



SHORELINE MASTER PROGRAM

SMP Update
Bremerton Planning Commission
Meeting
September 21, 2010

Agenda

- **Process update**
- **Policies & Regulations**
 - Options
 - Public and Planning Commission input
- **Questions/Input**
- **What's next**

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SHORELINE MASTER PROGRAM

Timeline

2010:

- Conduct a Shoreline Inventory – in Draft stage
- **Community Involvement – Planning Commission Workshops - NOW**
- Draft Shoreline policies and regulatory development standards

2011:

- Ongoing community involvement
- Prepare a Cumulative Impact Analysis and Restoration Plan
- Adoption process

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Policies and Regulations

Topics for this meeting

- Structure of the Shoreline Master Program
- Provisions for Shorelines of Statewide Significance
- Water Oriented Uses
- Public Access

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Policies and Regulations

Future meetings

October 19, 2010

- Shoreline geographic designations
- Critical Areas
- Vegetation management
- Performance standards
- Building height and downtown development

November 16, 2010

- No-Net Loss
- Restoration
- Mitigation of Cumulative Impacts

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SMP Format

Options

- a) Stand Alone Document – as in current SMP
- b) Include as sections in
 - Comprehensive Plan
 - Development Code

Recommendation (b)

Rationale

- Integrates with other city polices and regulations
- Makes it more user-friendly

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Policies and Regulations

Shorelines of Statewide Significance

Statutory Requirement – Marine Shorelines

Additional Criteria

- Preserve the natural character of the shoreline
- Result in long term over short term benefit
- Recognize and protect the statewide interest over local interest
- Protect the resources and ecology of the shoreline
- Increase public access to publicly owned areas of the shorelines
- Increase recreational opportunities for the public in the shoreline
- Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary

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Shorelines of Statewide Significance

Options

- a) Existing Overlay of additional criteria
- b) Include in the regulations for the areas where it is applicable
 - Provided specific guidance by reach
 - Also include as criteria to be considered for development review

Recommendation – (b)

Rationale

- Consistent with Shoreline Guidelines WAC 173-26
- Provides more predictability

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Policies and Regulations

Statutory Use Priority for

- Water-dependent uses
- Water-related uses
- Water-enjoyment uses (N/A to industrial)
- Non water-oriented uses

Shoreline Guidelines (WAC 173-26)

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Water Dependent:
“Cannot exist in any other location and is dependent on water by intrinsic nature of its operation” (e.g. shipyards, cargo terminals, marinas)



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Water Dependent:



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Water Related: Not intrinsically dependent on waterfront location but whose operation cannot occur economically without shoreline location (e.g. seafood processing plants, marine salvage yards)



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Water Related: The tenants of these office buildings may or may not be water related – A Yacht Broker would be. Would a marine attorney?



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Water Enjoyment:
Provides the opportunity for a significant number of people to enjoy the shoreline. They must be located, designed and operated to assure the public's ability to enjoy the physical and aesthetic qualities of the shoreline and they must be open to the public with shoreline space devoted to public shoreline enjoyment.



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Water Enjoyment: Depends on the design



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Non-water-oriented:
Uses that have no functional relationship to the shoreline and are not designed to enhance the public's enjoyment of the shoreline.



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Non-water-oriented: Tenants of an office building this size likely are not water-related



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Non-water-oriented:
Multi Family use is not water oriented and is not a preferred use



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Non-water-oriented Uses

Allowed in mixed use projects

Must include:

- o Water dependent uses and/or
- o Public access and/or
- o Ecological enhancement

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Policies and Regulations

Non-water-dependent uses

Allowed uses in mixed use projects

Must include:

- o Water dependent uses and/or
- o Public access and/or
- o Ecological enhancement



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Use Priority

Existing Code

- Provides recognition of the priority for water dependent uses in a number of provisions
- Provides some incentives for water-related and water-oriented uses through reduced buffers.
- Generally provides the same regulations for water-dependent and water-related uses
- Generally requires a CUP for water enjoyment uses.
- Provides little direction for non- water oriented uses

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Use Priority

Options

- Options are limited, must meet criteria of the RCW and WAC
- Non-water-oriented use will be subject to additional requirements for public access or ecological restoration
- Approach options
 - Provide criteria and defer to project review
 - Provide a reach-based direction to determine priority between
 - water oriented uses
 - ecological enhancement and/or
 - public access.

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Use Priority

Recommendation

- Provide the appropriate criteria in the SMP – Similar to existing code
- Provide a reach-based direction that future development will need, particularly whether water oriented uses are a priority, versus ecological enhancement and/or public access.

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Public Access Mandate

- Promote and enhance the public rights to access waters held in public trust by the state while protecting private property rights and public safety,
- Plan for an integrated shoreline area public access system that identifies specific public needs and opportunities to provide public access.
- Public access is required non-residential developments, multi-family development and subdivision of land into more than four parcels, unless the plan provides otherwise
- Minimize the impacts to existing views through maximum height limits, setbacks, and view corridors

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Existing Code

- Extensive criteria for public access to be provided in projects
- In lieu fee program – has not been used
- The Downtown Regional Center Subarea Plan provides criteria and the Bonus Amenity System also provides floor area bonuses for provision of the Public Boardwalk Connection between 5th and 6th Street.
- Detailed view corridors regulations provides narrow view corridors between buildings, however this is a questionable public benefit in some areas

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Options

- a) Retain existing case-by-case approach
- b) Integrated shoreline Plan. Identify on a reach bases
 - The type of public access expected of private development
 - Where public acquisition should be pursued
 - Where public access should be physical or visual
 - Tradeoffs between public access and shoreline ecological enhancement as one element, with the addition of specific guidance on a reach basis, where appropriate.

Recommendation – (b)

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Questions or comments:

Please do not ask questions about your specific property – as we have not yet gotten to that level of detail in the planning process.

Email : smp@ci.bremerton.wa.us

Contact

Nicole Floyd, Land Use Planner
(360) 473-5279

Nicole.Floyd@ci.bremerton.wa.us
345 6th Street Suite 600
Bremerton WA 98337

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How to Get Involved

- Community Input:
 - Planning Commission Workshops
 - This meeting
 - October 10
 - November 16
 - Website: Updated regularly with all documents
 - Become an interested party – Receive email updates and meeting dates
 - Talk to staff, inform us of area specific information

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