

Ian Sinks

This comment pertains to Chapter 173-27 WAC SHORELINE MANAGEMENT PERMIT AND ENFORCEMENT PROCEDURES

WAC 173-27-215: "However, restoration projects that shift the location of the shoreline can inadvertently create hardships for property owners, particularly in urban areas."

"RCW 90.58.580 1) The local government may grant relief from shoreline master program development standards and use regulations within urban growth areas when the following apply..."

Suggestion: Remove language specific to urban areas and allow for relief in rural areas where important restoration projects result in shifts of regulatory boundaries impacting landowners.

Columbia Land Trust as a conservation non-profit organization implements state priority restoration projects along rivers and estuaries that support recovery of listed salmonid species and restore critical watershed processes including flood attenuation. All restoration projects require a level of community support and social license. Projects that can result in a changed regulatory boundary lose this support and create real hardship on neighboring property owners. If these projects are to be implemented, relief is essential and it cannot be limited to only urban areas. Due to opportunity and cost, most of the more significant restoration efforts are being implemented in rural areas and these communities cannot be required to carry the burden for statewide priorities.