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To: [PDS Planning Commission](#); [Cliff Strong](#); [Tammy Axlund](#)
Subject: Amendments To SMP for for May 6th Meeting
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Based in citizen input at the Public Hearing and via email and conversation, I'd like to propose the following SMP amendments:

- Exhibit F Critical Areas Regulations 16.16.270 Reasonable Use: C-12. **Restore 2500 sq. ft.** as the maximum impact area allowed.
- Exhibit B, Whatcom County Comprehensive Plan Chapter 11: **Add Policy 11AA-8:** The buildable area of new lots and new and expanded development along the marine shoreline should be located two feet above the OHWM so they will be at a lower risk of damage and not interfere with the landward expansion and movement of wetlands and aquatic vegetation as sea level rises. The part of the ownership waterward of the buildable area may be used as required open space. If new data is available, sea level rise elevation data shall be revised during the SMP periodic update.
- Exhibit D, Whatcom County Code (WCC) Title 23: **Add new subsection to 23.30:_.070 Sea Level Rise. _**
 - A. The buildable portion of new lots shall be designed and located a minimum of two feet above the OHWM so that the buildable area is outside the area likely to be inundated by sea level rise in 2100 and outside of the area in which wetlands and aquatic vegetation will likely migrate during that time. The part of the ownership waterward of the buildable portion may be used as required open space.
 - B. Where lots are large enough, new structures and buildings shall be located a minimum of two feet above the OHWM so that they are outside the area likely to be inundated by sea level rise in 2100 and outside of the area in which wetlands and aquatic vegetation will likely migrate during that time.
 - C. New and substantially improved structures shall be elevated above the likely sea level rise elevation in 2100 or for the life of the building, whichever is less.

The rationale for the 1st change is to better protect our grandchildren's heritage of functioning critical areas. The sea level related changes will protect our citizens from building in the path of advancing sea levels and the County tax payers from future costs of buy-outs and flood protections for ill-advised shoreline developments.

Jim Hansen