



SHORELINE MASTER PROGRAM

SMP Update
City Council Study Session
July 25 & Aug. 1, 2012

Where Do the SMP Regulations Apply?

- Narrow band along shorelines where regulations apply (200')
- Does not apply to repair & maintenance
- Existing structures can remain as is – not retroactive



SMP Elements

- Authority and Purpose
- Document Goals
- Maps and Shoreline Designations
- Definitions
- Administration
- Nonconformities
- General Standards
- Use Regulations
- Shore Modifications



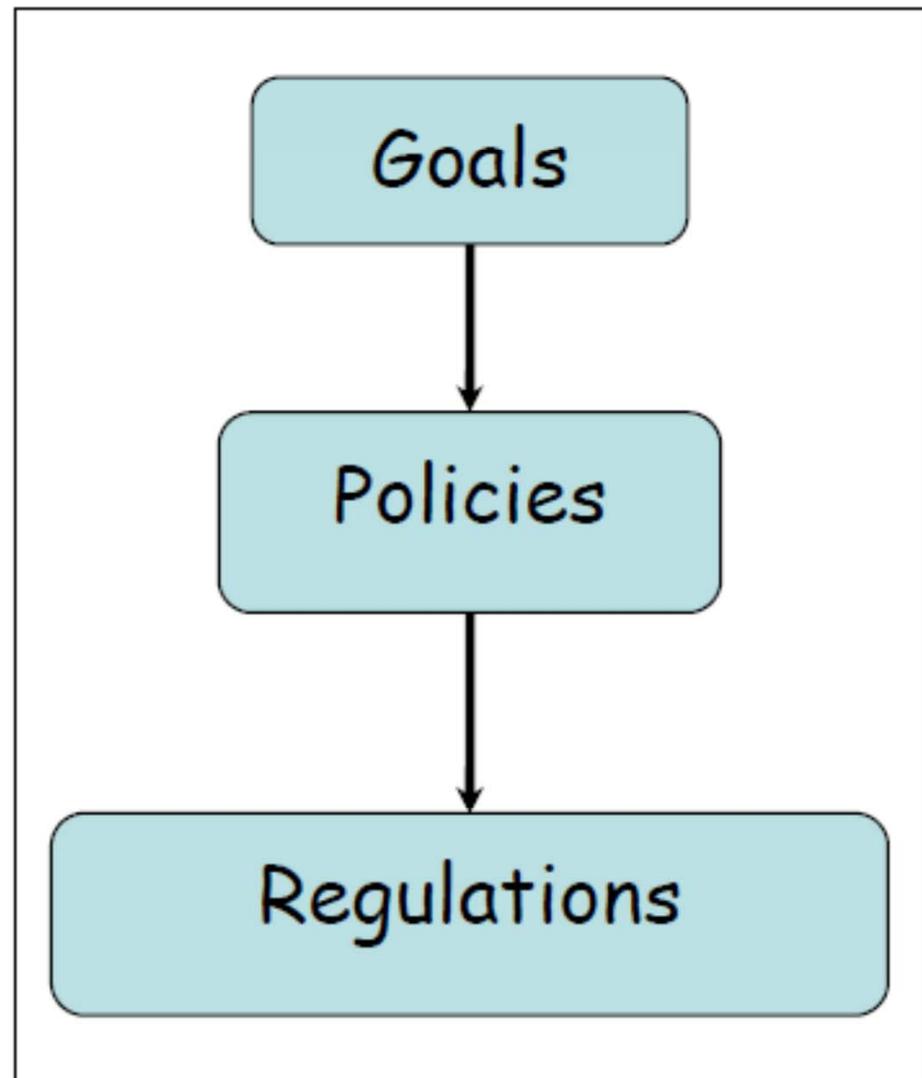
Goals, Policies, & Regulations

Goals are the broadest value statements and recommendations.

Policies are the bridge between goals and regulations. Policies are used to help interpret the intent of regulations.

Regulations are the primary standards against which all development proposals are evaluated.

RELATIONSHIP BETWEEN GOALS, POLICIES AND REGULATIONS



Designations

SMA Guidelines:

- Natural
- Urban Conservancy
- Residential
- High Intensity

Bremerton's Designations:

- Urban Conservancy
- Residential
(single and multi family)
- Downtown Waterfront
- Urban Commercial
- Urban Industrial
- Recreational

Added Concepts:

- Parallel (side by side)
- Isolated (cut-off from shoreline)
- Aquatic conservancy (high habitat function in water)



Urban Conservancy

Primarily for areas with high biological functions. This area is intended to have minimal adverse impacts to the shoreline.



Industrial

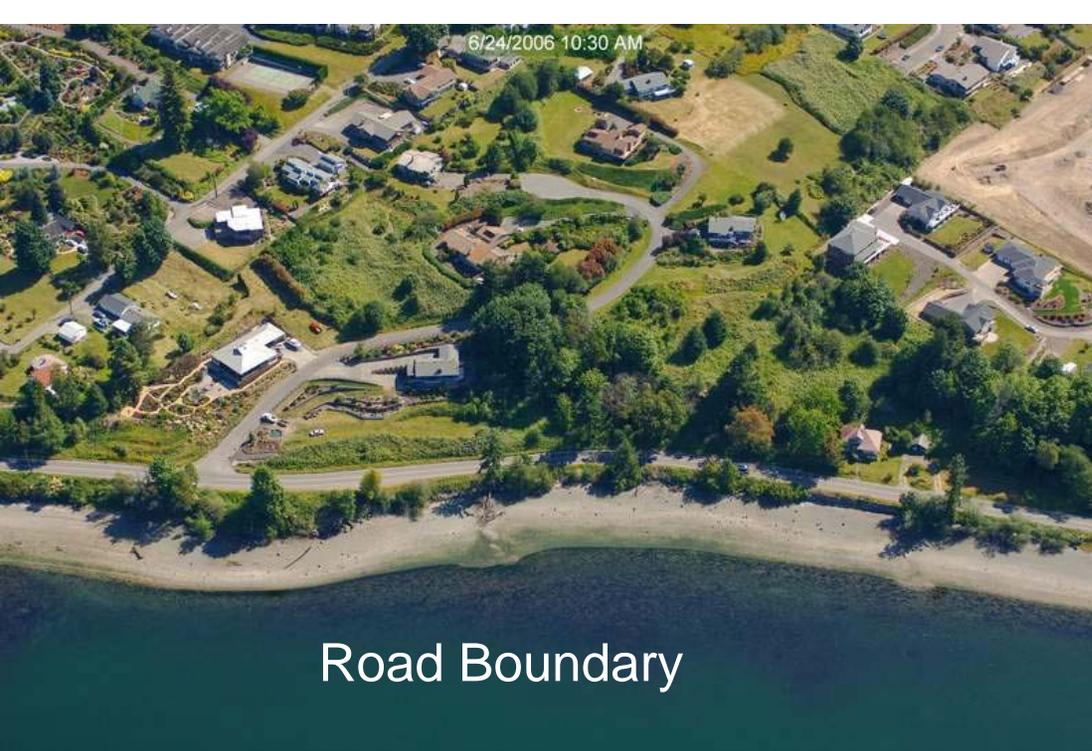
Primarily for water dependent commercial and industrial use



Recreation

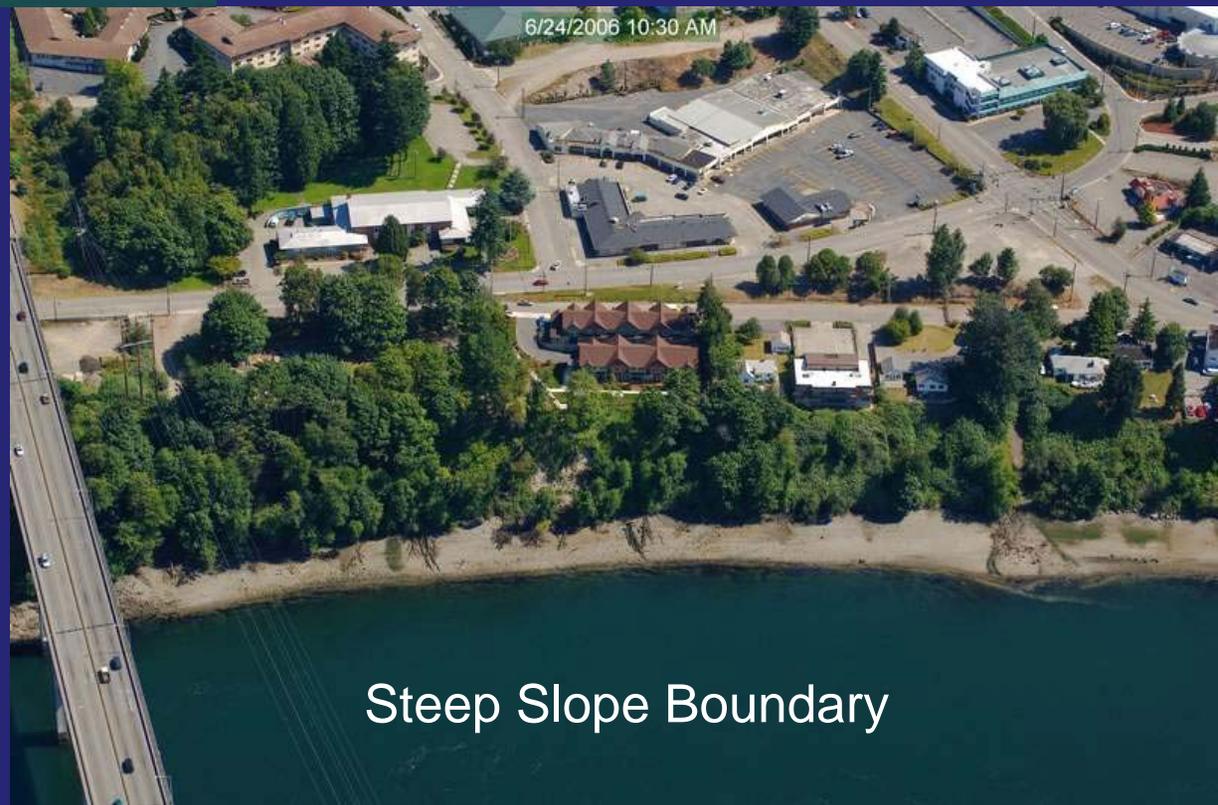


Intended to facilitate public access to the shoreline. Applied to parks and marinas.



Road Boundary

Parallel Designation



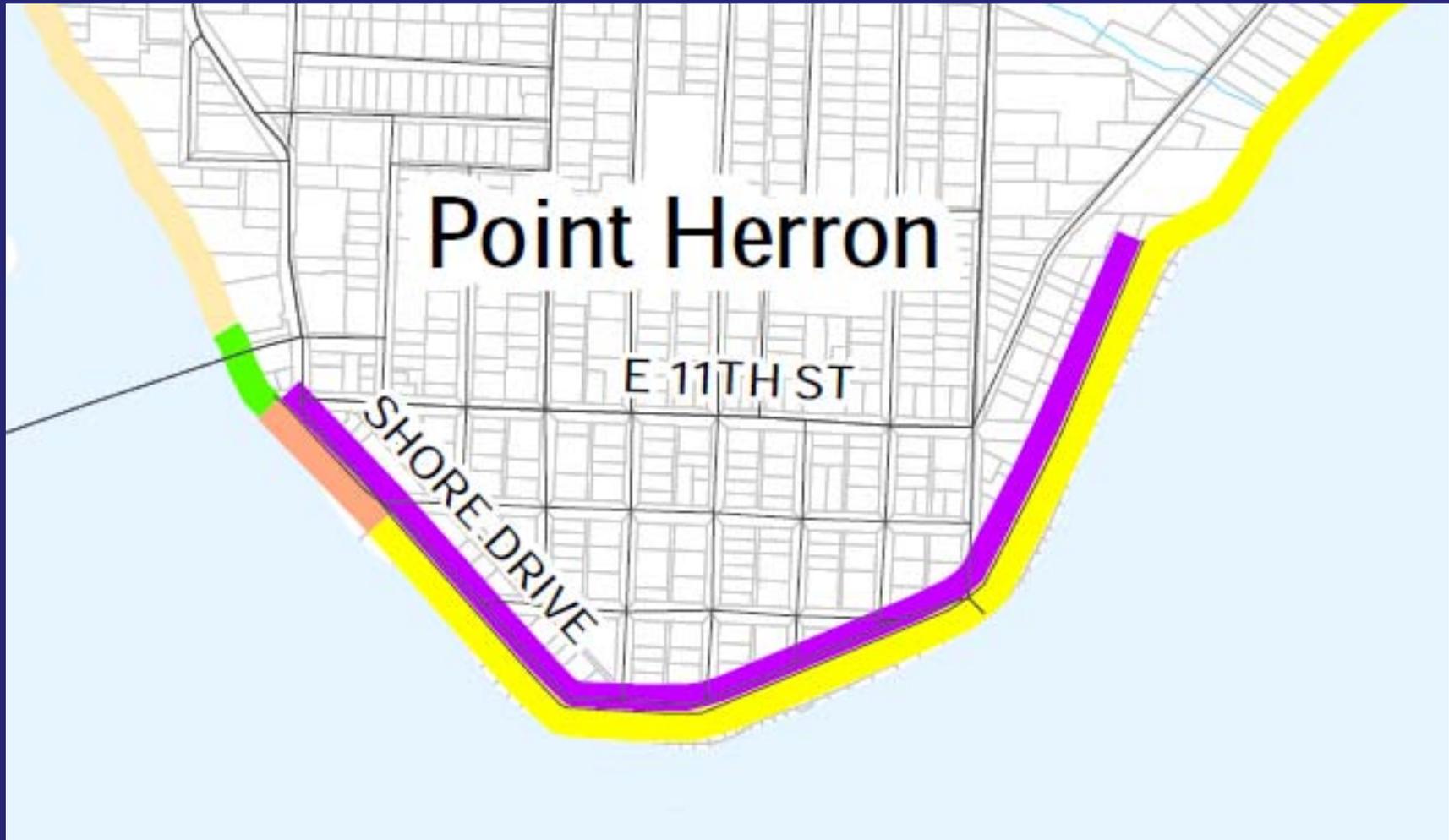
Steep Slope Boundary

Isolated



Highway 16 creates total isolation from upland uses and shoreline functions.

Shore Drive Isolated



Aquatic Designations

Aquatic - Areas waterward of the Ordinary High Water Mark.

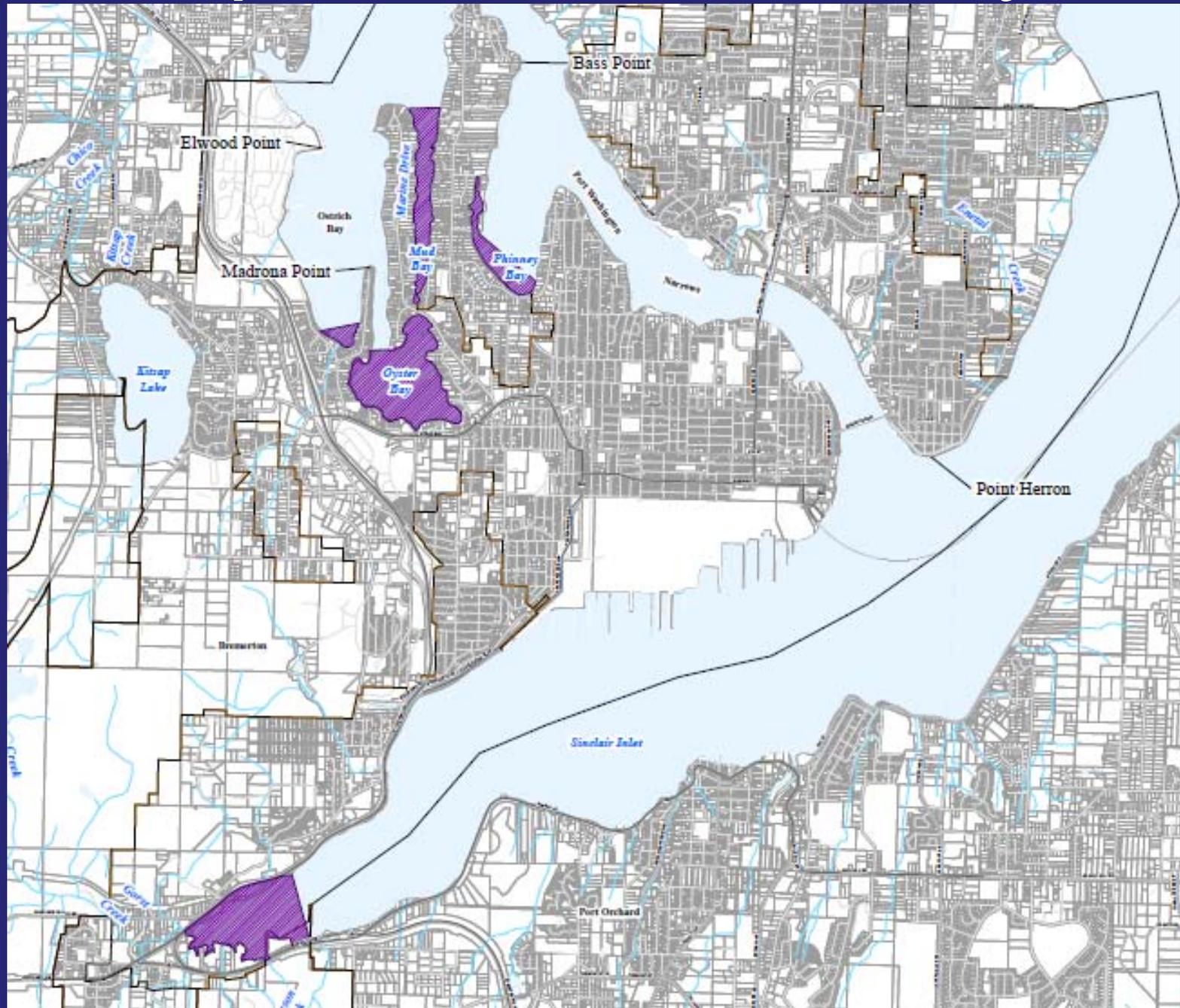


Aquatic Conservancy

Areas of particularly high habitat function



Aquatic Conservancy



Commercial and Industrial Development

- Water Oriented Uses are a priority:
 - Water Dependent, Water Related, Water Enjoyment
- Non-Water Oriented are Allowed When:
 - Physically separated from water
 - Navigability is severely limited
 - Significant public benefit is provided by public access and ecological restoration

Public Access

- Required for all development except:
 - Single family residential development (4 units or less)
 - Places where there is an unavoidable security or safety risk.
- View Corridors:
 - A concept from the 1978 SMP that has been problematic
 - Eliminated in almost every new SMP
 - Proposed code only requires them downtown for multi-family and commercial development.



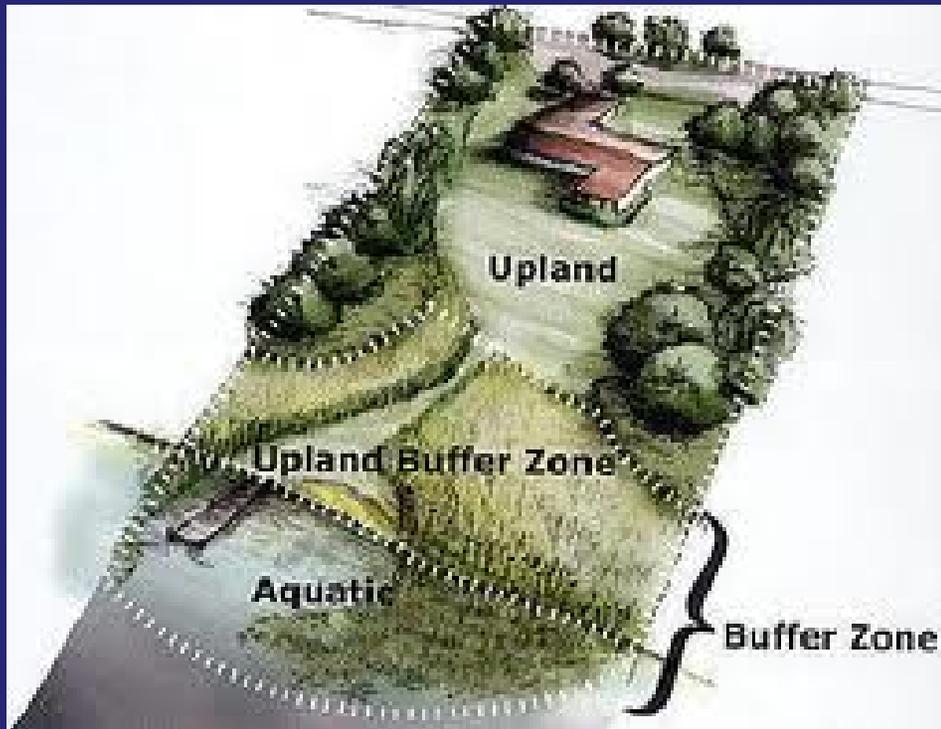
Residential Development

- Single Family Residential is a priority use, multi-family is not.
- Multi-family is only allowed when providing significant public benefit or is mixed with water-related use.
- Subdivisions of 5 lots or more must provide public access.



Buffers and Setbacks

- What is the difference between a buffer and a setback?
- How does it work in an existing built environment?



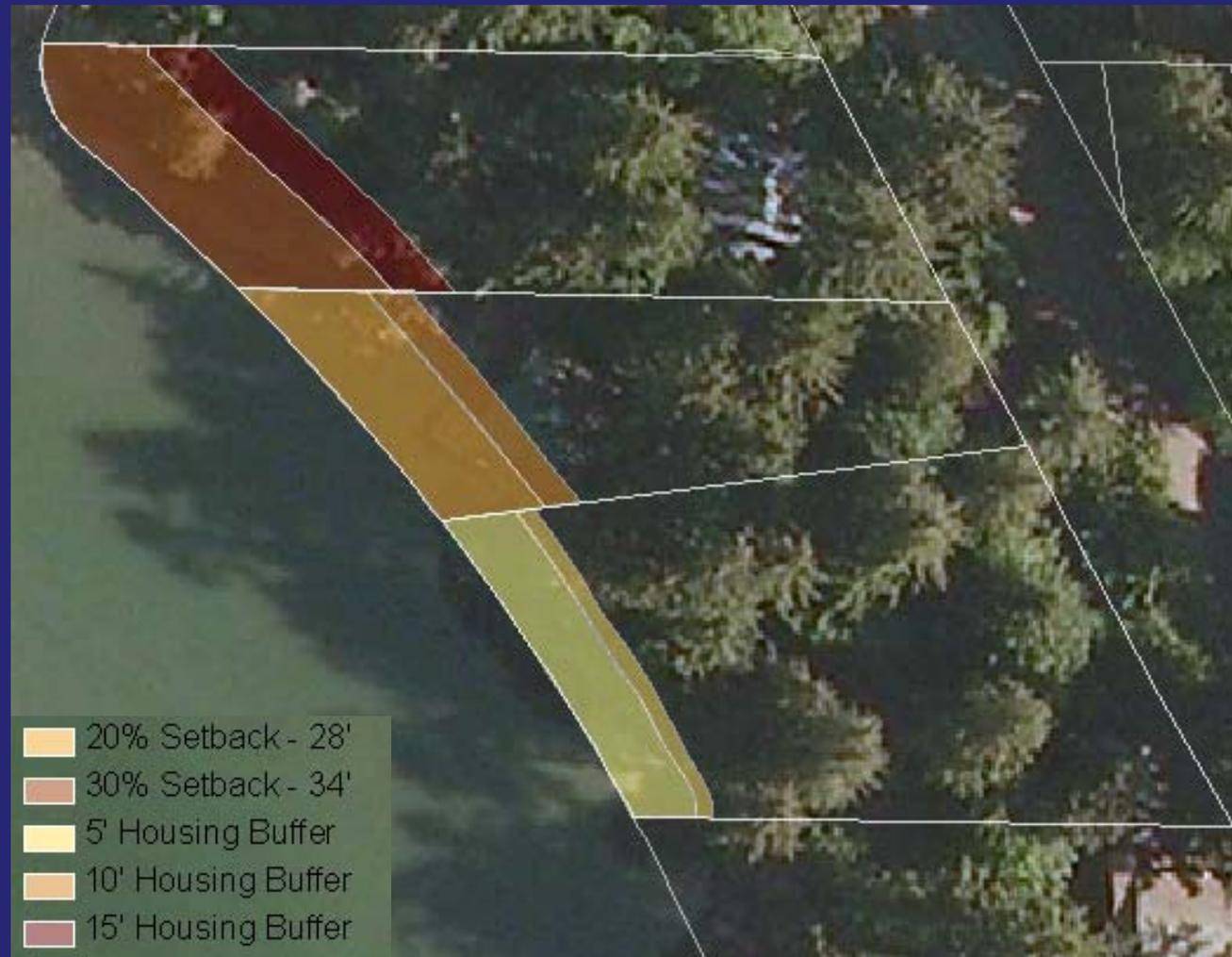
Vegetation Conservation

Quality vs. Quantity



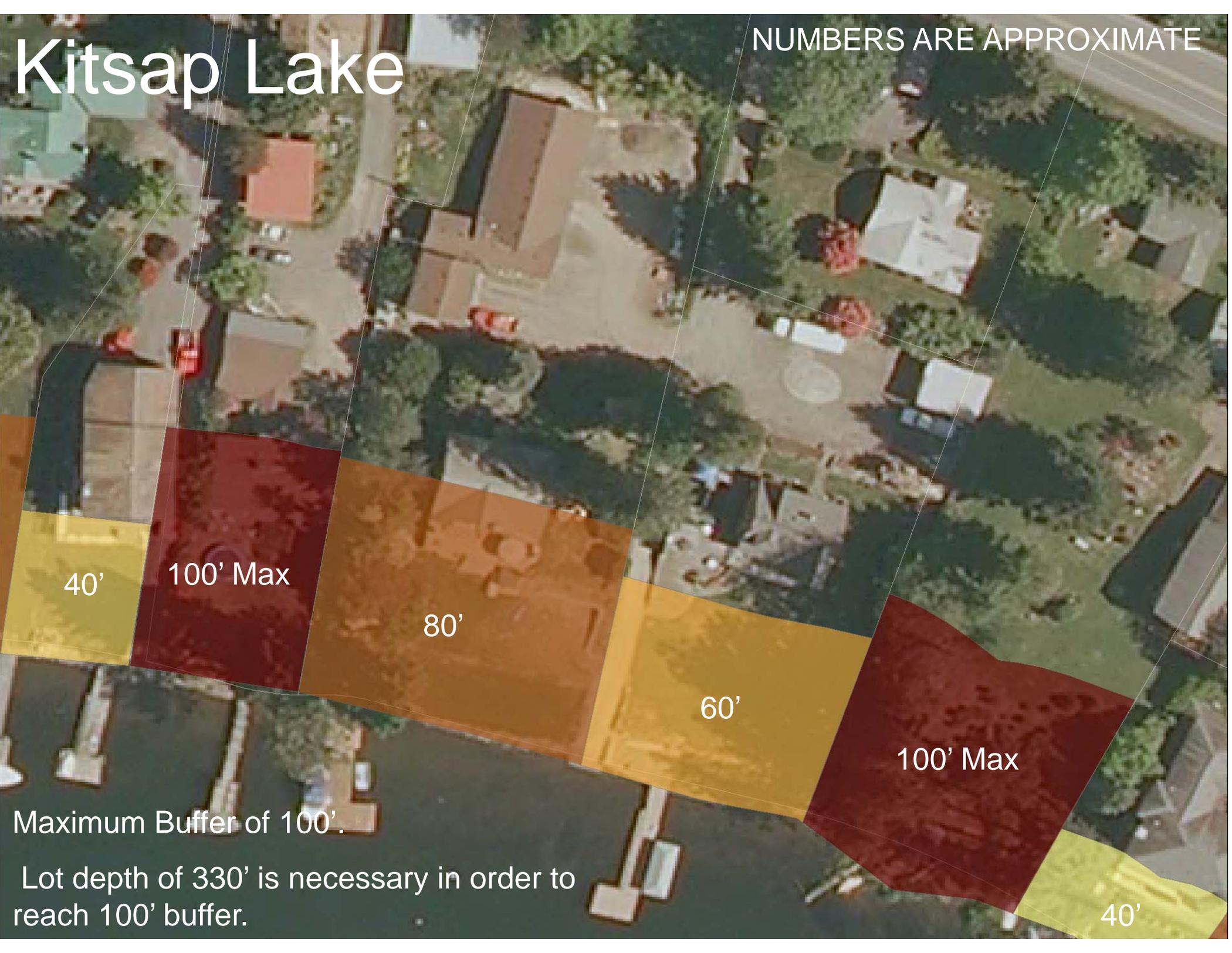
Variable Buffers

- Buffers determined by lot depth
- 20% - 30%
- Small lot = small buffer
- Big lot = big buffer



Kitsap Lake

NUMBERS ARE APPROXIMATE



40'

100' Max

80'

60'

100' Max

40'

Maximum Buffer of 100'.

Lot depth of 330' is necessary in order to reach 100' buffer.

Shore Drive - 50' Buffer/Setback



50' Buffer/setback:
Nonconforming: 90%

Shore Drive - 20% Buffer



20% Buffer/and Setback
Smallest: 15'
Largest: 40'
Average: 21'
Nonconforming: 50%

Vegetation Management

- Requires planting of trees and shrubs that will provide a native community and canopy cover
- Must be prepared by a biologist
- Notice to Title required
- For new development only



Grouping trees to preserve views can be allowed

**These trees
may not be
desirable and
could be
located
elsewhere.**



Height



ENVIRONMENT DESIGNATION	HEIGHT
Commercial	35 feet
Downtown Waterfront	175 feet
Industrial	35 feet
Multi Family Residential	35-40 feet
Over-Water Structures (All Designations)	15 feet
Recreation	35 feet
Single Family Residential	30 -35' feet
Urban Conservancy	25 feet



Pitched roof is parallel to the shoreline, providing similar view blockage as a flat roof.

Shallow pitched roof, providing some additional views.

Steep pitched roof, allows for views, but limits the size of the second floor.

For More Information:

- Go to the website Bremertonshorelines.com
- Contact Staff: Nicole Floyd 473-5279
- Send an email SMP@ci.bremerton.wa.us
- Please provide your input – public comments will be received by City Council directly following this presentation.

