



**Staff Note:** Components of this messaging will be utilized on the city’s webpage, Facebook, and within mailers that are sent to residences.

## Draft

## Key Messages for 2020 Camas SMP Review

### Context

The shorelines of our rivers, lakes and streams are an important part of our community, not only for people to enjoy, but for healthy natural resources and wildlife too. Protecting and enhancing these spaces we share, particularly our water, is essential to the long-term health of our community.

The City of Camas is updating its policies about shoreline development. Whether you live or work near shorelines or visit them for recreation, the City needs your input to help keep the Shoreline Master Plan (SMP) current, accurate and relevant.

Proposed changes in Camas could make permits for many types of shoreline development easier to obtain, and less often required — especially for homeowners. Some development could require restoring the affected environment afterward — which typically involves planting trees and other vegetation.

### Background

Cities and counties in Washington State are required to review their shoreline land-use policies and regulations every eight years. These local *shoreline master programs* (SMPs) are adopted and approved by local government and the state’s Department of Ecology. The Camas SMP is due for review and update in 2021.

Camas and its urban growth boundary have 946 acres on 26 miles of shorelines — along Lacamas Creek, Fallen Leaf Lake, Lacamas Lake, Round Lake, and the Columbia and Washougal rivers. Of those, 136 acres are undeveloped.

### Timeline

An ad hoc committee of community volunteers (the Shoreline Technical Advisory Committee) met on October 4 and December 4, 2019 to review the first draft of amendments and offer feedback to the City.

### Upcoming

- **February 18:** City Council workshop discussion of initial draft and mandatory updates
- **February 27:** Shoreline Technical Advisory Committee meeting to discuss feedback from City Council and the state Department of Ecology, and to prepare for an April Open House.
- **Spring & Summer 2020:** Community Outreach & input, including open houses
- **Fall 2020:** Public hearings

- **Spring 2021: Adoption**

#### Proposed Amendments for 2020 review

Updates to the SMP are expected to be minor. No new set-backs or expansion of shorelines are planned at this time. We hope these changes will make the permitting process easier for everyone who enjoys our streams, lakes and rivers. It's important to protect our natural environment for our community to enjoy and to provide safe, quality habitat for our native wildlife—which is why the City has taken an active role in acquiring, managing and maintaining many of our shorelines in our community.

#### Boundaries and Thresholds

- The dollar amount defining development as “substantial” — thus requiring a permit — would increase to \$7,047, from \$6,416.
- Permits for development that need variances and conditional use would be issued by a hearings examiner rather than a review committee and include a public hearing.
- Permits for substantial development typically would be issued by staff rather than a review committee, no public hearing needed.
- Mill Pond is not subject to the SMP and its status would be clarified.
- Dismantling or removing structures would not require a permit if there were no associated development or re-development.
- Removing invasive species would not require a permit.
- For docks, the dollar amount defining development as “substantial” — thus requiring a permit — would be \$22,500 when replacing a dock with one of equal or lesser square footage; and for a new dock, \$11,200 (increased from \$10,000) including the cost of any further development within five years.
- Also for docks, no permit would be required for disability access improvements.

#### Specifications

##### *Docks and Moorage*

- The maximum length would increase to 150 feet (up from 100) when needed to reach a minimum water depth of 8 feet.
- New moorage would be allowed only if existing moorage is not adequate or available within a certain distance from the property as measured along the shoreline.

##### *Setbacks from Shore*

- Water-dependent commercial uses would be allowed on Urban Conservancy shorelines with at least a 50-foot setback from shore and no more than a 15-foot height. Currently they are prohibited.
- Water-dependent recreational uses would be allowed with a setback from shore of 0, reduced from 100 feet on Urban Conservancy shorelines.
- New trails would be allowed with a 20-foot setback from shore instead of 100 feet.

- The 100-foot setback for roads would be either reduced to 50 feet or waived for existing roads.

#### *Trees and Vegetation*

- Specifications would be made consistent with the City of Camas Tree Ordinance, favoring pruning and reduction over felling and topping.
- Unauthorized tree removal would be punishable with charges and fines.
- Restoration efforts in critical areas would be monitored for five years.

#### *Purpose and Goals*

##### *Economic Development*

Continue to promote economic development that supports and enhances the natural and human environment.

##### *Shoreline Use and Development*

Balance the preservation and development of shorelines to allow for mutually compatible uses. Identify and reserve areas with unique attributes for commercial, residential, industrial, water, wildlife, fisheries, recreational, and open-space uses.

##### *Flood Hazards*

Promote public health, safety, and general welfare, and minimize public and private losses due to flood conditions in specific areas.

##### *Public Access and Recreation*

Increase the ability of the general public to enjoy the water's edge, travel on the water, and view the water and the shoreline from nearby locations.

##### *Transportation, Utilities, and Essential Public Facilities*

Provide facilities without adverse effects on existing use and development or ecology.

##### *Views and Aesthetics*

Protect the public's opportunity to enjoy the physical and aesthetic qualities of shorelines, including views of the water.

##### *Water Quality and Quantity*

Ensure safe, clean water for the public's needs and enjoyment, and protect wildlife habitat.

##### *Conservation*

Protect shoreline resources, vegetation, important shoreline features, shoreline ecological functions and the processes that sustain them.

##### *Restoration*

Re-establish, rehabilitate and otherwise improve impaired shoreline ecology through voluntary and incentive-based programs and actions.

##### *Shoreline Modification and Stabilization*

Avoid or minimize the need for shoreline armoring — and when armoring is necessary, protect ecosystems, shoreline functions, and downstream properties.