

# Carnation's SMP Experience

**Fall Shoreline Planners  
Coordination Meeting**

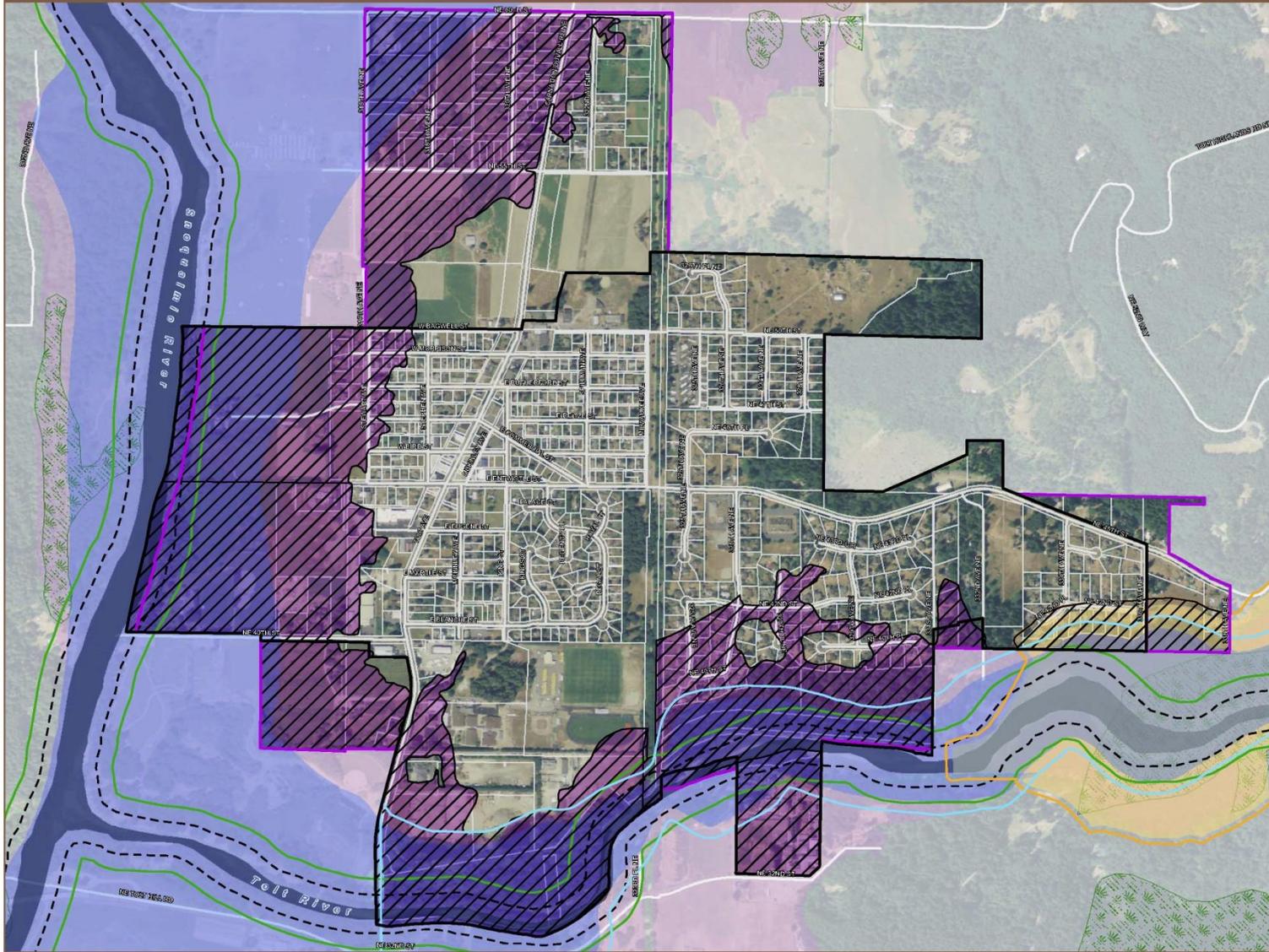
October 27, 2011



# Carnation is...

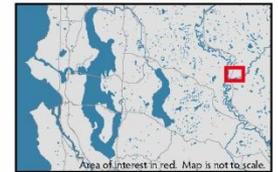
- At the confluence of the Tolt and Snoqualmie Rivers in the lower Snoqualmie River Valley (WRIA 7)
- A small city
  - 1.1 mile UGA
  - current population 2,000
  - build-out population 4,000
- Approximately 340 acres (40%) in flood hazard area (floodplain, floodway and CMZ)

# OVERVIEW OF ASSESSMENT AREA



## CITY OF CARNATION PROGRAMMATIC FLOODPLAIN HABITAT ASSESSMENT

# DRAFT



### MAP LEGEND

- Floodway <sup>2</sup>
- Floodplain <sup>2</sup>
- Wetlands <sup>2</sup>
- Channel Mitigation Hazard Area (CMHA) <sup>2</sup>
- 50' CMHA Setback <sup>3</sup>
- 100' Tolt River Setback <sup>1</sup>
- 115' Stream Buffer <sup>3</sup>
- 250' Riparian Habitat Zone <sup>3</sup>
- Protected Area <sup>3</sup>
- City Boundary
- Urban Growth Area

Date: February 22, 2011

Data source:

<sup>1</sup> Roth Hill, LLC; <sup>2</sup> King County GIS Department;

<sup>3</sup> The Watershed Company (TWC)



Note: Base map and all features are projected from GIS data available from source(s) listed above. TWC has no warranties for any materials and is not liable for any errors or omissions.

# City of Carnation Zoning Map May 2011

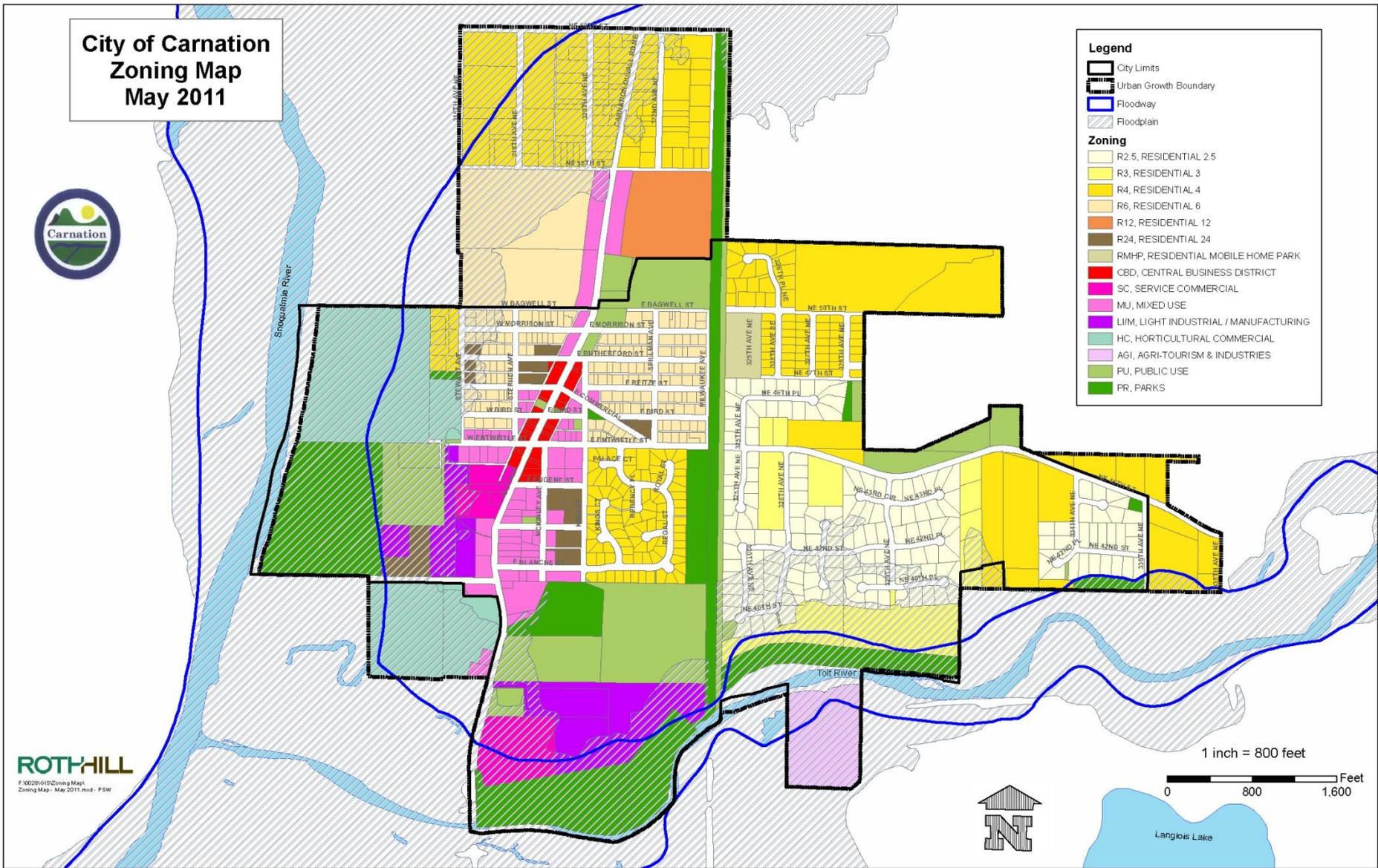


**Legend**

- City Limits
- Urban Growth Boundary
- Floodway
- Floodplain

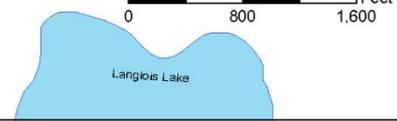
**Zoning**

- R2.5, RESIDENTIAL 2.5
- R3, RESIDENTIAL 3
- R4, RESIDENTIAL 4
- R6, RESIDENTIAL 6
- R12, RESIDENTIAL 12
- R24, RESIDENTIAL 24
- RMHP, RESIDENTIAL MOBILE HOME PARK
- CBD, CENTRAL BUSINESS DISTRICT
- SC, SERVICE COMMERCIAL
- MU, MIXED USE
- LI/M, LIGHT INDUSTRIAL / MANUFACTURING
- HC, HORTICULTURAL COMMERCIAL
- AG1, AGRI-TOURISM & INDUSTRIES
- PU, PUBLIC USE
- PR, PARKS



**ROTHHILL**  
F:\0028\019\Zoning Map\Zoning Map - May 2011.mxd - PSW

1 inch = 800 feet  
0 800 1,600 Feet



# Carnation's Current SMP

- Original SMP adopted in 1975
  - Written in 1974 by citizens
  - 16 pages in length
  - STILL IN EFFECT
- SMP Update attempts in 1992 and 1999 were not approved by the Department of Ecology

# 1999 SMP Update

- The 1999 SMP Update was written with the involvement of a Shoreline Citizens Advisory Committee, and had an extensive public process.
- While the 1999 SMP would not meet the WAC requirements currently in effect, the document was a great starting point for the current Update effort
  - especially the goals and policies

# Overview of Carnation's Process

## Task B: Project Initiation

- June 2009 – began Consultant selection process
- August 2009 – Contracted with The Watershed Company and ICF Jones and Stokes (later Berk and Associates) to prepare the SMP Update

# Carnation's Process

## Phase 1: Preliminary Assessment, Jurisdiction and PIP

- Consultant Team developed Public Participation Plan (PIP)
- October 2009 – held a Stakeholders' Introductory meeting hosted by the Planning Board.
  - Overview of SMP Process
  - Decision regarding Jurisdiction

# Shoreline Jurisdiction Options

## 1. Minimum

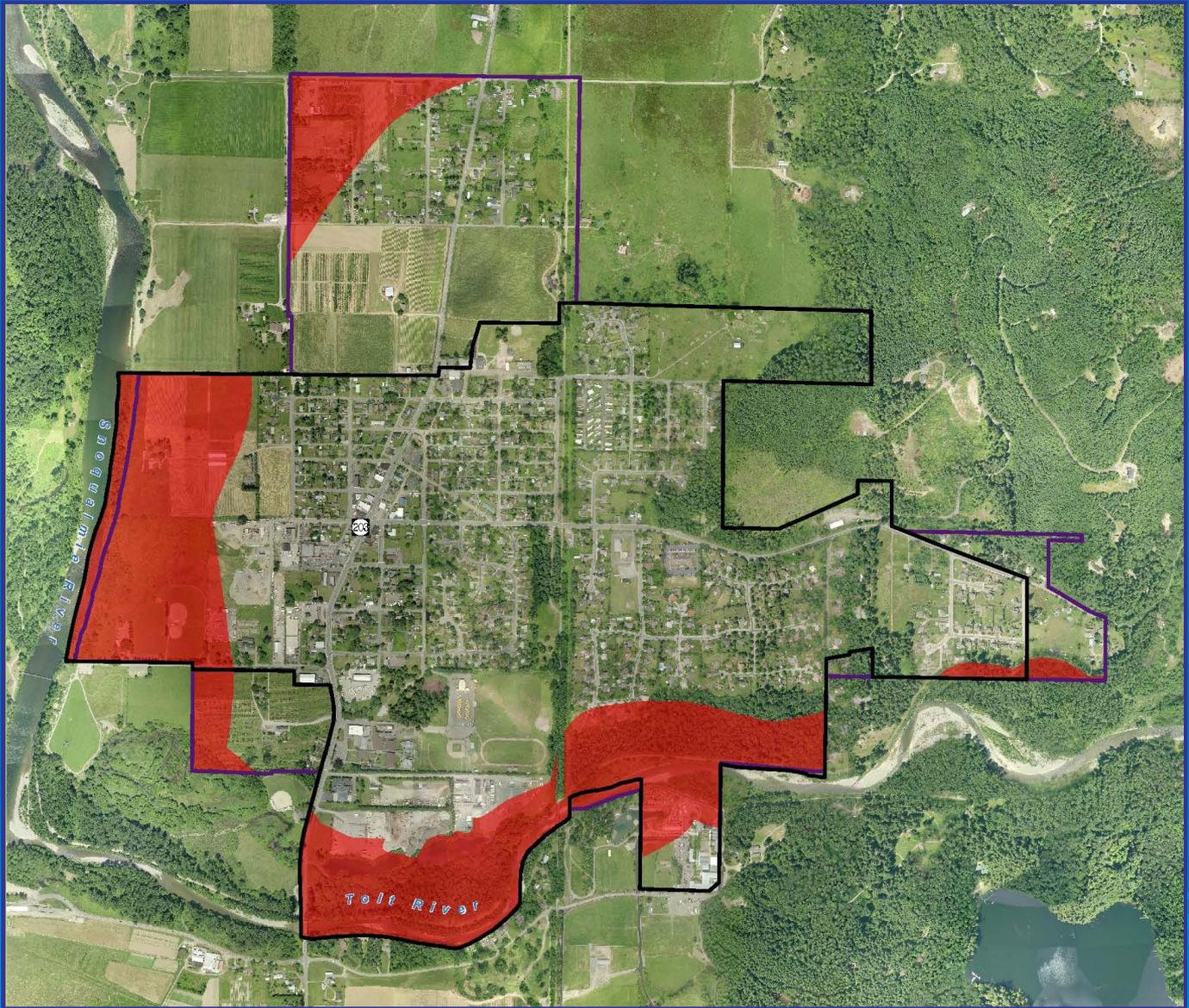
- OHWM + 200 feet
- Floodways
- Floodway-contiguous floodplains up to 200 feet
- Associated wetland

## 2. Floodplain

- Minimum + remainder of 100-year floodplain

## 3. Wetland Buffers

- Minimum + buffers of associated wetlands



**OPTION  
CHOSEN:  
Minimum  
Jurisdiction**

# Carnation's Process

## Phase 2: Shoreline Inventory, Analysis and Characterization

- Following the Introductory Meeting, the Consultant Team proceeded with the Inventory and Analysis Report, which were submitted to Ecology for an informal review.

# Carnation's Process

## Phase 3: Develop Draft SMP and CIA

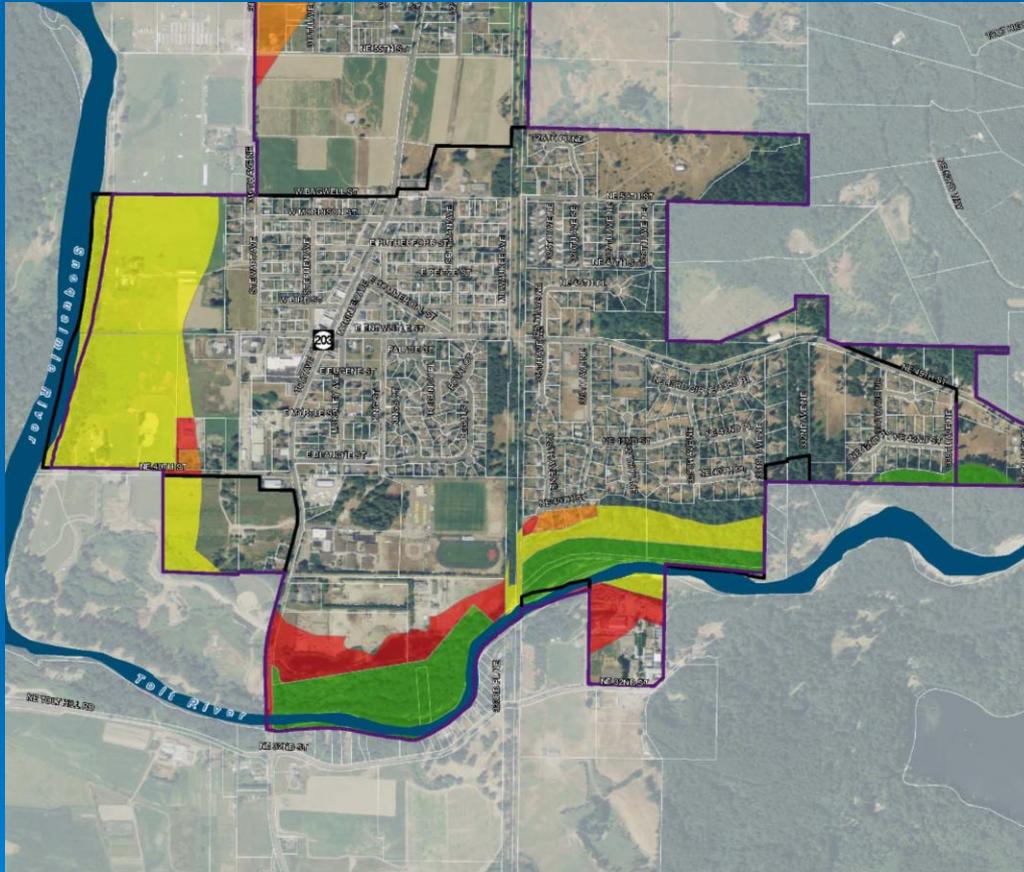
- September 2010 – Stakeholders' Visioning Meeting
  - Presented Inventory and Analysis
  - Presented 1999 Goals and Policies to the Stakeholders and asked what should we change?
- Met with individual shoreline property owners to discuss any future plans and their concerns about the SMP

# Carnation's Process

## Phase 3 continued

- Following the Visioning Meeting, the Team drafted the SMP for City, Ecology review
- June 2011 – met again with shoreline property owners to get their input on proposed designations, use tables etc.
- June 28, 2011 – Stakeholders' Meeting to “roll out” draft SMP

# Shoreline Environment Designations

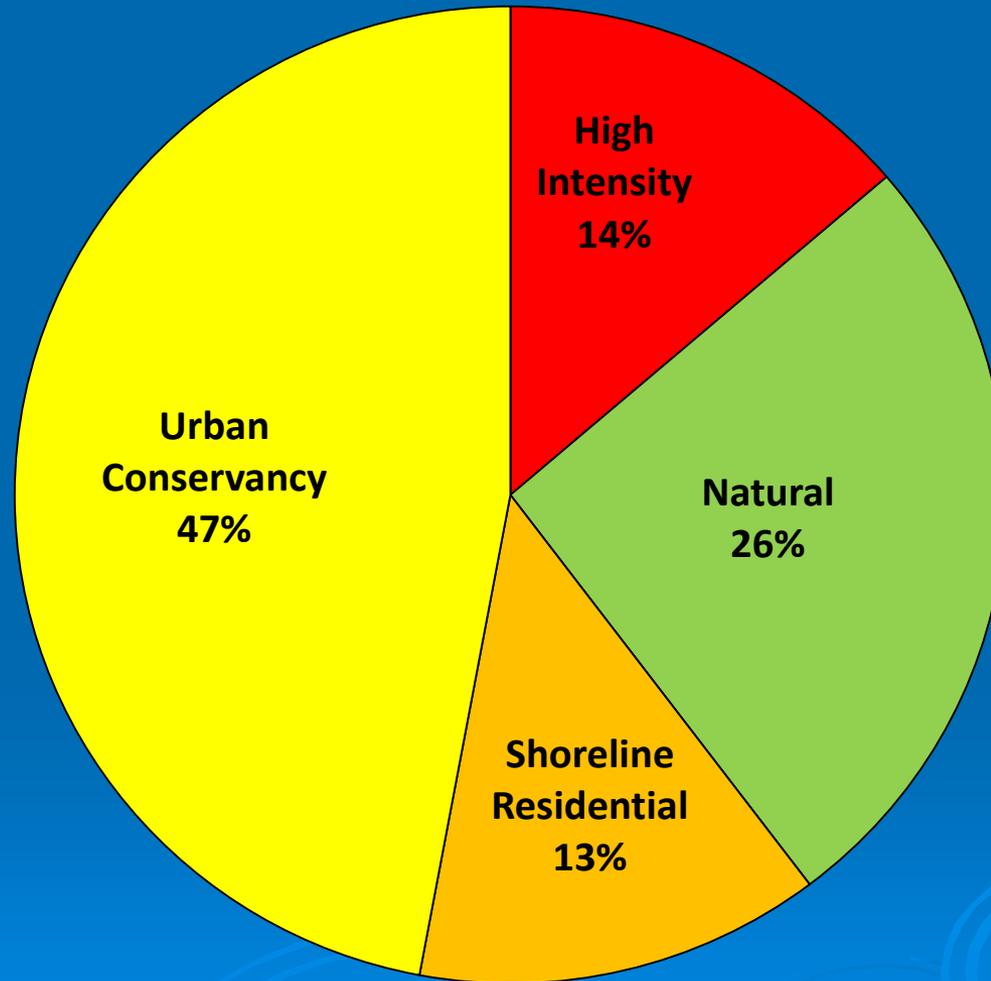


## Environment Designation

-  High Intensity
-  Natural
-  Shoreline Residential
-  Urban Conservancy
-  Aquatic\*
-  City Boundary
-  Urban Growth Area

\* All area waterward of OHWM

# Carnation's Shoreline Environment Designations:



# Shoreline Use and Modification Matrix

- Shoreline uses & modifications allowed by environment designation
  - More lenient: High Intensity
  - More restrictive: Natural
  - Other designations in-between: Urban Conservancy and Shoreline Residential
- Shoreline permit types: Substantial Development Permit (SDP) or Exemption (P), CUP (C), Variance

# Shoreline Use and Modification Matrix: Decision Criteria

- SMP Guidelines
- Differentiate preferred uses from non-preferred
- Differentiating uses based on sensitivity of location
- Reviewing underlying zoning allowances
- In general, P was assigned to as many uses/modifications as possible consistent with the criteria above

# Shoreline Buffers

- Consistent with current Critical Areas Regulations
  - 115 feet from OHWM on Snoqualmie
  - 100 feet from the edge of the channel migration zone on the Tolt (floodway used as proxy for CMZ)
- Uses allowed or permitted in shoreline buffers include public access and water-oriented recreation, water-dependent uses, and projects that result in improvements to shoreline buffer functions or processes

# Carnation's Process

## Phase 4: Restoration Planning, Revisiting SMP and CIA as needed

- Developed Restoration Plan
- Revised SMP per Stakeholder and Ecology Comments
  - Ecology provided on-going review of the draft SMP and Restoration Plan
  - City Attorney reviewed/revised SMP
- July 2011 – Held public hearing before the Planning Board; Board recommended Approval
- August 2011 – Presented SMP to City Council

# Carnation's Process

## Phase 5: Local Adoption

- Continued revisions to the SMP and Restoration Plan per Council and Stakeholder input
- September 2011 - Public Hearing for Local Adoption held before City Council.
  - City Council adopts Resolution directing staff to submit SMP for Agency review
  - Consultant Team finalizes Restoration Plan and CIA and prepares No Net Loss Report
- October 2011 – SMP Update package delivered to Ecology for formal review

# Next steps...

- Ecology Review and approval
- Final adoption by City Council



# Keys to Success

- Using the 1999 Plan as a starting point
- Critical areas buffers met the WAC requirements
- Communication with property owners through-out the process
- Lots of outreach to the community
- Great partners! Ecology, King County, Audubon and the community