grating, reduction of overwater/in-water structure) are</i>

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					<p>incorporated into replacement dock proposals. Therefore, the required change is necessary to implement the recommendations of the City's supporting analysis and to ensure compliance with applicable SMP-Guideline requirements.</p> <p><u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</u></p> <p>Ecology Final Action: Required Change accepted amended text to be part of approved SMP.</p>
4	<p>Chapter 4 – Shoreline Modifications Section C.3.c OWS Regulation (Pg. 60)</p>	Pier/Dock Additions	<p>27. When proposed additions to a private residential pier result in a pier that exceeds the maximum total length or width allowances for new docks as described in c.24 above, the addition may be proposed under a Variance application and subject to the following provisions:</p> <p>a. The applicant must remove any in-water structures rendered obsolete by the addition;</p> <p>b. The additional length of walkway or ell must be no wider than <u>4 feet within the first 30 feet from shore and up to 6 feet for walkway or ell sections located more than 30 feet from shore</u>;</p> <p>c. The decking of all new pier elements include decking with a minimum of 40 percent open space as described in subsection c.24.a. above; and</p> <p>d. Any proposed new piles must comply with standards under subsection c.24.b. above.</p>	<p>No Alternative - City Accepted Ecology's Required Change</p>	<p>Same rationale as item #3 above.</p> <p><u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</u></p> <p>Ecology Final Action: Required Change accepted amended text to be part of approved SMP.</p>
5	<p>Chapter 5 – Use Policies & Regulations Provision C.8.a. Residential Use, Applicability definition (Pg. 84)</p>	Residential Applicability definition	<p>8. Residential Development</p> <p>a. Applicability</p> <p>Residential development means one or more buildings, or structures, lots, parcels or portions thereof which are designed for and used or intended to be used to provide a place of abode, including single-family residences, duplexes, other detached dwellings, floating homes, multi-family residences, mobile home parks, residential subdivisions, residential short subdivisions, and planned residential development, together with <u>normal appurtenances common to a single-family residence pursuant to WAC 173-27-040 (2) (g).</u> accessory uses and structures normally applicable to residential uses, including, but not limited to, garages, sheds, tennis courts, swimming pools, parking areas, fences, cabanas, saunas, and guest cottages. Residential development does not include hotels, motels, or any other type of overnight or transient housing or camping facilities.</p>	<p>No Alternative - City Accepted Ecology's Required Change</p>	<p>Ecology Rationale: The definition for “Residential Use” provided through the “Applicability” statement in the City’s SMP is too broad and conflicts with other definitions provided in the SMP. Therefore, the proposed provision is inconsistent with the Residential Use description in the SMP-Guidelines at WAC 173-26-241.</p> <p>On page 98 of the SMP, the City has defined “Appurtenance” consistent with WAC 173-27-040(2) (g). However, as noted above the subject provision provides a much broader description of Residential Uses, which includes reference to “accessory uses”, which again broadens the potential application of Residential Uses in a manner that is not consistent with WAC 173-27, or applicable sections of the SMP Guidelines. Broad applicant of undefined Residential Use elements beyond the scope of “normal appurtenance”, could undermine cumulative impact assumptions anticipated by both the SMA and supporting materials relied upon for the local SMP-update. Cumulative impacts to shoreline ecological functions must be considered as part of this SMP-update.</p> <p>Therefore, Residential Use elements are authorized to include “normal appurtenances” (WAC 173-27), but cannot be broadly defined, as anticipation of the scope and intensity of future development is necessary to inform the cumulative impact assessment and overall assessment of no net loss resulting from implementation of the updated SMP. Therefore, this required change is necessary to appropriately define the scope and description of “Residential Uses” and “normal appurtenances”.</p> <p><u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</u></p> <p>Ecology Final Action: Required Change accepted amended text to be part of approved SMP.</p>
6	<p>Chapter 5 – Use Policies/Regulation Provision C.8.c.3.a.i (Pg. 85)</p>	New Residential Setbacks	<p>3. New residential development, including new structures, new pavement, and additions, within shoreline jurisdiction on lakes shall adhere to the following standards:</p> <p>a. Setbacks:</p> <p>i. New buildings: Set back all covered or enclosed structures <u>the average of the setbacks of existing houses on adjacent lots on both sides of the subject parcel</u>, with a standard minimum setback, which is a lake setback of <u>60 feet from the OHWM (consisting of 50 feet from the OHWM plus an additional 10 foot</u></p>	<p>[CITY ALTERNATIVE LANGUAGE – as shown in italic text below]</p> <p>3. New residential development, including new structures, new pavement, and additions, within shoreline jurisdiction on lakes shall adhere to the following standards:</p> <p>a. Setbacks:</p> <p>i. New buildings: Set back all covered or enclosed structures with <u>a standard</u> minimum setback,</p>	<p>Ecology Rationale: The subject provision, as proposed does not provide any limits or necessary details describing how the Shoreline Administrator would evaluate the need to waive or reduce shoreline setback standards. Further, the subject provision does not include a restriction to limit new structures from being constructed waterward of existing adjacent structures on neighboring lots.</p> <p>Therefore, the required changes are necessary to ensure consistency with the City’s Cumulative Impact Analysis related to anticipate impacts resulting from future shoreline development. The change is also necessary to ensure consistency with the City’s stated Shoreline Residential Management Policies (Chapter 2, Section C.4.c.), General Use Policies (Chapter 5, Section C.1.b.),</p>

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			<p>building setback]. Where the Shoreline Administrator finds that an existing site does not provide sufficient area to locate the residence entirely landward of this setback, the Shoreline Administrator may allow the residence to be located closer to the OHWM, provided all other provisions of this SMP are met and impacts are mitigated.</p>	<p>which is a lake setback of 60 feet from the OHWM (consisting of 50 feet from the OHWM plus an additional 10 foot building setback). Where the Shoreline Administrator finds that an existing site does not provide sufficient area to locate the residence entirely landward of this setback, the Shoreline Administrator may allow the residence to be located closer to the OHWM, provided all other provisions of this SMP are met and impacts are mitigated.</p> <p>ii. Existing buildings: The setback is at the face of the existing single-family residence if less than the standard setback. The <u>footprint of the</u> existing structure may be expanded up to 600 square feet within the area between the standard setback and the face of the structure, pursuant to mitigation sequencing in Chapter 3 Section B.4.c.4, and including mitigation proportional (1:1) to the setback area impacted through planting of vegetation or low impact development techniques on the shore and up to 20 feet landward and in conformance with all other regulations including side setbacks and impervious surface requirements. Additional expansion may occur landward of the standard setback in conformance with all other regulations.</p> <p>iii. Building overhangs are allowed to extend no more than 18 inches into the building setback.</p> <p>iv. <u>Patios and decks: Uncovered patios made with porous materials or above grade decks may extend a maximum of 10 feet into the building setback, up to within 50 feet of the OHWM. See Section d below for exception to this requirement.</u></p>	<p>Residential Use Policies (Chapter 5, Section C.8.b 1-7), or applicable SMP-Guideline standards (No Net Loss 173-26-186, Residential Use 173-26-241.3.j).</p> <p>As referenced above, a provision intended to limit construction of new residential structures waterward of adjacent structures on neighboring parcels, was included in previous drafts of the City's updated SMP. However, this provision limiting waterward migration of residential structures was not included in the locally approved SMP (Ord. #856). The identified change is necessary to ensure that the City's SMP is consistent with the policies listed above and the City's Final Cumulative Impact Analysis (Watershed and Makers, 2011). The City's analysis reiterate the importance of preserving shoreline setbacks by limiting waterward migration of residential structures closer to the shoreline to maintaining shoreline ecological functions to satisfy the no net loss goal of the master program update. The analysis refers to the "Average Setback" within the Shoreline Residential environment surrounding Lake Stevens, as greater than 60-feet, and provides the following conclusion related to potential cumulative impacts related to redevelopment potential of existing residential structures around the lake:</p> <p>"Although it would be possible, in some instances, for residences to be relocated closer to the shoreline than their existing condition, they would not be allowed further waterward than the greater of 60 feet or the average of their two adjacent structures. Presumably, this will continue to maintain an average setback greater than 60 feet, thereby minimizing the likelihood of additional degradation of ecological functions." (Watershed and Makers, 2011:26).</p> <p>Therefore, in order to ensure consistency with the City's analysis of no net loss, the required change is necessary to manage waterward migration through redevelopment of residential structures to maintain consistency with SMP-Guideline requirements.</p> <p><u>CITY RESPONSE – [Alternative Proposed] The Addendum to the Cumulative Impacts Analysis includes the analysis for the alternative language. In summary, SMP standards which apply a 60-foot minimum structural setback, as well as vegetation conservation standards which require mitigation sequencing to avoid, minimize, and compensate for impacts to vegetation throughout shoreline jurisdiction, are expected to maintain existing water quality, vegetative, and habitat functions along the City's developed residential shorelines. Requiring an additional averaging of adjacent home setbacks to further restrict home setbacks from shore does not increase the median setback on the lake. The SMP also includes provisions which limit the amount of impervious surface on residential lots to 40 percent, except for very small lots or unless compensatory native riparian plantings are installed.</u></p> <p><u>In addition, Council approved more specific language for expansions into the side setback to clarify the intent of the allowance as a footprint, not a total square foot. Approved by Ordinance No. 889, Section 3.12, April 22, 2013.</u></p> <p>Ecology Final Action: The City's alternative is consistent with the purpose and intent of Ecology's original required change. Further, as demonstrated by the City within an Addendum (Watershed, 2013) to the Cumulative Impact Analysis, the proposed alternative is not anticipated to result in a net loss of shoreline function and will not reduce protection when compared to Ecology's Required Change. Therefore, the City's alternative language can be included as part of the final approved SMP.</p>
7	Chapter 5 – Use Policies/Regulation Provision C.8.c.3.d. (Pg. 87)	New Residential Development Patio	d. If there is no bulkhead, or if a bulkhead is removed, a small waterfront deck or patio can be placed <u>along within</u> the shoreline <u>setback</u> provided <u>the property owner agrees to not construct a bulkhead or install any hard shoreline stabilization to protect the deck in the future, and:</u>	No Alternative - City Accepted Ecology's Required Change	<p>Ecology Rationale: This required change is necessary to ensure that a property owner understands that a patio or deck constructed under this provision cannot be protected in the future with a bulkhead or hard stabilization. Therefore, the patio/deck should be installed at an appropriate location far enough away from the shoreline edge to not need protection in the future.</p> <p><u>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</u></p> <p>Ecology Final Action: Required Change accepted amended text to be part of approved SMP.</p>

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8	Chapter 5 – Use Policies/Regulation Provision C.8.c.3.e. (Pg. 87)	New Residential Development Patio	e. All property owners who obtain approval for a waterfront deck or patio in exchange for removing a bulkhead and retaining or planting native vegetation must prepare, and agree to <u>not construct a bulkhead or install hard shoreline stabilization to protect the deck in the future, and</u> adhere to, a shoreline vegetation management plan prepared by a qualified professional and approved by the Shoreline Administrator that:	No Alternative - City Accepted Ecology's Required Change	Same rationale as provided above under Item #7. CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013. Ecology Final Action: Required Change accepted amended text to be part of approved SMP.
9	Chapter 5 – Use Policies/Regulation Provision C.8.c.4. (Pg. 88)	New Residential Development Vegetation Retention	4. For new development on previously undeveloped lots, any existing native vegetation shall be retained along the shoreline to <u>a minimum of 50-feet 20-feet upland</u> from the OHWM. If little or no native vegetation exists on the previously undeveloped lot, native vegetation shall be planted along the shoreline to 20 feet from the OHWM. 25 percent of the required vegetated area can be cleared or thinned for view maintenance and waterfront access, provided 75 percent of the area remains vegetated. Invasive species may be removed, vegetation trimmed, and trees —limbed up from the ground to provide views. In the 25 percent cleared area, pathways for access to the water are allowed.	<p>[CITY ALTERNATIVE LANGUAGE – delete provision]</p> <p>4.—For new development on previously undeveloped lots, any existing native vegetation shall be retained along the shoreline to 20 feet from the OHWM. If little or no native vegetation exists on the previously undeveloped lot, native vegetation shall be planted along the shoreline to 20 feet from the OHWM. 25 percent of the required vegetated area can be cleared or thinned for view maintenance and waterfront access, provided 75 percent of the area remains vegetated. Invasive species may be removed, vegetation trimmed, and trees “limbed up” from the ground to provide views. In the 25 percent cleared area, pathways for access to the water are allowed.</p> <p>Property owners must prepare, and agree to adhere to, a shoreline vegetation management plan prepared by a qualified professional and approved by the Shoreline Administrator that:</p> <p>a.—Requires the preparation of a revegetation plan,</p> <p>b.—Requires the native vegetation to consist of a mixture of trees, shrubs and groundcover and be designed to improve habitat functions,</p> <p>c.—Includes appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake water quality, and</p> <p>d.—Includes a monitoring and maintenance program.</p> <p>This plan shall be recorded as a covenant against the property after approval of the Shoreline Administrator. A copy of the recorded covenant shall be provided to the Shoreline Administrator.</p> <p>Property owners who provide more native vegetation than the minimum required can apply any additional vegetation over 20 feet to take advantage of the incentives described in subsection c.3.c and c.3.d above. For example, if 30 feet of vegetation is provided, 10 feet can be applied to the calculations described in subsection c.3.c above, for a total increase in impervious surface area of 4%.</p>	<p>Ecology Rationale: The City has <u>not</u> demonstrated that limiting vegetation retention to 20-feet upland of the OHWM will adequately protect water quality or habitat shoreline ecological functions pursuant to the SMP-Guideline at WAC 173-26-201(3) (d) (i). The City’s Critical Areas Ordinance (CAO) list Lake Stevens as a “Fish and Wildlife Habitat Conservation Area” (FWHCA), for which buffers range from 50’ to 150’ upland of the OHWM. Further, the City’s. SMP’s must include policies and regulations designed to achieve no net loss of shoreline ecological functions (WAC 173-26-186 (8) (b)).</p> <p>This change is required to ensure compliance with SMP-Guideline requirements related to Governing Principles of the Guidelines within WAC 173-26-186 (No Net Loss), Basic Concepts within WAC 173-26-201-2 (Use of Scientific/Technical Information, Adoption of Policies/Regulations and Protection of Ecological Functions).</p> <p>CITY RESPONSE – [Alternative Proposed] The Addendum to the Cumulative Impacts Analysis includes the analysis for the alternative language. In summary, SMP standards which apply a 60-foot minimum structural setback, as well as vegetation conservation standards which require mitigation sequencing to avoid, minimize, and compensate for impacts to vegetation throughout shoreline jurisdiction, are expected to maintain existing water quality, vegetative, and habitat functions along the City’s developed residential shorelines. The SMP also includes provisions which limit the amount of impervious surface on residential lots to 40 percent, except for very small lots or unless compensatory native riparian plantings are installed. For those few undeveloped waterfront lots on the City’s shorelines, the presence of critical areas will limit significant encroachment on shoreline functions in most cases. Where roads presently separate existing residential development from the shoreline, the setback standards landward of the road have little bearing on shoreline functions relative to stormwater management and road maintenance practices.</p> <p>Therefore, the City’s alternative language is to remove Section 4 in its entirety. Approved by Ordinance No. 889, Section 3.16, April 22, 2013.</p> <p>Ecology Final Action: City’s alternative language is consistent with the purpose and intent of Ecology’s January 4th, 2013 Required Change and since the City has agreed to remove the original provision, which could have reduced protection of shoreline riparian vegetation, no further analysis is required.</p>

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				<p>New development on previously undeveloped lots</p>  <p>Figure 1. Standards for new development on previously undeveloped lots.</p> <p>a. — Maximum impervious area 40%.</p> <p>b. — Also see regulations for shoreline stabilization and docks and floats in Chapter 4.</p>	
10	Chapter 5 – Use Policies/Regulation Provision C.8.c.7. (Pg. 89)	New Residential Development Creation of New Lots	<p>7. The creation of new residential lots within shoreline jurisdiction on lakes shall be prohibited unless the applicant demonstrates that all of the provisions of this SMP, including setback and size restrictions, can be met on the proposed lot. Specifically, it must be demonstrated that:</p> <ol style="list-style-type: none"> The residence can be built in conformance with all applicable setbacks and development standards in this SMP. Adequate water, sewer, road access, and utilities can be provided. The intensity of development is consistent with the City's Comprehensive Plan. The development will not cause flood or geological hazard to itself or other properties. <p><u>e. Land-division creating four or more new parcels shall provide Public Access (see Chapter 2 Section 4.c.5. and Chapter 3 Section B.7.).</u></p> <p>In addition, new residential development on new lots that contain intact native vegetation shall conform to the regulations of subsection c.4 above. (See also vegetation conservation standards in Chapter 3 Section B.11).</p>		<p>Ecology Rationale: This required change is necessary to ensure internal consistency between the subject provision and a “Public Access” related provision within Chapter 3 – Section B.7., and to satisfy SMP-Guideline requirements related to Residential subdivision that create four or more new parcels (WAC 173-26-241.3.j).</p> <p>CITY RESPONSE – [Accepted] Approved by Ordinance No. 889, Section 3.6, April 22, 2013.</p> <p>Ecology Final Action: Required Change accepted amended text to be part of approved SMP.</p>

References:

The Watershed Company. April 2013. Addendum to the December 6, 2011 Cumulative Impacts Analysis for the City of Lake Stevens Shorelines: Lake Stevens, Catherine Creek, and Little Pilchuck Creek. Prepared for the City of Lake Stevens Planning and Community Development Department, Lake Stevens, WA.

Watershed & Makers 2010, The Watershed Company and Makers. February 2010. DRAFT Shoreline Analysis Report for the City of Lake Stevens Shorelines: Lake Stevens, Catherine Creek, and Little Pilchuck Creek. Prepared for the City of Lake Stevens Planning and Community Development Department, Lake Stevens, WA.

Watershed & Makers 2011, The Watershed Company and Makers. December 2011. Cumulative Impacts Analysis for the City of Lake Stevens Shorelines: Lake Stevens, Catherine Creek, and Little Pilchuck Creek. Prepared for the City of Lake Stevens Planning and Community Development Department, Lake Stevens, WA.

Snohomish Basin Salmon Recovery Forum (WRIA 7). 2005. Snohomish River Basin Salmon Conservation Plan Final. June 2005.

Department of Ecology. 2011. Shoreline Master Program Handbook; SMP Updates Piers, Docks and other structures. Accessed at: http://www.ecy.wa.gov/programs/sea/shorelines/smp/handbook/pdf/Piers_docks_guidance_1-10-11.pdf