

## Additional amendments

Modify this section, as needed, to reflect additional review issues and related amendments. The summary of change could be about Comprehensive Plan and Development regulations, changes to local circumstance, new information, or improved data.

SMP Section	Summary of change	Discussion
Throughout	Remove WAC/RCW/Old SMP references; and “all provisions of this SMP” – it is a given that all provisions apply to any project to be in compliance with the SMP; change City of Leavenworth to Shoreline Administrator, as appropriate	
Throughout	Minor grammar and corrections	
Map – Urban Park	Change designation to match underlying zoning	Land Trust property zoned Recreation currently has a “Shoreline Residential” SMP designation will change to “Urban Park” designation. The approximate are of change is 59,524 square feet.
Map – High Intensity	Change designation (primarily for the floodplain) to match underlying zoning	Johnson property, zoned Commercial currently has an “Urban Park” SMP designation. The proposed change would change a small corner of existing “Urban Park” and most of the floodplain to “High Intensity” to match the existing commercial zoning. The approximate are of change is 131,570 square feet.
Appendix B	Critical Areas updated to match updates made to City regulations in 2019	Ordinance 1597-2019
Reader’s Guide	Updated and simplified text; Table of Content information to be added later	Updated and simplified text
<b>Authority and Purpose</b>		
1.1	Removed RCW language	Simplify text
1.3	Added statement that all development shall be in compliance with SMP	
1.3	Removed items already defined in development (to minimize redundancy); added new exemption for ADA development; added new exception for hazard, boatyard and	

SMP Section	Summary of change	Discussion
	transportation activities; and, included restoration as not applicable	
1.3	Removed reference to County and Federal lands; added, single statement about federal activities.	Does not apply within the City
1.3	Change most recent amendment governing to most protective of ecological function.	Most protective is the generally used standard and prevents potential decrease/loss of function.
1.4	Streamline purposes	Identify the intended action of each purpose; added best available science
1.5.B	Clarify relation of SMP to City Codes	Restated to clarify
1.5.C	Remove County references	
1.5.D	Clarify critical area regulations	Removed duplicated text from item B
1.5.E	Removed as duplicate text	
1.8	Updated to reflect amendment	
<b>Goals and Objectives</b>		
2	Clarify introduction	
2.1	Removed County reference	
2.2	Clarified term	Changed “makes provisions” to Provides
<b>Shoreline Jurisdiction and Environment Designations</b>		
3.1	Clarify/simplify shore jurisdiction introduction	Added statement that the OHWM is defined at the time of development by a professional
3.2	Simplify Environmental Designation introduction.	No need to restate RCW or WAC
3.2.2	Removed Section	Addressed in 3.1
3.2.3 Urban Park	No change	
3.2.4 Shoreline Residential	Remove statement about “adequate land”	Vague term and duplicate of lot size and utility requirements in the Leavenworth Municipal Code
3.2.5 High intensity	Remove requirement to re-designate high intensity for non-water oriented uses.	Non-water oriented uses still limited to no conflict with water-oriented uses and on sites with no direct access to the shoreline.
3.2.5	Remove reference in item 3 and 5	Redundant with requirement to meet state and federal law.
<b>Use Matrix</b>		
3.2.7	Changed to 3.3 and added introduction	
3.3.A	Moved to introduction	
3.3.E	Restated to provide clarity	
3.3.F	Moved to item E	
3.3.G	Removed	Redundant to item D

<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
3.3.H & J	Removed	Redundant – all development must be compliant with the SMP, zoning and subdivision requirements – as stated in Section 1.5
3.3.I	Removed	Unnecessary to define variance
3.3.K	Restated	Aquatic uses may be prohibited if the upland use is prohibitive
3.3.G	New provision	Permitted aquatic uses may have associated uses upland.
3.3.L	3.3.H – removal of exemption statement and no exemption option for an CU uses	Exemptions are addressed in item E; added non-conforming reference
Table 1	Remove “subject to....SMP”	Redundant, all use and development subject to the SMP or prohibited
Table 1 – commercial uses	Changed CU requirements to SD/E	Simplified process
Table 1 – fill	Changed to address in CMZ and outside CMZ	
Table 1 – fill	Removed restoration	Permitted through “shoreline habitat and natural systems enhancement or restoration projects”
Table 1 – forest practices	Removed	No forest designated lands in the City
Table 1 – industrial	Changed SD/E to CU for water-related and nonwatery-oriented uses	Higher level of review to reflect higher intensity of uses.
Table 1 – mining	Prohibited mining	City shorelines are more recreational focused with no known mineral deposits. To avoid conflicts between mining and recreations, recommend prohibiting mining (commercial and recreational).
Table 1 – residential uses	Add Accessory Dwelling Unit uses	Similar impact as duplex which is addressed
Table 1 – shoreline enhancement	Added restoration projects as permitted	Enhancement and restoration are similar work benefiting the shoreline.
Table 1 – Transportation	Changed CU to SD/E for aquatic	Road work required to only occur when no other feasible options
Table 1 – Utilities	Changed CU to SD/E for aquatic	Utilities required to only occur when no other feasible options
<b>Buffers and Development Standards</b>		
3.4	New and expanded section	
Table 2	Add buffers and buffer reductions from section 4.5.2.S	Streamline the development standards with the buffer requirements
Table 2	Removed side yard setback	Redundant to zoning

<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
Table 2	Add note – water-dependent uses exempt from buffer if consistent with SMP	Items like parking associated with a boat launch would meeting the required parking location standards or seek a variance
3.2.8	Moved and simplified to 3.1	
3.4.1	Moved & simplified buffer reduction options from section 4.5.2.S	Removed option for 50% reduction and reduction percentages.
3.4.1.A	Removed “as of the date of this SMP”	Redundant to legally established improved road/railway.
3.4.1.C	Removed reference to A.3 and A.4 (unknown); added option for “an equal” level of function	Retain requirement for mitigation plan; provide for reduction with an equal level of function (same as the 50% reduction option)
3.4.1.D	1.c – moved mitigation plan to a separate section and used similar text to other requirements 2.a – criteria changed to modification of the zoning setbacks would not allow for the standard buffer to be achieved.	
3.4.2	Moved & simplified height modification from section 4.5.2.S Also removed requirement for no adverse impact on adjacent properties as vague	Remove vagueness and streamline regulation
<b>Interpretation and Environment Designation Boundaries</b>		
3.2.9	Changed to 3.5	
3.5.E	Moved to Table 2	
3.3	Removed	Redundant to Section 3.4.2
3.4	Changed to 3.6 and simplified to a set of review criteria	
3.4.3	Included into 3.6	
<b>General Policies and Regulations</b>		
4.2.2 – Ecological Protection and Critical Areas	Simplified text	Mitigation ratios required to be adequate to achieve no net loss of function.
4.3 – Flood Hazard Reduction	Simplified text	
4.3.1	Simplified policies Removed item L as redundant to item B	
4.3.2.B	Corrected appendix reference and simplified text	
4.3.2.D	Removed reference to incorporated municipalities; and removed items 2 and 4	Forest practices not required in the City and mining is prohibited under the draft changes

SMP Section	Summary of change	Discussion
4.3.2.1.2	Removed references for general consistency statement Prohibit subdivision in the CMZ	Additional lots/parcels within the CMZ would encourage future development which is counterproductive to protection of property/environment
<b>Public Access</b>		
4.4.1	Change item A into the introduction	
4.4.1.B and D	Remove “city of Leavenworth” text	Focused policies on action statements, such as to “promote” and “aim”. Policy statements are objectives not requirements. The current language mixes the two concepts.
4.4.1.E	Clarify preferred level of service standard for shoreline access	Removed reference to appendix G (which should be F) will occur with development
4.4.1.F	Removed some text	Redundant implementation occurs with development requirements. Removed review of public access plans with the State law (periodic review), as not required
4.4.1.H	Removed some text	Payment amount for use or purchase of property is negotiated between parties.
4.4.1.I	Restate as policy	
4.4.1.J.1	Removed “significant numbers of single family dwelling”; changed three stories to 35’	Term is vague and could lead to misunderstanding of impact area;
4.4.1.K	Change of terms	“strict compliance” changed to “permitted consistent” with
4.4.1.L	Restate as policy. Remove County reference	
4.4.1.M	Restate as policy; remove reference to derelict, easement, delinquent, surplus or otherwise unproductive land.	
4.4.2.A	Revise text to clarify regulation	Simplify text
4.4.2.C & D	MOVE TO ITEMS 4&5 UNDER B	
4.4.2.D.5	Replace reference to older city plans with general statement	
4.4.2.E	Removed text item 1 and 7	Subdivisions defined in item E making item E.1 redundant. There are no “gap areas” in Leavenworth. Does not apply to the City

<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
4.4.2.E.8	Replace exception items with specific text in item C	References did not match. New text is clearer.
4.4.2.F	Remove “fee in lieu”	There is no fee in lieu of program used by the City
4.4.2.F.2	Reference City standards	Updated to most recent and standard development requirements
4.4.2.F.6	Removed	Redundant to state law
4.4.2.F view corridor	Updated text	
<b>Vegetation Conservation and Shoreline Buffers</b>		
4.5.1.B	Changed to reflect maintenance of buffers rather than creation	Buffers are established
4.5.1.C	Removed reference to County native plant list	Outdated reference; encourage only native plants
4.5.2.A	Removed references	Redundant to SMP requirements
4.5.2.B	Removed text	Redundant to SMP allowances
4.5.2.C	Require mitigation for any adverse impact; removed examples	
4.5.2.D.3	Removed “similar” native tree and allowance for non-native trees; and, removed 1:1 ratio	Any native tree replacement is a beneficial option; ratio to be determined by site conditions.
Table 3	Moved to Table 2	
4.5.2.F	Removed text	Fill is addressed in Section 5.9
4.5.2.G	Removed text	Mitigation sequencing is addressed in Section 4.2; best to have all mitigation in one location.
4.5.2.H	Restate requirement for clarity	
4.5.2.I	Non-native vegetation removal permitted by the Shoreline Administrator	
4.5.2.J	Remove some text	No development in the buffer unless specifically stated in the SMP
4.5.2.K	Remove references to other sections or option for variance	Redundant to the SMP requirements
4.5.2.L	Removed some text	Essential public facilities existing or planned in the shoreline would be challenging to move.
4.5.2.M	Removed text	Court action may trump the SMP – such action to be reviewed at time of permit
4.5.2.N	Simplified example of passive activity vs development	
4.5.2.P	Addressed in Section 5.19	
4.5.2.Q	Addressed in Section 5.20	
4.5.2.R	Simplified reference and permitted stairs when associated with a public trail	Public access is encouraged and stairs may provide an option to reduce

SMP Section	Summary of change	Discussion
		negative impacts due to unmanaged access.
4.5.2.S	Moved to Table 2; some provisions removed, including; setback reduction; chart of reduction options	Complex and not all reduction options are practicable. Additionally, permits prior actions for reduction tools which is vague. Focus on no net loss and/or gain in ecological function.
4.5.2.S	Moved height modification to Section 3.4.2	
4.5.2.S	Shoreline Setback Reduction Options	Removed to streamline process; buffer reduction in Section 3.4.1
4.5.2.S	Remove Additional Standards	Landscape standards will be addressed with no net loss review.
4.5.2.S	Additional buffer reductions	Moved to Section 3.4.1
4.5.2.S	New Development standards – removed or moved to existing SMP	Redundant to existing SMP; combined Urban Park Standards tables into Table 4, Section 5.15
Table 3	Moved to Table 4, Section 5.15	Use chart identifies uses and this section now priorities those uses.
Table 3	Impervious Surface requirements removed	Redundant
Table 3	Parking simplified	
Table 3	Vegetation Management	Simplified
Table 3	Chemical Applications	
Table 3	Pools – removed	Pools required to connect to City wastewater
Table 3	Lighting – removed navigational lights	
4.5.2.S.B/E	Remove additional/specific application requirements for parks	The applicant is required to demonstrate compliance with the SMP through the submittal, there is no need to add a list of items here. Redundant to Section 7.
4.5.2.S.F	Removed flood hazard reduction	When removing and/or recontouring the shoreline for flood hazard reduction that work will include an analysis of vegetation impacts, NNL (no net loss) and shoreline re-stabilization.
<b>Water Quality, Stormwater and Nonpoint Pollution</b>		
4.6.2.E	Require sewer connection	Require City sewer connection for all new development (no septic). Excepting out recreation which may require restrooms in locations not feasible for a sewer line extension.

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4.6.2.F	Removed requirement for all decking and structural materials	If not coming in contact with water then the type of material used can be standard building materials.
<b>Shoreline Modifications and Uses</b>		
<b>Upland Shoreline Modifications and Uses</b>		
5.1 Introduction	Removed text	Simplified text
5.1.2.E	View Corridors - Questions	Does the City want to regulate height impacts? What defines substantial? Is any obstruction of view a problem? If meeting the zoning requirement should a view analysis be required?
5.1.2.E.3.c	Removed	Variance option is the process for all deviation from the standards. There is no need to specifically add text for the height variance.
5.1.2.G	Removed	Require compliance with LMC appendix G
<b>Aquatic Shoreline Modification and Use Regulations</b>		
5.2.2.A	Clarified	Modified to clarify when shoreline stabilization and dredging may be acceptable.
5.2.2.B	Removed	Addressed in Table 2
5.2.2.C	Removed	Other required permits do not need to be listed (only reference in code)
5.2.2.D	Removed	Timing of the work is addressed through other agencies based on environmental needs.
5.2.2.T	Removed	All development is required to consider mitigation sequencing and comply with Critical Area Regulations, Appendix B.
<b>Agriculture</b>		
5.3.2.A	Change item A to introduction	The existing language is more of an introduction not a regulation.
5.3.2.A	Removed some applicability	The City (UGA and surrounding County) does not include designated agricultural lands. Therefore, regulations around agricultural activities can be streamlined.
5.3.2.C	Removed	No Net Loss already addressed and required.
5.3.2.D.1	Removed	Type of permit required is addressed in the matrix and chapter 7
5.3.2.D.2, 4-7	Removed	Uses are addressed in the matrix



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<b>Aquaculture</b>		
5.4.2.C	Removed some text	All development is required to complete mitigation sequencing.
5.4.2.D & H	Removed	Review process defined in section 7
5.4.2.O	Removed bonding language	Bonding becomes less effective the longer the life of the project. This is not an effective way to address the potential safety hazard
5.4.2.J	Removed dock reference	Docks not permitted
5.4.2.P	Application requirements, moved to Section 7, retained last three items which are regulations more than application requirements	Application requirements are a better fit under Section 7
<b>Boating Facilities</b>		
5.5 Introduction	Clarified Introduction – removed redundant text	
5.5.1.D	Replaced marinas with boating facilities	
5.5.1.E-H	Consolidated policies	Each of these policies related to design and impacts of design.
5.5.1.I	Removed	No net loss is required of all projects
5.5.2.A.2	Removed list of protected areas (as redundant to items a-c); and, removed channel migration zone	The CMZ covers the majority of the shoreline.
5.5.2.A.4	Restated to permit shoreline stabilization	The City's shoreline is dynamic and most boat facilities will require stabilization which must meet the SMP requirements.
<b>5.5.2.A.5</b>	Restate to clarify if boating facilities are within 200' of public areas what must be done.	A regulation which first prohibits and then allows (when there is no alternative) can be clarified to allow with mitigation. Due to the limited amount of shoreline and high use of the waters the City would anticipate a need to mitigate impacts.
5.5.2.A.8	Removed	Boat storage is a private facility, not a public facility. It can be addressed outside of the shoreline jurisdiction.
5.5.2.B.1-3	Streamlined facility design into one statement	
5.5.2.B.4	Removed over water residences	Addressed in the use matrix
5.5.2.B.5	Simplified replacement of existing boating facilities and added repair	Streamlining regulations
5.5.2.B.6	Additions to boating facilities simplified to be addressed as new	Streamlining regulations

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5.5.2.D	Require boat trailer and vehicle parking based on demand and placed outside of the shoreline buffer, when feasible.	
5.5.2.H.3	Prohibit fueling or use of chemicals	There are no current fueling facilities and with the proximity to existing gas stations, all servicing can be done outside the shoreline jurisdiction.
5.5.2.F	Removed submittal requirements	Submittal requirements already addressed in Section 7
5.5.2.G	Removed aquatic land requirements	Redundant to SMP requirements
<b>Breakwaters, Jetties, Groins, Weirs and Barbs – DOE?</b>		
5.6.2.A	Removed	Redundant to SMP requirements - No net loss required of all development
5.6.2.B	Removed	Type of permit addressed in the use matrix
5.6.2.C-G	Moved prohibition to item A and removed from remaining regulations; Removed state-owned land as redundant to existing SMP requirements	Streamline regulations
<b>Commercial Development</b>		
5.7.2.A	Removed some text	Conformance with both zoning and SMP is required outright of all development and does not need to be specified (or only specified once, see Section 3.2.7)
5.7.2.B	Removed some text	All portions of a development (in the shoreline jurisdiction) are reviewed for consistency with the zoning and SMP
5.7.2.C	Simplified requirements	Nonwater-oriented commercial uses need to be part of a mixed-use project which includes water-dependent uses.
<b>Dredging and Dredge Material Disposal</b>		
5.8 Introduction	Removed some text	All development is required to comply with the whole SMP so it is redundant and confusing to list other sections.
5.8.2.B	Removed requirement to document when dredging is necessary	Applicant required to show no other feasible alternative. The additional requirement to show necessary is redundant.
5.8.2.B.3	Moved management plan to item D	

<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
5.8.2.D	Replaced text with management/monitor plan	Prior text is redundant to existing SMP requirements
5.8.2.G, H and I	Removed	The Wenatchee and Icicle are not deep-water rivers capable of in water disposal. If the applicant wants this to be considered a variance can be requested.
5.8.2.J	Removed application requirements	Redundant to Section 7
<b>Fill and Excavation</b>		
<b>5.9 Introduction</b>	Simplified and removed definitions	Redundant to definition
5.9.2.A	Removed mitigation plan	Redundant to existing SMP requirements
5.9.2.B	Removed other permit statements	Redundant to the requirements of the SMP and other State and Federal permit processes
5.9.2.B.2	Removed	No longer required to be disposed of at DMMP sites, RCW 90.58.140 -A permit under this section is not required in order to dispose of dredged materials at a disposal site approved through the cooperative planning process referenced in RCW <a href="#">79.105.500</a> , provided the dredged material disposal proponent obtains a valid site use authorization from the dredged material management program office within the department of natural resources
5.9.2.B.5	Removed reference	Redundant to existing SMP requirements
5.9.2.B	Removed statement requiring condition permit	Changed all fill activities to require conditional permit – see matrix
5.9.2.B.6	New numbered statement and removed part of statement	Redundant to existing SMP requirements
<b>Forest Practices – NOT PERMITTED USE</b>		
5.10.1.F	New policy	Clarification of forest practice activities and permit requirements.
5.10.2.A.	Removed compliance statement	Redundant to the SMP requirements
5.10.2.E	Removed	Applies only to the County Natural designation, not a city designation
<b>Industry</b>		
5.11.2	Removed A and B	Redundant to existing SMP requirements
5.11.2.C	Removed portion of the text and added as a conditional use in matrix	Change to the matrix to a conditional use to address existing uses and zoning. Removed navigability as the

SMP Section	Summary of change	Discussion
		Wenatchee and Chumstick have limited navigability already.
5.11.2.D	Modified	Modified to address all accessory uses in a similar manner
5.11.2.E	Removed	Redundant to existing SMP requirements
<b>In-Water Structures</b>		
5.12	Introduction – removed definition	Redundant
5.12.2.B	Added reference to existing regulation	Provides consistency for developments
5.12.2.C	Removed text	City is able to condition all permits to achieve any objective of the SMP
5.12.2.D	Combined with item C	Streamlined text to water quality
5.12.2.H	Removed	Redundant to existing SMP requirements
5.12.2.I	Removed	Public access would be required per State law if a publicly owned facility.
<b>Mining</b>		
5.13.1	New Policy A and removing remaining policies	Addressing why mining is (should be considered) prohibited
5.13.2	Removing regulations	Prohibited use
<b>Private Moorage Facilities - Prohibited</b>		
<b>Recreational Development</b>		
5.15.2.D	Removed reference	Redundant to existing SMP requirements
5.15.2.G	Removed City standard and added design components listed in items I	All development is required to meet City standards, or higher if defined by State or Federal law.
5.15.2.H	Removed	Redundant to existing SMP requirements
5.15.2.I	Removed	Management Plan developed by the City is a policy direction. New recreation will require designs (per amended item G) to address water, stormwater, erosion. New public recreation is required to document no net loss
5.15.2.J	Removed reference to island; and type of material submittal	Blackbird Island to be treated the same as all shoreline; required submittals may be achieved through multiple forms – not just a management plan.
5.15.2.J	Labeled: Table 4: Recreational Development	For ease of reference and clarity

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5.15.2.J – Table item 1	Clarified Category of Use	Added water-enjoyment (trails, parks, etc) removed option for city to establish setbacks (that occurs with a variance); removed duplicate text
5.15.2.J – Table item 2	Removed trail expansion only with increased demand – updated text	When a trail needs to be expanded it may occur based on ADA or other site needs
5.15.2.J – Table item 3	Streamline parking requirements	Same for new and existing
5.15.2.J – Table item 4	Streamlined Vegetation management	Significant vegetation removal requirements remain, only native species to be used, public projects to have the higher bar of enhancing the shoreline.
5.15.2.J – Table item 6	Prohibited pools as permitted in the buffer	If outside the buffer and associated with approved use they may occur following the standards of the SMP
5.15.2.J	Removed application requirements	Addressed in Chapter 7
<b>Residential Development</b>		
5.16.1.F & G (see E)	Combined policies	
5.16.2.A	Removed	Addressed in the use matrix
5.16.2.B	Simplified text	All development required to meet SMP and City standards; “where necessary” is vague term
5.16.2.C.1	Removed reference	Redundant to existing SMP requirements
5.16.2.C.2	Clarified text	Larger buffers to be required if based on best available science, as noted in Section 3
5.16.2.D&F	Removed	Addressed in the use matrix
5.16.2.G	Removed part of text	Redundant to existing SMP requirements
<b>Shoreline Habitat and Natural Systems Enhancement Projects</b>		
5.17 Introduction	Added State law requirement to include kelp, etc; removed stabilization which is reviewed under section 5.18	Projects that cross over multiple sections of the SMP shall meet the standards in each section; exempt projects per RCW77.55.181 do not require City review.
5.17.1.C&D	Restated as action policy	Removed City reference
5.17.2.C	New text	Added flexibility for city to monitor
5.17.2.D		
5.17.2.E	Removed	Redundant to existing SMP requirements

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5.17.2.F	Removed text	Redundant to existing SMP requirements
5.17.2.G	Removed text	Addressed in the use matrix
<b>Shoreline Stabilization</b>		
5.18 Introduction	Removed text	Reduced introduction consistent with other sections.
5.18.2.A	Removed text	Redundant to existing regulations and “purpose” statement not a regulation
5.18.2.B	Removed sentence	Conflicts with the definition
5.18.2.C	Clarified – repair which enlarges the structure shall be considered under 5.18.2.B	Simplify
5.18.2.C.1 and 2	Removed text	Addressed in definitions and prior section
	Moved image of soft/hard stabilization from 5.18.2.G	Provides visual for mixing soft/hard stabilization
5.18.2.C.3	Removed	Replacement is repair unless enlarging then it is new
5.18.2.D	Removed text	Replacement is defined as either repair or new – no need to regulate separately
5.18.2.E.1	Reorganized text and removed some text	Clarified text to state soft structural stabilization shall be use primarily with hard structural stabilization limited to portions of a site, as determined necessary.
5.18.2.E.2-10	Simplified text	
5.18.2.E.11	Replaced text with RCW	
5.18.2.F.1-3	Streamline text	Reduced text with intent of clarifying requirement
5.18.2.G.1-2	Removed text	Require qualified professional review when project includes soft and hard structural components
5.18.2.H	Removed text	Address in Section 7
<b>Transportation and Parking</b>		
5.19.2.I	Require native vegetation	Simplify regulation
5.19.2.K	Change private driveway from serving one home to one parcel	To account for ADUs and work prior or with establishment of the home.
<b>Utilities</b>		
5.20.2.E	Replace specific reference	Refer to compliance with the SMP
5.20.2.F	Remove other permit requirements	Redundant to the existing SMP requirements

<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
5.20.2.G	Simplified text; changed limitation within shoreline jurisdiction to shoreline buffer	All utilities may be placed in shoreline jurisdiction with more restricted placement in the buffer. This provides consistency with development that is permitted in the jurisdiction and mitigation if required in the buffer. Refer to compliance with the SMP
5.20.2.H	Modified text	Require qualified professional to design and review outfall for protection of aquatic and upland vegetation.
5.20.2.I	Removed text	No net loss required for all development – redundant to existing SMP requirements
<b>Redevelopment, Repair and Maintenance</b>		
5.21	Removed	Covered through existing SMP as permitted, nonconforming or prohibited
<b>Nonconforming Structures and Uses</b>		
6.1	Streamlined policies	
6.2	Removed definition of appurtenant	Defined in SMP Section 8
6.2.3.C	Streamlined	Several items redundant to existing SMP and development regulations; accessory buildings to be addressed as either nonconforming or conforming meeting SMP
6.2.3.C	Removed SFR regulation (which related to zoning) and added Pre-existing single-family residential structures	Borrowed from Chelan County as clarification for existing homes.
6.2.3.E	Removed extra text	
6.2.3.F&G	Removed	Defined in Section 8
6.2.3.H	Simplified	Simplified to permit expansion when conforming with the SMP(unstated but required to comply with zoning or by variance)
6.2.4	Simplified text	
6.2.5	Changed text to require nonconforming signs to become conforming	Replacing nonconforming signs should not create a notable hardship to the benefit of becoming conforming.
<b>Shoreline Permits, Procedures and Administration</b>		

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7	Changes throughout to define roles – Hearing Examiner, Administrator, etc	
7.3	Removed reference to Chapter 21.07	Shoreline permits to follow WAC
7.4	Additional application requirements added, as appropriate, from other sections of the SMP	Also simplified the option for the Administrator to require additional information.
7.6	Added statement about exemptions	No letter is required from the City
7.6.3	Removed requirement for written exemption – redundant to 7.6	No letter is required from the City
7.6.3.A	Updated exemptions	To include exemption dollar threshold and how that is defined
7.6.3.H	Added exemption for docks but noted docks are prohibited	
7.6.3.Q	Added exemption for ADA compliance	
7.6.4	Removed text	Some projects are exempt for a letter of exemption per State law. Not needed to restate that here.
7.10.B	Removed text	Moved to a new item D
7.10.C	Removed text	Addressed in new item D
7.10.D	Effective date restated for clarity	Reference RCW
7.12	New text	To address State law change
7.14.3	Removed extra notification requirement for revisions	
7.15	Streamlined text	
7.16.1	Removed reference to Chelan County	
7.16.1.B	Added timeline for effective date	
7.16.2	Removed reference to Chelan County	
7.16.2.C	Updated WAC reference	
7.16.2.F	Remove reference regarding City SMP applying to the Urban Growth Area	The County’s SMP applies to the UGAs
<b>Definitions</b>		
Approval, SMP	Removed	Unnecessary to define
Approval, Permit	Removed	Unnecessary to define
Aquaculture	Removed intensities	Not used in the SMP
Boathouse	Removed	Unnecessary to define
Boat Launch Facility, Commercial	<b>Removed</b>	Unnecessary to define
Boat Launch Facility, Community		
City/Cities	Removed	Unnecessary to define
Community Dock	Removed	Unnecessary to define
Covered Moorage	Removed	Unnecessary to define



<b>SMP Section</b>	<b>Summary of change</b>	<b>Discussion</b>
Development	Added exemption	Consistent with the SMP
Dock	simplified definition	
Fingers or Dock Fingers	Removed	Unnecessary to define
Floodway	Redefined	Only required to adopt one standard for defining floodway. The FEMA maps are readily available and updated for accuracy therefore, recommend adopting FEMA maps.
In-water Structures	Removed major/minor and added statement from SMP	Major/minor is not used in the SMP
Joint Use Docks	Removed	Unnecessary to define
Marina	Removed	Unnecessary to define
Moorage Facility	Removed	Unnecessary to define
Moorage Pile	Removed	Unnecessary to define
Overwater structures	Removed examples	
Qualified professional	Updated	Barrowed from Chelan County, as a comprehensive list of types of professionals
State Master Program	Removed	Unnecessary to define and not used in this SMP