

The proposed Evans Creek Stream Relocation Project is a city-initiated habitat enhancement project which will move a reach of the stream that currently flows in a narrow corridor through industrial properties to open space to the north. The purpose of the project is to improve salmon habitat by providing wider buffers, more flow diversity, and improved floodplain connectivity. The project implements Comprehensive Plan policy NE-81.

Evans Creek currently forms the boundary for both land use designations and zoning districts to the north and south. Using the stream as the boundary resulted in parcels with split land use designations and split zoning. The City strives to have parcels with single land use and zoning designations. The proposed amendment will allow the zoning and land use designations to be modified since the future creek location will no longer run across the privately owned industrial parcels. The proposed changes will eliminate the split zoning for several parcels. This proposal is for map changes only; no text changes. All existing zoning regulations will still apply, including the City's critical areas regulations.

Evans Creek is defined as a Shoreline of the State. As such, it falls under the City's Shoreline Master Program, which is in alignment with the State Shoreline Management Act. Since the creek is proposed to be moved, the City needs to process a Limited Shoreline Master Program Amendment to redesignate the shoreline jurisdiction and shoreline environments of the relocated creek.

We request the Planning Commission approve adding the Evans Creek Comprehensive Plan Land Use Map, Zoning Map, and Limited Shoreline Master Program Amendments to the 2021 docket.

Sincerely,

Emily Flanagan (she/her/hers)
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