

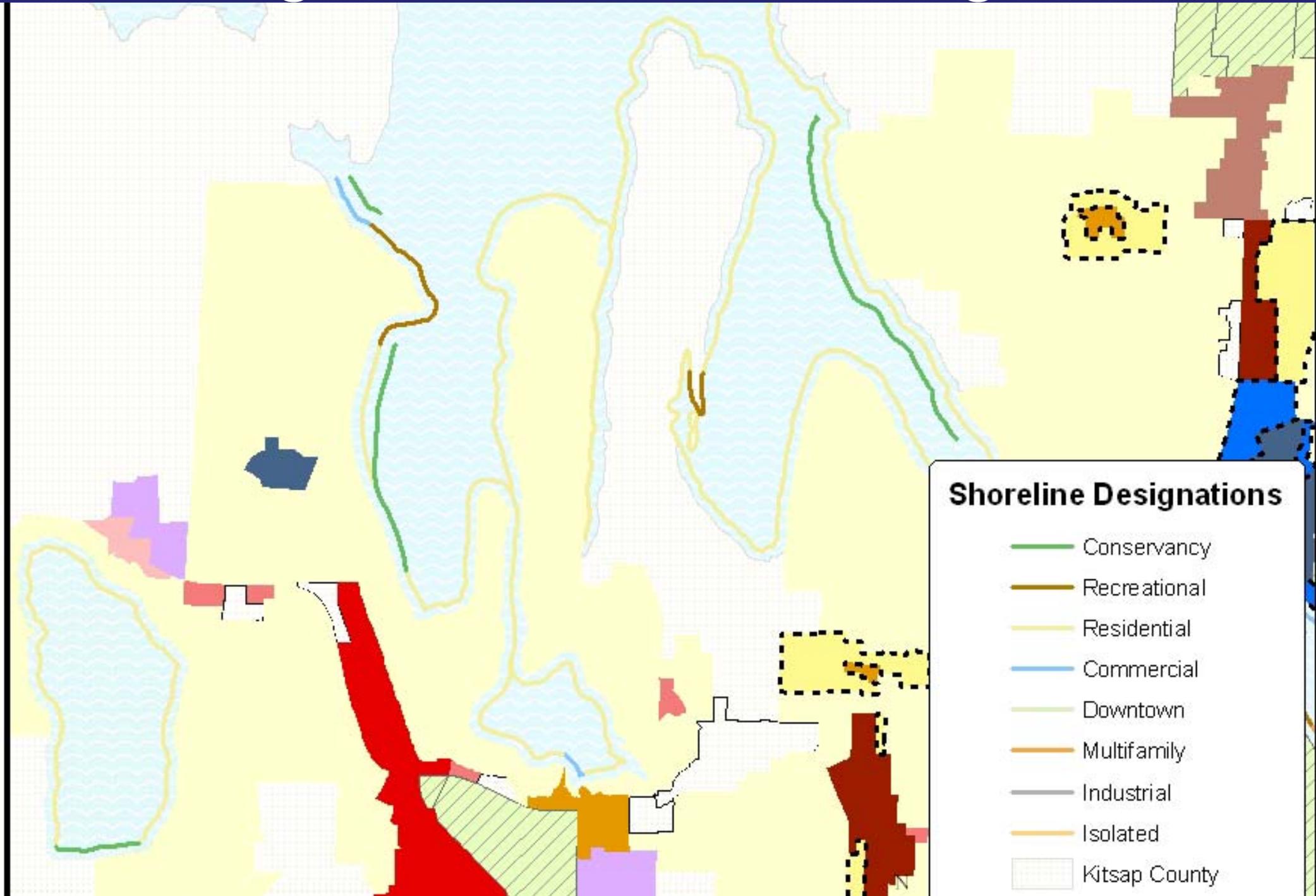
SMP Update

Citizen Advisory Committee

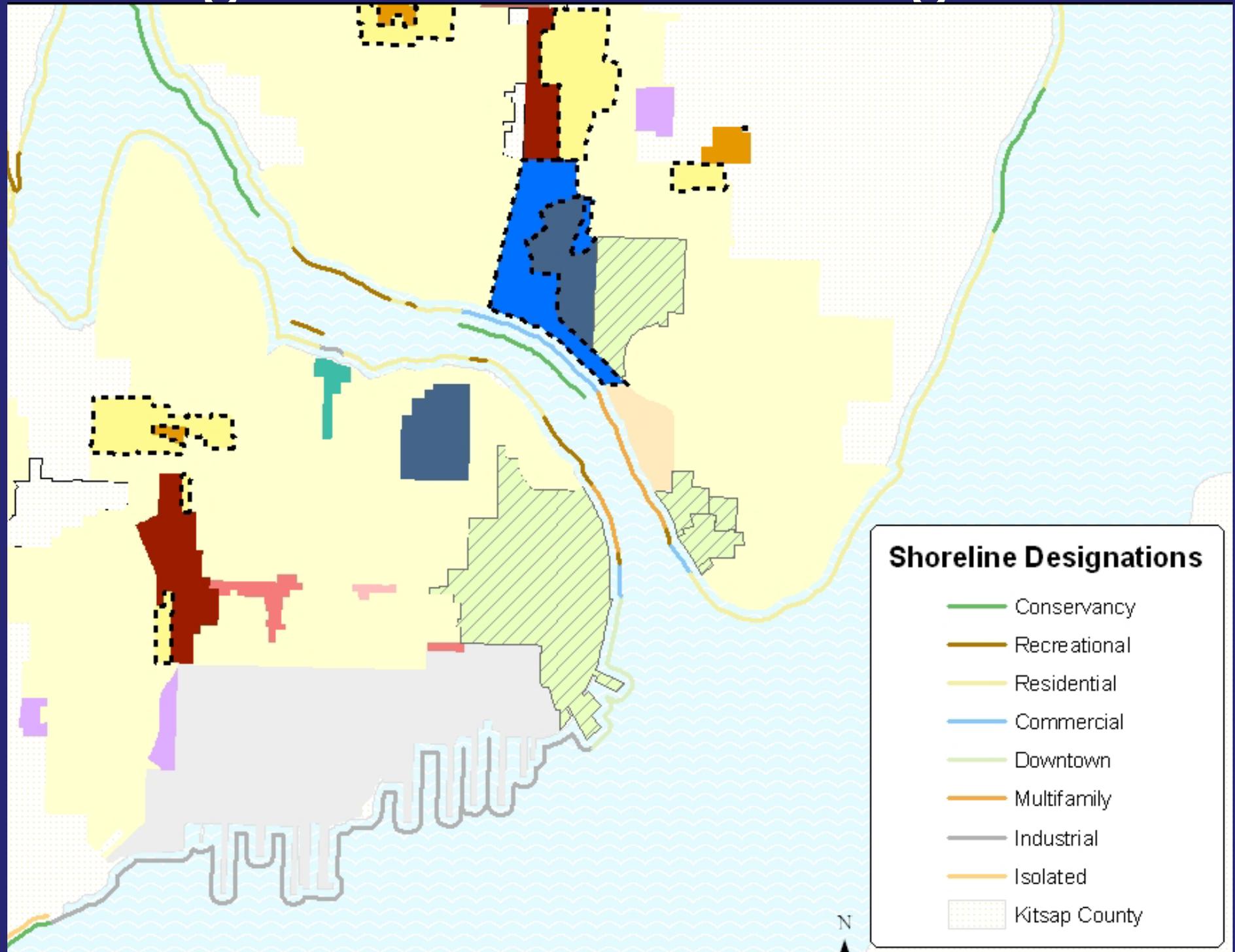


1. Mapping
2. Citizen Advisory Group
3. Review of Proposed Regulations

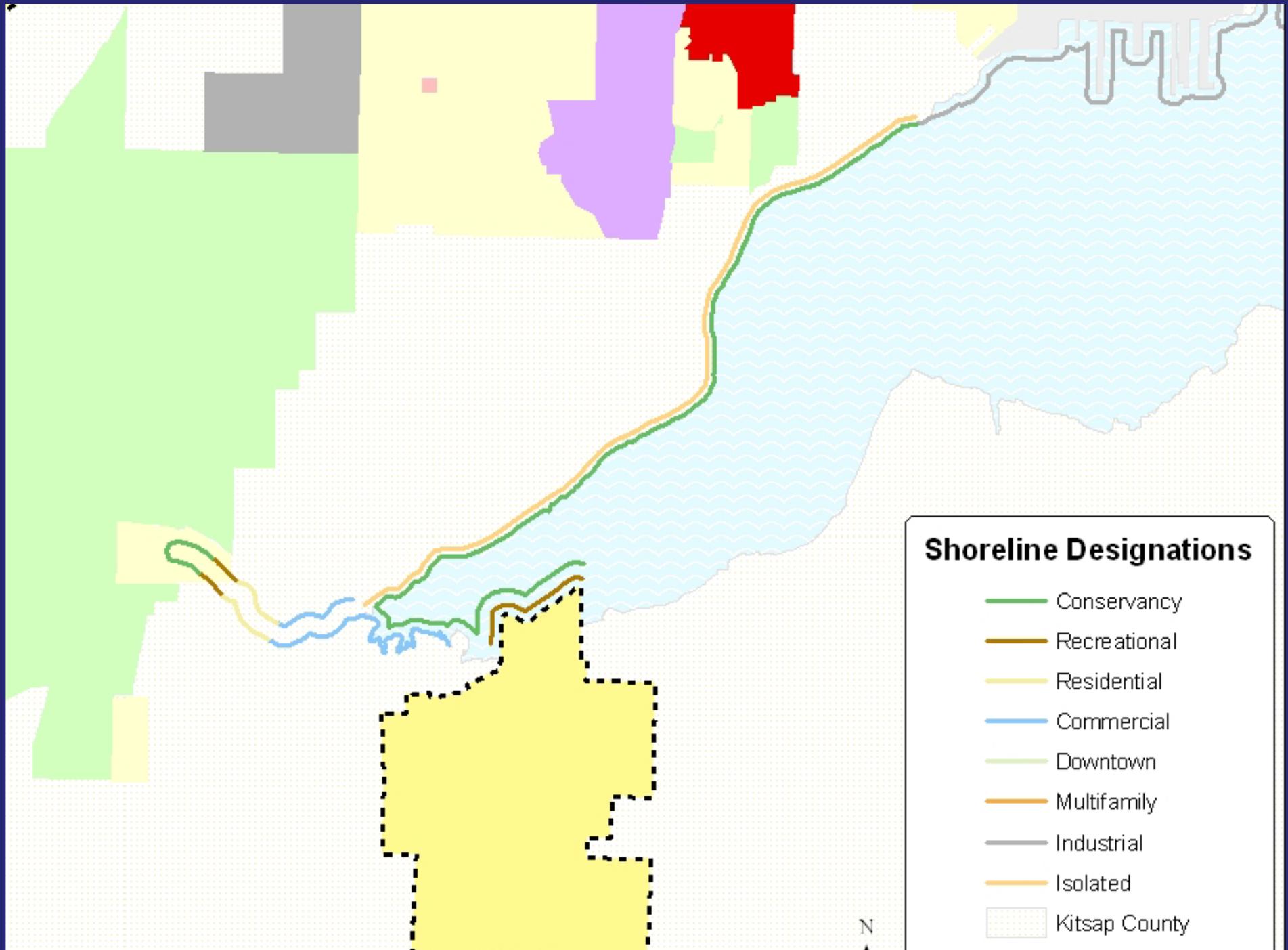
Zoning and Shoreline Designations



Zoning and Shoreline Designations



Zoning and Shoreline Designations



Code Creation and Review

- Parametrix and City Staff drafted these sections.
- CAG reviewed the 3 chapters section by section.
- Attachment I outlines the hot topics:
 - Group made edits to the code
 - Asked general questions about code meaning
 - Discussed policy direction on specific items.



Review of Three Chapters

- Authority and Purpose
- Document Goals 
- Maps and Shoreline Jurisdictions 
- Applicability, Exemptions, and Nonconformities
- Administration
- General Standards (*applies to everything*)
- Use Regulations (*upland standards*)
- Shore Modifications (*in-water standards*)
- Definitions



General Standards

- 20.16.610** Buffers and Setbacks
- 20.16.620** Vegetation Conservation
- 20.16.630** No Net Loss / Mitigation Sequencing
- 20.16.640** Public Access
- 20.16.650** Water Quality, Stormwater, and Non-Point Pollution
- 20.16.660** Archaeologically Sensitive Areas
- 20.16.670** Lighting Requirements
- 20.60.680** Parking Requirements
- 20.16.690** Use Matrix and Height Table



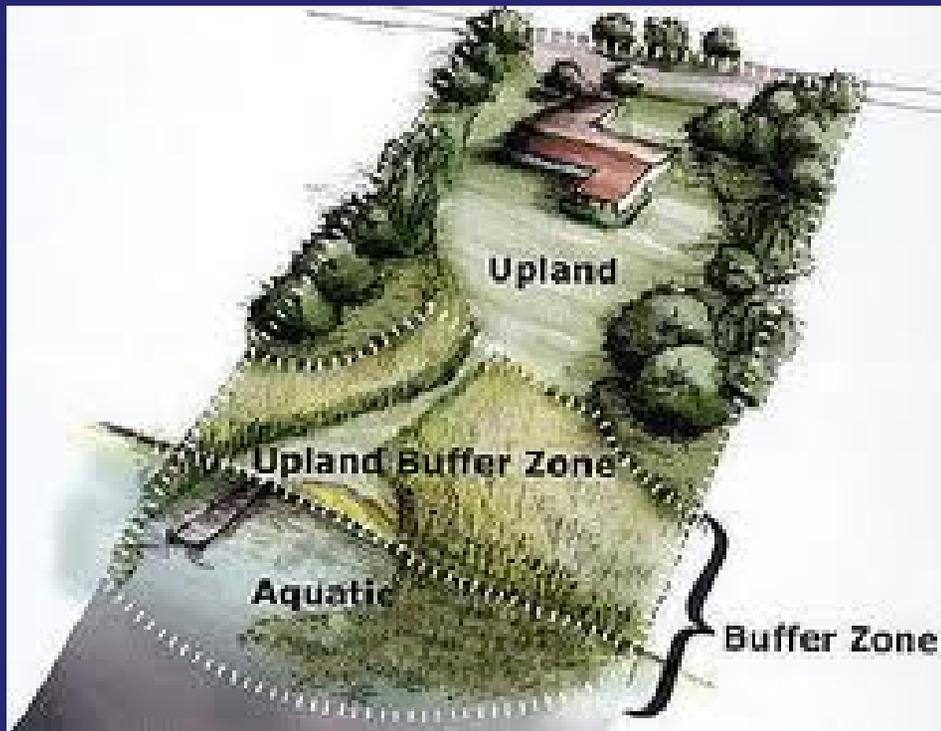
Buffers and Setbacks

What is the difference?

How does it work now?

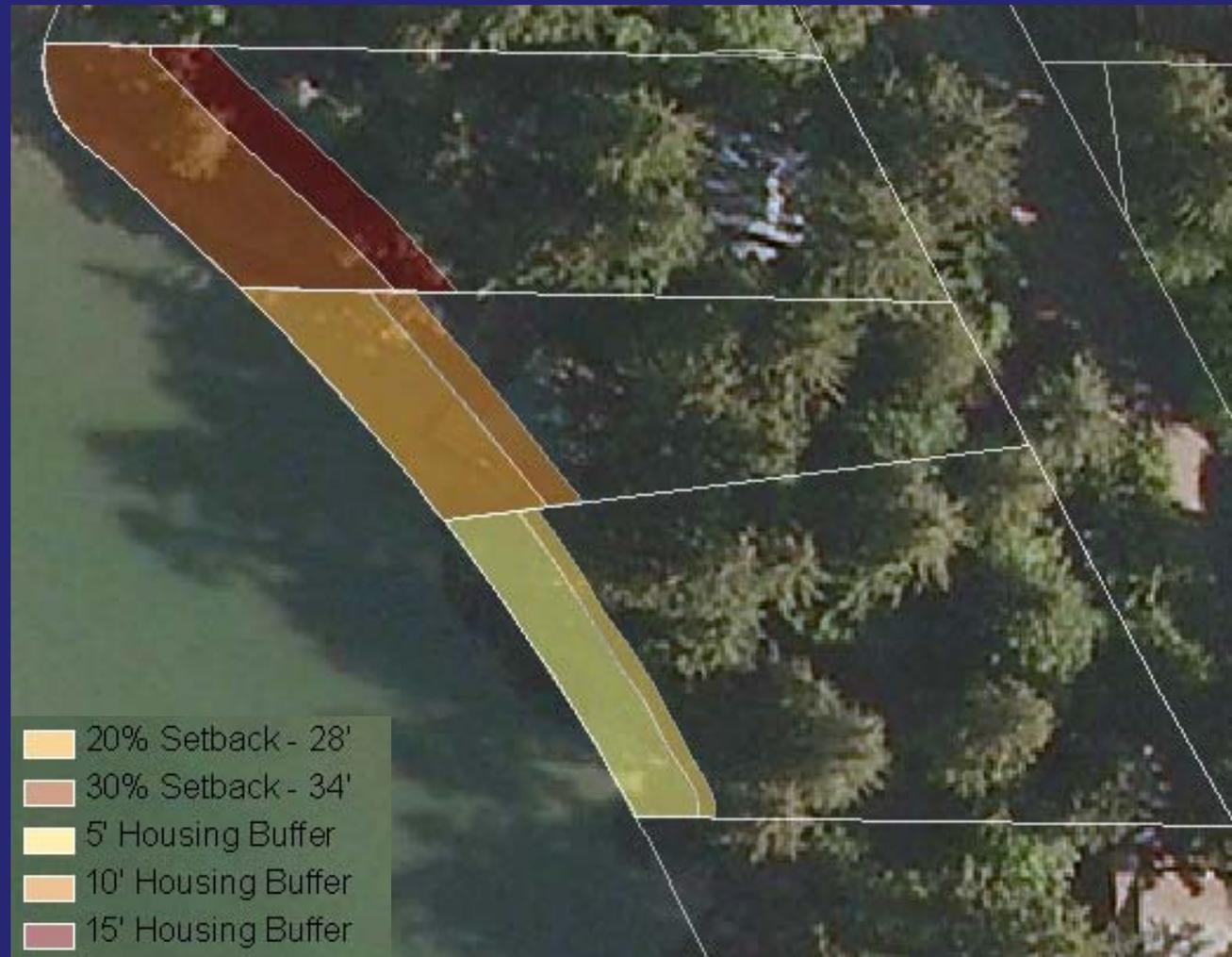
Problems:

- Existing built environment



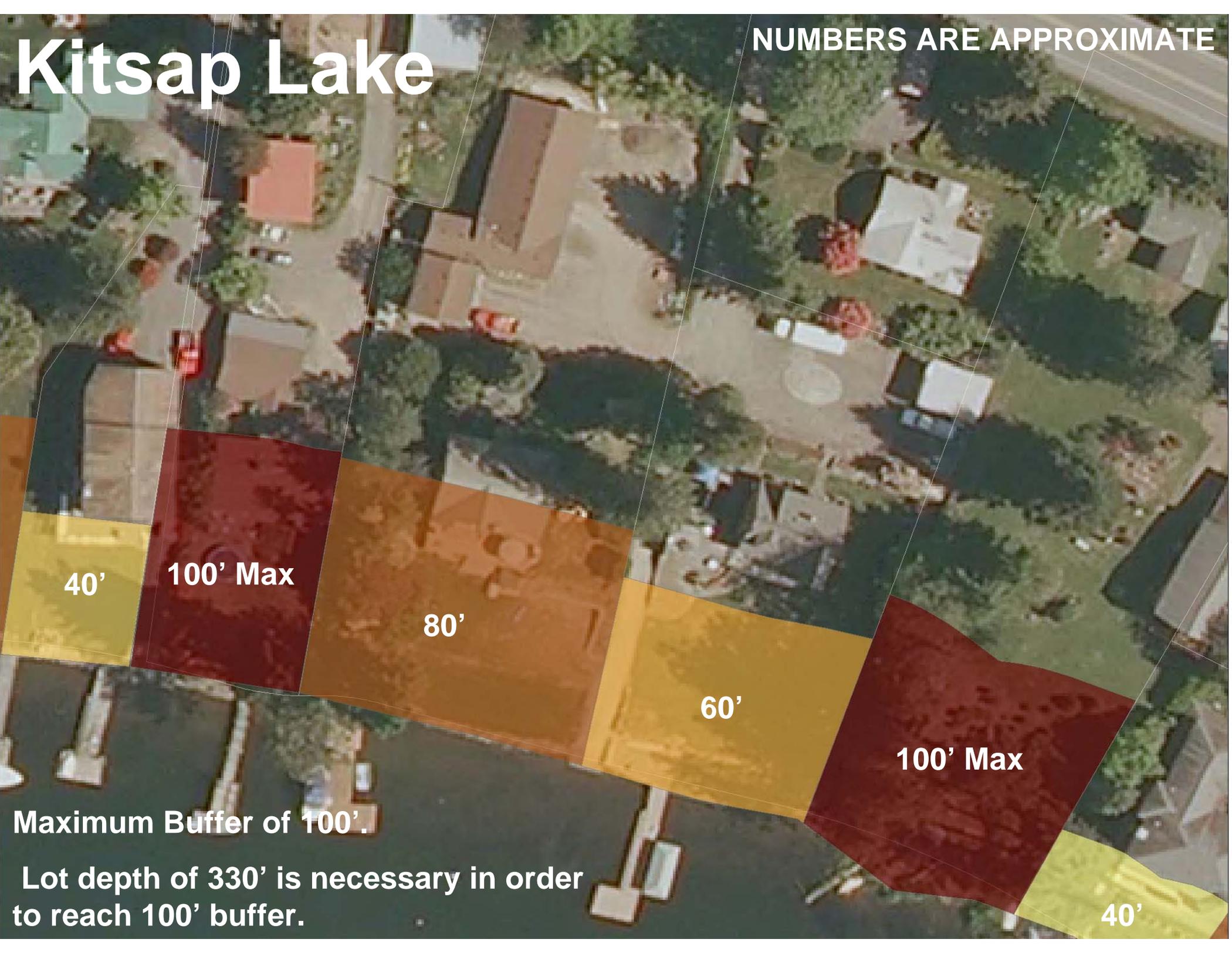
Variable Buffers

- Buffers determined by lot depth
- 20% - 30%
- 5' -15' setback
- 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%

Setback Distance



Shore Drive - 30% Buffer



30% Buffer

Smallest :15'

Largest :45'

Average :25'

Nonconforming:70%

Shore Drive - 20% Buffer



20% Buffer/and Setback

Smallest: 15'

Largest: 40'

Average: 21'

Nonconforming: 50%

Vegetation Conservation

Quality vs. Quantity



SHORELINE MASTER PROGRAM

Vegetation Management for Commercial Development

Vegetation Management Plan – Planting requirements for new development.

- 1 tree per 100sf
- 10 shrubs per 100sf
- Removal of noxious weeds
- Notice to Title or Conservation Easement



Vegetation Management for Residential Development

- To provide ecological function of a dense native community
- Required for new development
- Trees are not necessarily required
- Exemptions:
 - Development 200' or more from shoreline
 - Repair and maintenance
 - Minor expansions (500sf or 10% of structures size).



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.
- Access easements:
 - Required with shoreline permit application
 - Single family residential is exempt, unless the proposing a height of more than 25' (35' limit).
- View Corridors:
 - Only required downtown for multi-family and commercial development.



Use Regulations

- 20.16.701 – Intent
- 20.16.710 – Aquaculture
- 20.16.720 – Commercial Development
- 20.16.730 – Forest Practices
- 20.16.740 – Industrial Development
- 20.16.750 – Marinas and Boating Facilities
- 20.16.760 – Recreational Development
- 20.16.770 – Residential Development
- 20.16.780 – Roads, Railways, and Utilities



Commercial and Industrial Development

- Water Oriented Uses are a priority:
 - Water Dependent
 - Water Related
 - Water Enjoyment
- Non-Water Oriented uses:
 - Physically separated from water
 - Navigability is severely limited
 - Significant public benefit is provided



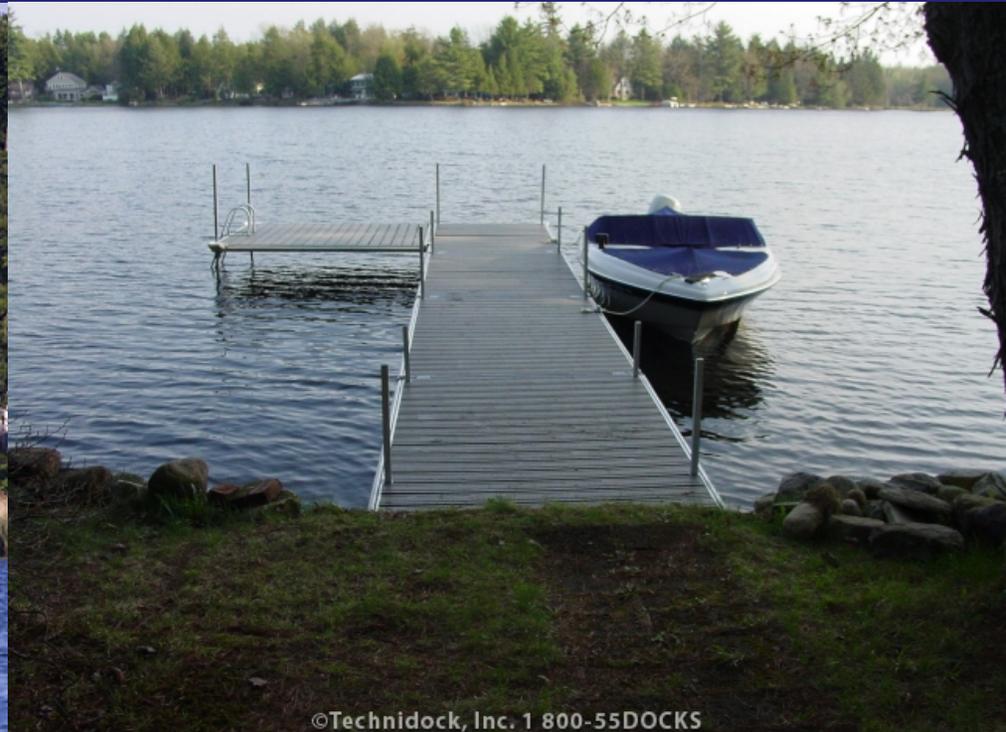
Marina's and Boating Facilities

- Upland Boat storage is preferred
- New in water structures must establish No Net Loss.
- Public access required.



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.



Shoreline Modifications

- 20.16.801 – Intent
- 20.16.810 – Clearing and Grading
- 20.16.820 – Docks, Piers, and in-water structures
- 20.16.830 – Dredging
- 20.16.840 – Flood Hazard Reduction
- 20.16.850 – Landfills
- 20.16.860 – Restoration
- 20.16.870 – Shoreline Stabilization
- 20.16.880 – Stormwater Control Facilities



Piers Docks and In-Water Structures

- Only allowed for water-dependent uses, public access, and single family residential.
- Alternatives must be addressed.
- No Net Loss must be achieved.
 - Light penetration required
- Shared moorage for subdivisions of 5 lots or more required.



Aquatic Conservancy and Over Water Structures



Areas of rare, unique, and plentiful habitat functions



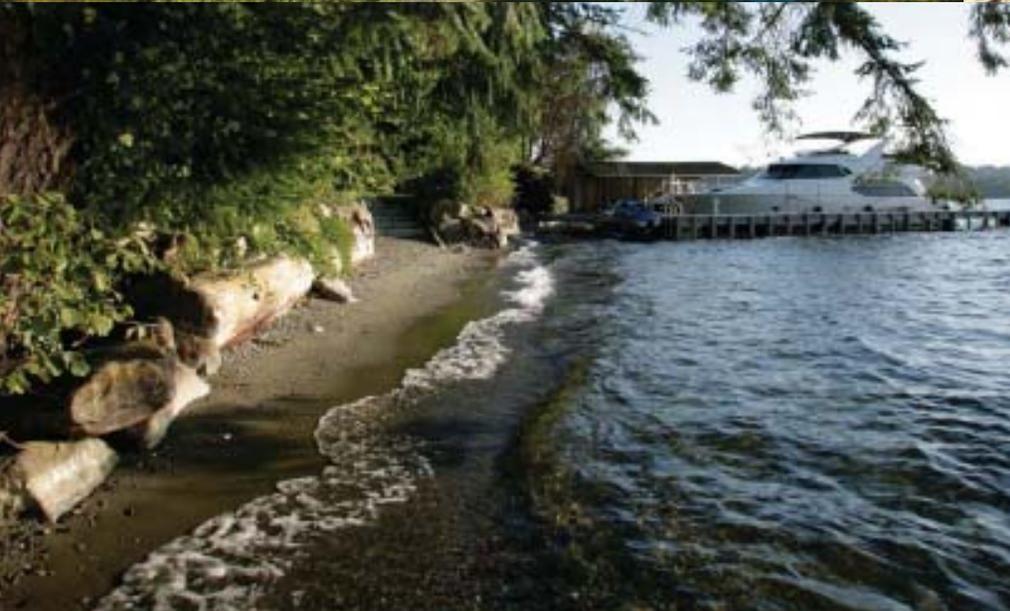
Over Water Structures are prohibited in these areas – Mooring Buoys are allowed

Shore Stabilization

- Priority of alternatives:
 - Resolve upland issues (drainage)
 - Plant native vegetation
 - Soft armoring
 - Soft armoring with hard elements
 - Hard armoring
- New construction must demonstrate bulkheads are not necessary.
- Vegetation Management Plan is required.



Shore Stabilization



Deliberation and Discussion Topics

- **Buffers and Vegetation Conservation:**
 - Increased vegetation requirements to justify a reduction in buffers to achieve No Net Loss
- **Public Access:**
 - 35' height limit with public access easement
 - View Corridor requirements
- **Docks:**
 - New standards and prohibitions
- **Bulkheads:**
 - New standards and prohibitions





SHORELINE MASTER PROGRAM

Jurisdictional Comparison

