



TO: Centralia Planning Commission
General Public
Interested Parties/Stakeholders

FROM: Hillary Hoke, Assistant Director
Community Development Department

DATE: September 28, 2021

RE: 2021 Shoreline Master Program Periodic Update

In 2014, the Cities of Centralia, Chehalis, Winlock and Morton joined resources with Lewis County to begin the process of overhauling the Shoreline Master Program. Due to the program not being comprehensively updated since the early 2000s, this process took several years. An updated program was not formally adopted until January 2019.

WAC 173-26-090 requires all cities within Lewis County to perform a periodic review of their Shoreline Master Program every eight years to ensure local programs are up to date and in compliance with all state amendments. The City of Centralia was required to complete the periodic update by June 2021, even though the new revised plan was adopted in 2019.

The entire SMP is attached for your information. The majority of the document is proposed to remain as written. The following amendments are proposed to the City of Centralia Shoreline Master Program in order to ensure compliance will all local, state and federal regulations:

Pg. 3: Add section 1.10 Authorization of a Moratorium to the Table of Contents as required by RCW 90.58.

Pg. 8: Add the ordinance and date language as recommended by Ecology.

Pg. 9-10: Revision to section 1.9 Amendments to make Centralia SMP language consistent with WAC 173-26-090 language. Add section 1.10 Authorization of a Moratorium in compliance with RCW 90.58 and expand the language to be consistent with WAC & RCW language.

Pg. 15: Add language pertaining to permit exemptions in compliance with RCW 90.58 and 77.58.181.

Pg. 17: Revise Letter of Exemption dollar figure thresholds in compliance with the Office of Financial Management regulations.

Pgs. 20-21: Add section 2.7.F to clarify permit processes and timelines.

Pg. 107: Revise the definition of “Development” to not include demolitions and forest practices in compliance with RCW 90.58.

Pg. 115: Add definition of “Non-conforming Lot” in compliance with RCW 90.58.