



Staff Report

To: Planning Advisory Board
From: Brigid Reynolds, Director of Community Planning
Meeting Date: December 2, 2020
RE: Shoreline Master Plan Update

Purpose

To update PAB about the Shoreline Master Plan (SMP) periodic update and the October 3rd Sea level rise meeting.

Background/Discussion

As PAB is aware the City is undertaking its periodic review of the SMP. Watershed Co. has been hired and has been working on the update. There are a couple of required elements for this review including the Gap Analysis which is attached to this staff report as Attachment No. 1. The summary of the document includes mandatory amendments of which there are a few, gaps related to the City's critical areas regulations, gaps in the City's comprehensive plan and other development regulations, and staff recommended amendments. We would like PAB's input regarding the gap analysis and whether we are missing some items.

On October 3rd the Planning Department together with community partners held a virtual workshop that focused on sea level rise (SLR). Videos of the event, comments and resources are all available on the City's website [here](#). We received a lot of positive feedback from attendees about the event. University of Washington's Climate Impacts Group has been working on this issue for a number of years. They have prepared an assessment of SLR, entitled [Projected Sea Level Rise for Washington State](#), to identify probabilistic projections for 171 locations across the state. These projections account for the geographic variability of land movement. Attachment No. 2 is a table of average projections that was prepared for Island County and are relevant for the City of Langley. At the community meeting all attendees supported the inclusion of policy and/or regulations regarding sea level rise into the SMP. Staff is investigating the required steps to include these possible amendments in the SMP. The deadline for adopting the SMP is June 30, 2021 and there are statutory requirements that create a tight timeline.

To address SLR holistically amendments would also be required to other sections of the Municipal Code including the Critical Area Code, Ch. 16 which has not been updated for many years. And Ch. 15.24 Flood Hazard Areas. Staff is recommending that Ch. 16 receive a full update beginning in Q1 2022 to be completed prior to the next periodic update of the Comprehensive Plan.

Conclusion

A gap analysis has been completed and staff would like PAB's input into that analysis. Staff is meeting with the consultant and DOE staff to determine how we might be able to begin addressing SLR in the SMP. Staff will provide a detailed report at the December 2nd meeting.

Recommendation

To accept the gap analysis as complete.