



**Legislative Department
Seattle City Council
Memorandum**

Date: January 8, 2013

To: Richard Conlin, Chair
Tim Burgess, Vice Chair
Mike O'Brien, Member
Sally Clark, Alternate
Planning, Land Use and Sustainability (PLUS) Committee

From: Ketil Freeman, Council Central Staff

Subject: Council Bill 117585 – Shoreline Master Program Update

Procedural Posture of Council Bill 117585

On December 12, 2012, the Planning Land Use and Sustainability (PLUS) Committee recommended that the Full Council approve Council Bill (C.B.) 117585 as amended. C.B. 117585 currently resides at Full Council and is scheduled for a Full Council vote on January 14, 2013. Because PLUS has already voted on a recommendation to Full Council, there is not currently a bill before the Committee for action. Further action by PLUS would require that the bill be re-referred. The only forum currently for action on C.B. 117585 is Full Council.

Since December, Councilmember Conlin has identified six potential amendments that could be incorporated into a substitute at Full Council or acted on separately. This memo describes those amendments. Amendatory language would be developed for Full Council action. Other Councilmembers may identify additional amendments for Full Council action.

Potential Amendments For Full Council:

<i>1. Clarify Procedural Standards for Review for Impacts to Archaeological and Historically Significant Resources</i>	The proposed SMP contains procedural standards to ensure that development does not damage historic and archaeological resources. The proposed amendment would restore language originally proposed by DPD that establish when review by a professional archaeologist is require.
<i>2. Redesignate the Pier 1 Shoreline Environments</i>	The proposed amendment requested by AnMarCo, which has an interest in property just north of Jack Block Park, would change the shoreline designations for their property and adjacent properties to facilitate future commercial development on the site and in the vicinity.
<i>3. Allow Recreational Marinas in the Conservancy Waterway Environment</i>	The proposed amendment would allow recreational marinas as a conditional use in the Conservancy Waterway Environment. Recreational marinas are not currently allowed

	under either the existing or proposed Shoreline Master Programs.
4. <i>Eliminate the Habitat Offset Requirement for Replacement of Structures that Would Otherwise Not be Permitted in Shoreline Setbacks in the Urban Industrial (UI) and Urban Maritime (UM) Environments</i>	The proposed SMP would allow some structures to remain and certain uses to locate in the shoreline if certain conditions are met including the SMA benefit of ecological restoration. In Committee discussions this has been referred to as the “offset.” The proposed amendment would eliminate the proposed offset requirement for structures that are replaced in the shoreline setback in the UI and UM Environments.
5. <i>Clarify a covenant requirement for overheight structures in the UI and UM Environments</i>	The proposed SMP update allows over-height principal and accessory structures in the UI and UM Environments, if a covenant is recorded for the property preserving 80% of the area for water-dependent uses. The proposed amendment would clarify that the 80% is calculated as a percentage of the entire site.
6. <i>Clarify which Utility Pipes may be Located in Required Shoreline Setbacks</i>	The proposed SMP update would allow pumping equipment and pipes for dockwater, fire safety and stormwater to be located in required setbacks. The proposed amendment would add allow structures for these uses and other types of conveyance pipes to locate in required setbacks.