



MEMO

Date: March 29, 2007
To: City of Sultan Planning Board
From: Roger Wagoner and Aubin Phillips, BHC Consultants
Subject: Sultan SMP Changes since April 2006

Many changes have occurred in the SMP within the last year. The majority of these changes are small and occur throughout the document, but there have also been some more substantial changes such as additions to policies and regulation in Chapter 5 and the incorporation of referenced ordinances throughout the document.

In April 2006, changes were made to the Restoration Plan and the Cumulative Impacts Analysis. Most of the changes made to these two sections were to add clarification statements and further detail to the existing information. The tables included in these sections were also added to and referenced where appropriate.

In June 2006 changes were made to chapters 5 and 6 based on comments from the Department of Ecology. Most of the changes were for clarification and to strengthen existing policies and regulations. Other changes were made to ensure that the policies and regulations are consistent with WAC guidelines.

In September 2006 we received additional comments from the State Attorney General's Office. This letter reviewed the requirements of ordinances that are incorporated into the SMP to satisfy guideline requirements, and the need to clearly cite these references throughout the document. This letter also requested that the SMP include specific density and setback requirements for the shoreline environments rather than using the underlying zoning. Last, this letter asked that the city include the enforcement procedures required by the WAC and RCW for civil and criminal penalties.



In December 2006 we received a follow up letter from the State Attorney General's Office. Comments in this letter addressed further refining the Shoreline Development Standards Table in Chapter 5 by defining a few terms and clarifying buffer requirements. We also received more specific language regarding incorporation of the referenced ordinances throughout the SMP and those found in the appendices, and we made sure to exclude specific sections which were in conflict or not applicable under SMA. We also went through the SMP and added statements that where there is a conflict between city regulations, those which are the most protective of the ecological functions will apply.

In January 2007 we received another letter from the State Attorney General's Office following up on a few remaining issues. These final changes required full citations for the incorporated ordinances including the full ordinance number and date. The incorporation language was clarified and appendices where the incorporated ordinances are located were referenced.