

SENATE BILL REPORT

ESB 6128

AS PASSED SENATE, FEBRUARY 17, 1992

Brief Description: Regarding erosion of shoreline uplands used for residential purposes.

SPONSORS: Senators Owen and Amondson

SENATE COMMITTEE ON ENVIRONMENT & NATURAL RESOURCES

Majority Report: Do pass.

Signed by Senators Metcalf, Chairman; Oke, Vice Chairman; Amondson, Barr, Conner, Owen, Sellar, Snyder, and Sutherland.

Staff: Ats Kiuchi (786-7708)

Hearing Dates: January 29, 1992; February 3, 1992

HOUSE COMMITTEE ON ENVIRONMENTAL AFFAIRS

BACKGROUND:

The state Shorelines Management Act ensures that the valuable and fragile shorelines are wisely utilized, managed and protected. Voters approved the unique and landmark local-state agency management partnership program in a statewide initiative in 1971.

Major responsibilities such as changes to the local shoreline master programs and issuance of substantial development permits ("shoreline permits") are initiated by local governments and are subject to review by the state to ensure conformity.

Local governments can exercise some flexibility in the issuance of shoreline permits to protect residences and associated uplands due to differences in their affected local shorelines.

SUMMARY:

Uniformity is established in the procedures for the installation of bulkheads or other structures to protect residences and appurtenant structures against shoreline erosion.

The priority for single family residences to make alterations to the natural shorelines is extended to include installation of structures.

Local master programs shall include provisions for the issuance of permits for the construction of bulkheads or other

structures to protect residences and appurtenant structures from damage or loss due to shoreline erosion.

Permit applications shall be expedited by the issuing authority to protect residences and appurtenant structures. The timelines for limited utility extensions are applicable to bulkheads and other structures.

Property owners who suffer a loss of upland real property values due to gradual or sudden shoreline erosion are eligible for a tax reduction from the time the taxpayer acquired the property.

Appropriation: none

Revenue: none

Fiscal Note: none requested

TESTIMONY FOR:

Local government permit requirements for the installation of bulkheads have caused delays, additional costs to property owners and property devaluation due to the loss of shorelands. The state Shoreline Management Act should require statewide uniformity through provisions in local master programs.

TESTIMONY AGAINST:

Bulkheads and similar structures preempt the natural process to protect shorelines. There are other erosion control methods that are less harmful to the natural shorelines.

TESTIFIED: Jeff Parsons, Audubon Society (con); Roy Johnston (pro); Craig Rydell (pro); Ann McRae (pro); Floyd Japhet (pro); Hernan G. Etcheto (pro); George Tyler (pro)

HOUSE AMENDMENT(S):

The requirement for permit standards is deleted from local shoreline master programs. These local programs shall contain standards for structural and nonstructural methods of protection against shoreline erosion for single family residences and appurtenant structures.

Property tax reduction for upland real property loss due to shoreline erosion is deleted.