



Staff Report

To: Planning Advisory Board
From: Brigid Reynolds, Director of Community Planning
Meeting Date: March 11, 2021
RE: Shoreline Master Plan Periodic Update and Ordinance No. 1080 Public Hearing

Purpose

To present the final draft of the Shoreline Master Plan and to hold a public hearing on the same.

Background/Discussion

The City started its periodic review of the SMP in January 2020. Watershed Co. has been hired and has been working with staff to prepare the update. The review is now complete, and we have started the final review process. The deadline for adopting the SMP is June 30, 2021

There are a number of required elements for this review including the Gap Analysis which is attached to this staff report as Attachment No. 1. Attachment no. 2 includes the checklist that details mandatory amendments. These include gaps in the City's critical areas regulations, comprehensive plan and other development regulations. Staff recommended amendments are also outlined here.

On October 3rd the Planning Department together with community partners held a virtual workshop that focused on sea level rise (SLR). Relying on projections detailed in University of Washington's Climate Impacts Group's assessment of SLR, entitled [Projected Sea Level Rise for Washington State](#) the City presented two different scenarios as to how Langley's shoreline will be impacted.

At its December 12, 2020 meeting the PAB reviewed and confirmed the proposed amendments outlined in the Gap Analysis. PAB also confirmed the sea level rise projection scenario that has been incorporated into the City's SMP, that is the 50% probability that by 2050 Langley will experience 0.8 feet in sea level rise and 2.2 feet by 2100. The research also estimates an additional 3.0 feet of storm surge will impact coastal communities. Staff prepared a detailed Sea Level Rise analysis for the City and is has been submitted to the Department of Ecology in support of the addition of sea level rise adaptation goals and policies proposed for this update.

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.

The City and Department of Ecology are undertaking a joint (30-day) review period for the SMP update. The comments received as part of this public hearing will be submitted to DOE for its consideration of the City's SMP update. Once DOE has completed its review the final draft of the SMP will be ready to be adopted. Should the City and DOE receive comments that result in substantive amendments to the SMP these will be presented to the PAB before it is presented to Council for adoption.

Conclusion

The City has completed the required steps for the SMP periodic update. Attachment Nos. 1 and 2 outline the proposed amendments. Attachment no. 3 detail the sea level rise adaptation policies and regulations. Attachment no. 4 is the draft red-lined Shoreline Master Plan.

Recommendation

To receive the final draft of the SMP, hold the public hearing and receive comments.

Attachment no. 1 - [Draft Gap Analysis](#)

Attachment no. 2 - [Draft Gap Analysis Checklist](#)

Attachment no. 3 - Sea Level Rise Proposed Goals and Policies (excerpt from SLR report) and [Shoreline Environment Designation Map](#)

Attachment no. 4 - [Draft Shoreline Master Plan](#)