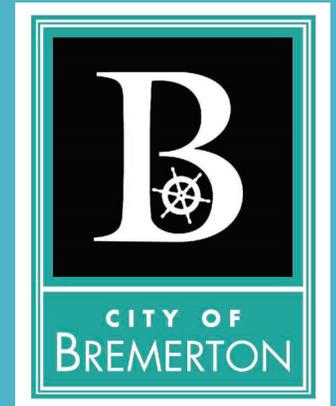


# City of Bremerton Shoreline Master Program Periodic Update



Planning Commission Workshop | September 21, 2020

# Orders of the Day

This is a workshop for discussion and education purposes, and no formal decisions will be made at this time. It is anticipated that this project will be complete in mid-2021, and therefore there will be updates to the Commission on this project over the next several months.

## Key Takeaways

Not major update

Adding flexibility

Proportional mitigation

Joint process with Department of Ecology

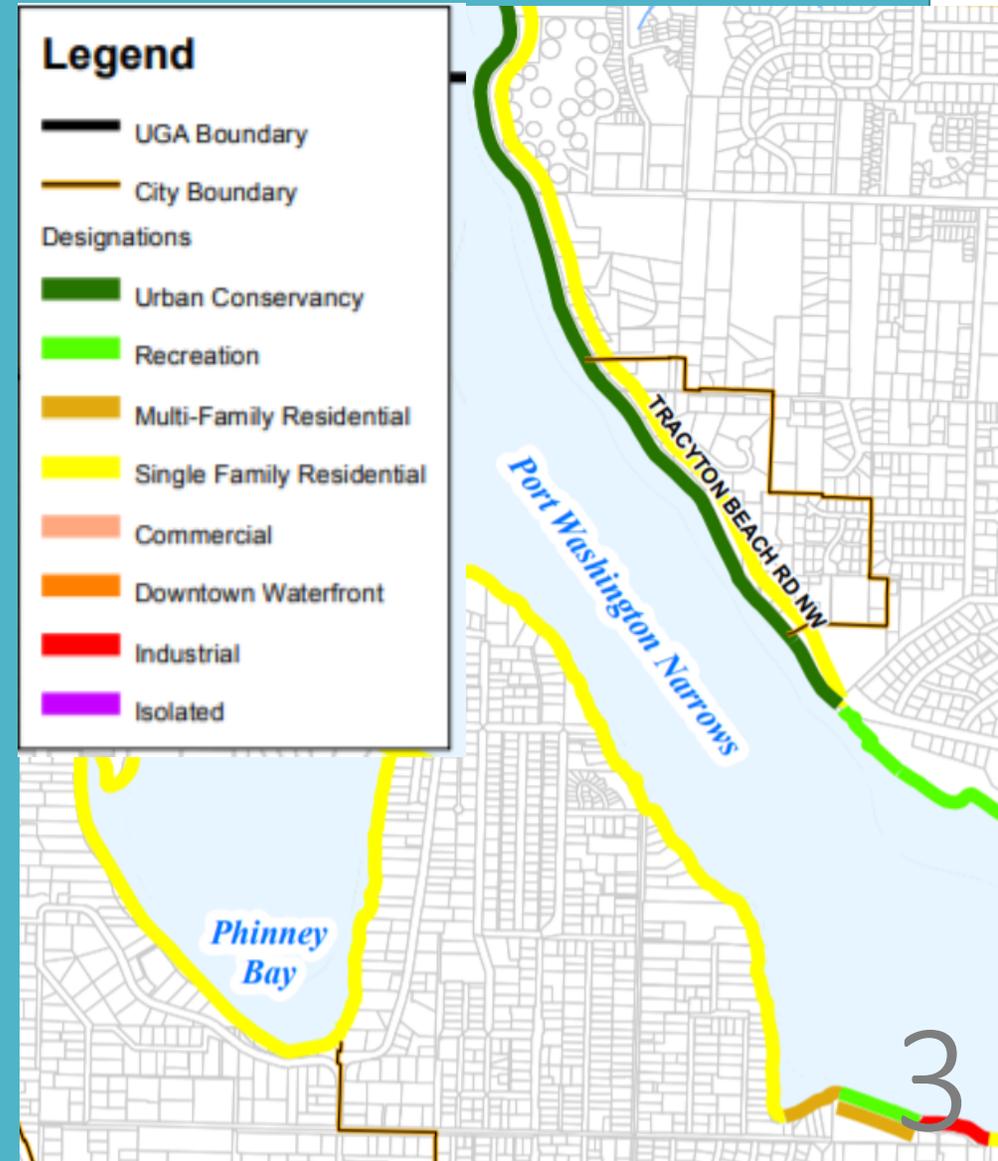
# What is a Shoreline Master Program (SMP)?

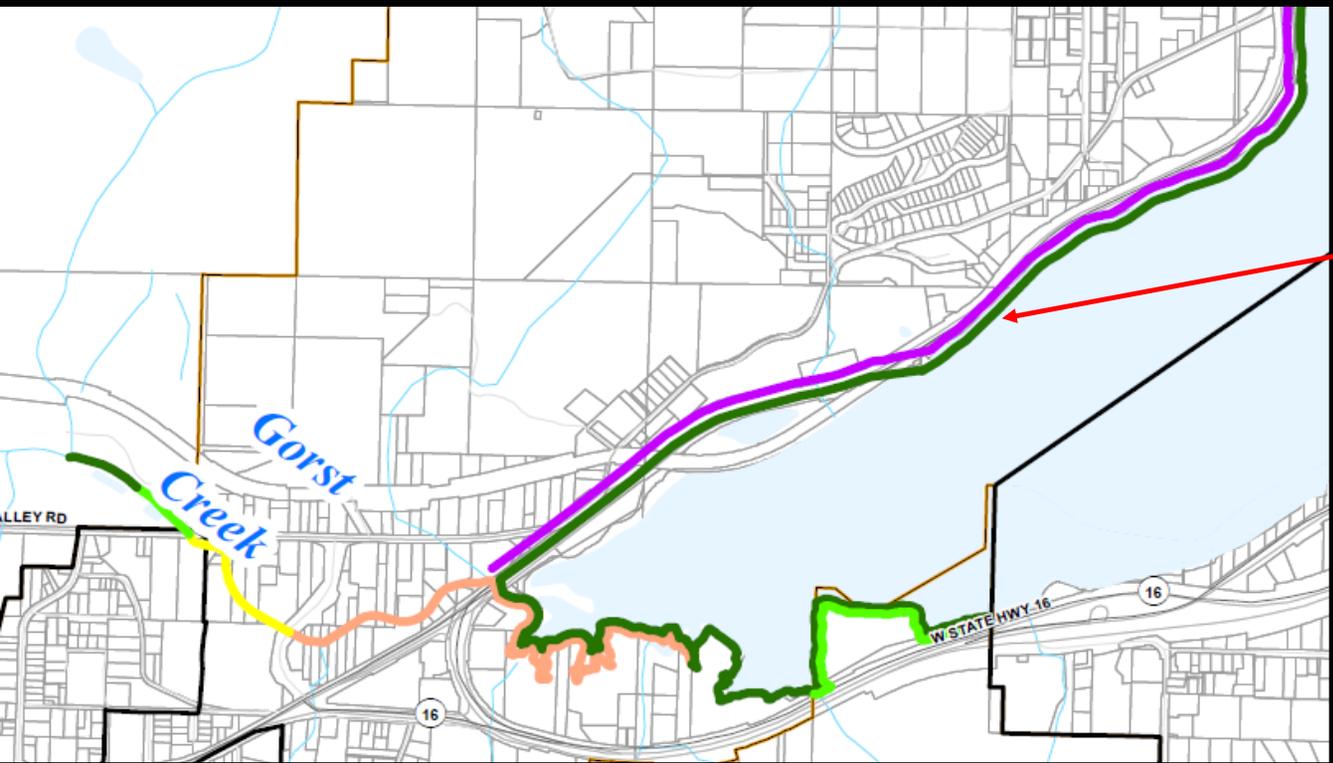
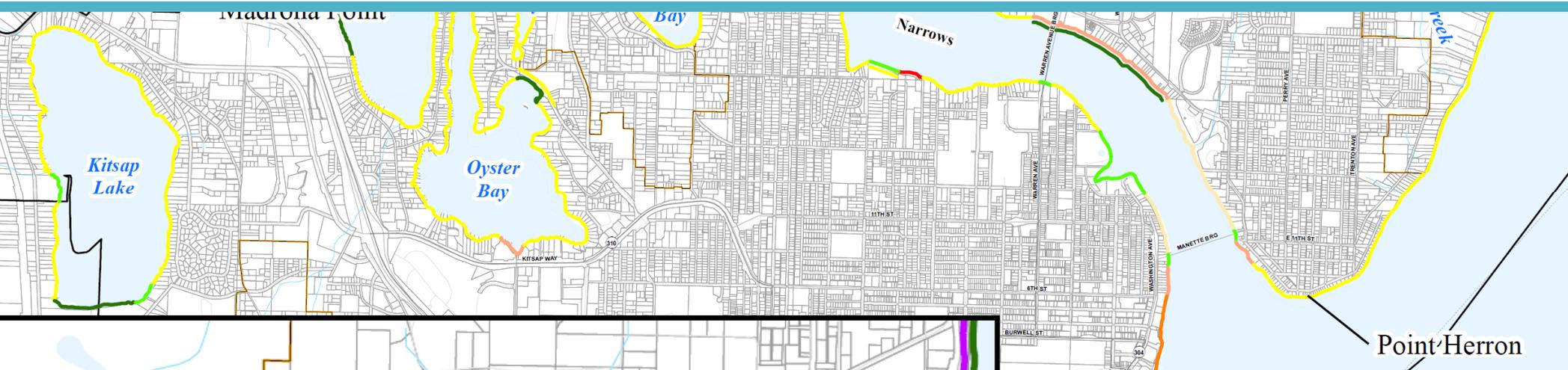
1. An SMP is a set of policies and regulations required by state law that has three basic principles:
  - o Protect the environmental resources of state shorelines
  - o Promote public access and enjoyment opportunities
  - o Give priority to uses that require a shoreline location
2. The City comprehensively updated its SMP in 2013, limited amendments in 2017
3. Critical Areas Ordinance (CAO) update for consistency with SMP & other limited changes



# Where does an SMP apply?

1. Applies to “Shorelines of the State,” which are waterbodies that meet certain criteria
2. Landward of the OHWM – 200’ and waterward to the center of the waterbody
3. As relevant to Bremerton, this includes:
  - o Lakes equal to or greater than 20 acres → Lake Kitsap, Lake Union Reservoir, and Twin Lakes
  - o Marine Shorelines
  - o Watercourses greater than 20 cubic feet per second, mean annual flow – Union River between McKenna Falls and the reservoir, the lower portion (1 mile) of Gorst Creek





Shoreline Jurisdiction

**Legend**

-  UGA Boundary
-  City Boundary
- Designations**
-  Urban Conservancy
-  Recreation
-  Multi-Family Residential
-  Single Family Residential
-  Commercial
-  Downtown Waterfront
-  Industrial
-  Isolated

# What is an SMP periodic update?

1. The state requires all SMPs to be reviewed every eight years
2. Periodic review is intended to keep SMPs current with:
  - o Amendments to state law (WAC, RCW)
  - o Changes in local plans and regulations (SHC)
  - o New or improved data and information

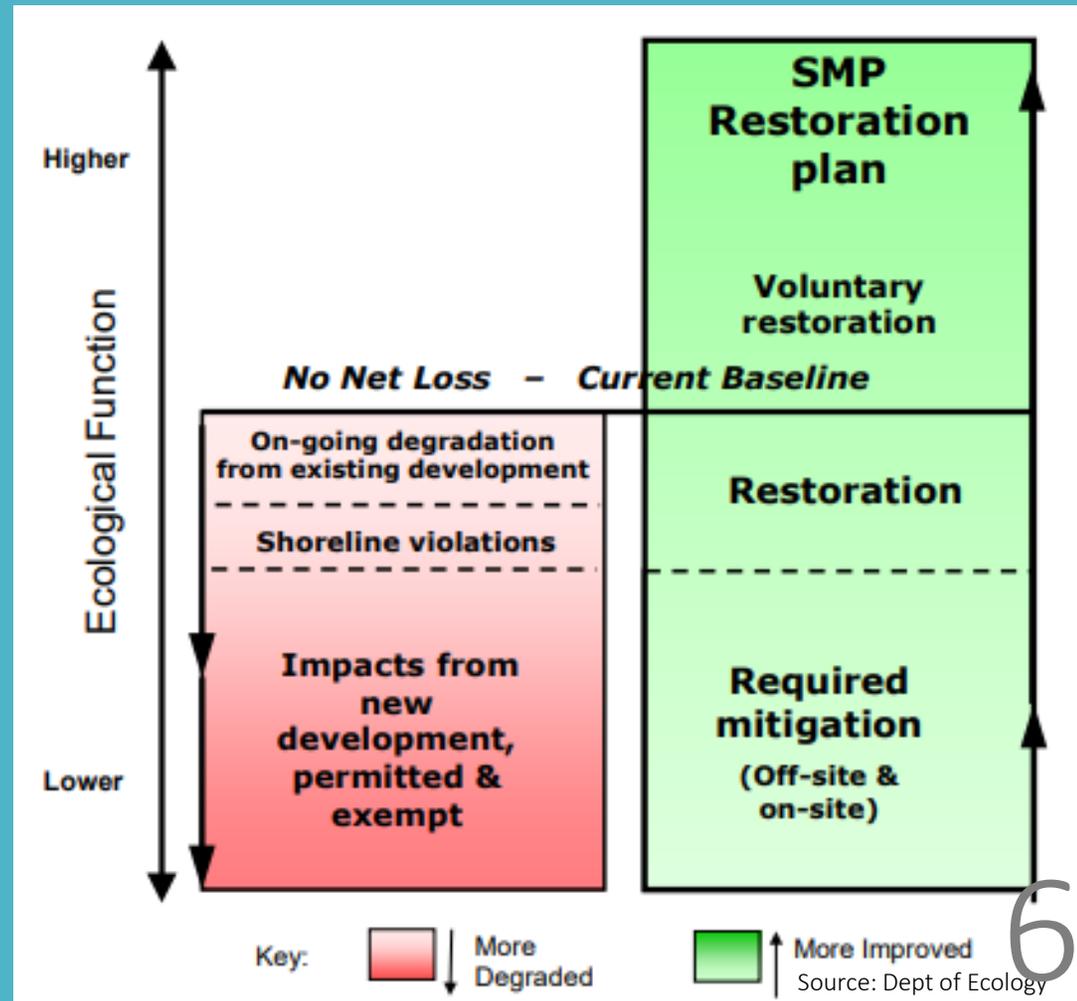


Photo credit: MAKERS architecture & urban design LLC



# The SMP periodic update will not:

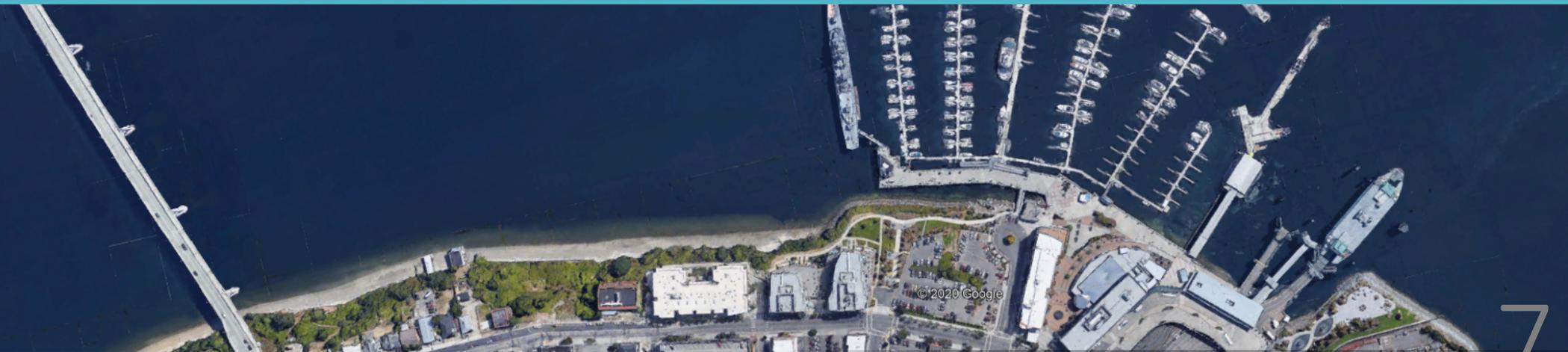
1. Re-evaluate the ecological baseline which was established as part of the 2013 comprehensive update
2. Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition



# Gap Analysis Report Purpose – Attachment A

Consistency with:

1. *State legislative amendments*
2. *Critical areas regulations*
  - o Ecology July 2018 wetland buffer guidance
3. *Comprehensive Plan & municipal code (development regulations)*
4. *Additional issue(s) to consider*



# Proposed amendments – Legislative Amendments

## 1. Definitions

- Updating definitions to be consistent with those in state law
- Development, Nonconforming, floating on-water residences definitions, as examples

## 2. Exemptions

- Updating development & residential pier cost thresholds and ADA allowances per state law

## 3. Applicability

- SMA doesn't apply to federal lands (Navy/Shipyard)

## 4. Restoration projects

- Relief from dimensional standards



Photo credit: Waterfront Construction



# Proposed Amendments, Critical Areas Ordinance

1. Clarify existing wetland buffer requirements consistent with the most recent guidance from the Washington State Department of Ecology
2. Add flexibility within Fish & Wildlife habitat conservation areas



Photo credit: [Gorst Creek Lunkersguide.com](http://GorstCreekLunkersguide.com)

# Proposed Amendments, Development Regulations

1. Nonconforming structures
  - *Applicability & Proportionality*
2. Shoreline buffer reduction options
  - *Buffer Averaging*
  - *No Net Loss*
3. New Sheridan/Harrison Center Subarea Plan
  - *Align edits with Subarea Plan and SMP*



# Proposed Amendments, Other issues

1. Vegetation Management Plan allowances
  - *Provide relief for single family property owners (plan & applicability)*
2. Consolidating all policies into one chapter
3. Climate resiliency
4. Minor updates to Shoreline Environment Designations mapping to improve consistency with zoning



## Anticipated Timeline

- PC workshop– September 21, 2020
- Online Tool Launch – October 1, 2020
- PC workshop to review full amendment draft – October 19
- Joint Ecology\City public comment period – November 2020
- Joint Ecology\City public hearing – November 16, 2020
- Submittal to Ecology for Initial Determination – January 2021
- Planning Commission review and recommendation (in necessary) – February 2021
- Local adoption of the SMP – Spring 2021

*\*All dates are tentative*

# Public Outreach

1. An SMP Online Open House will launch October 1
2. Opportunity for the public to:
  - *Review background information, project timeline*
  - *Understand issues being addressed*
  - *Provide comments*
  - *Get notified for future actions*



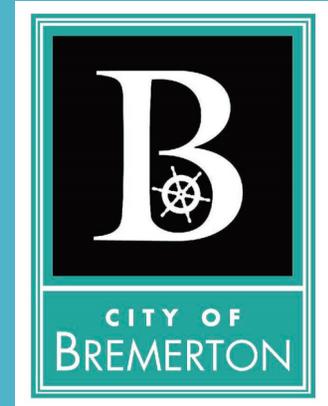
# Additional information

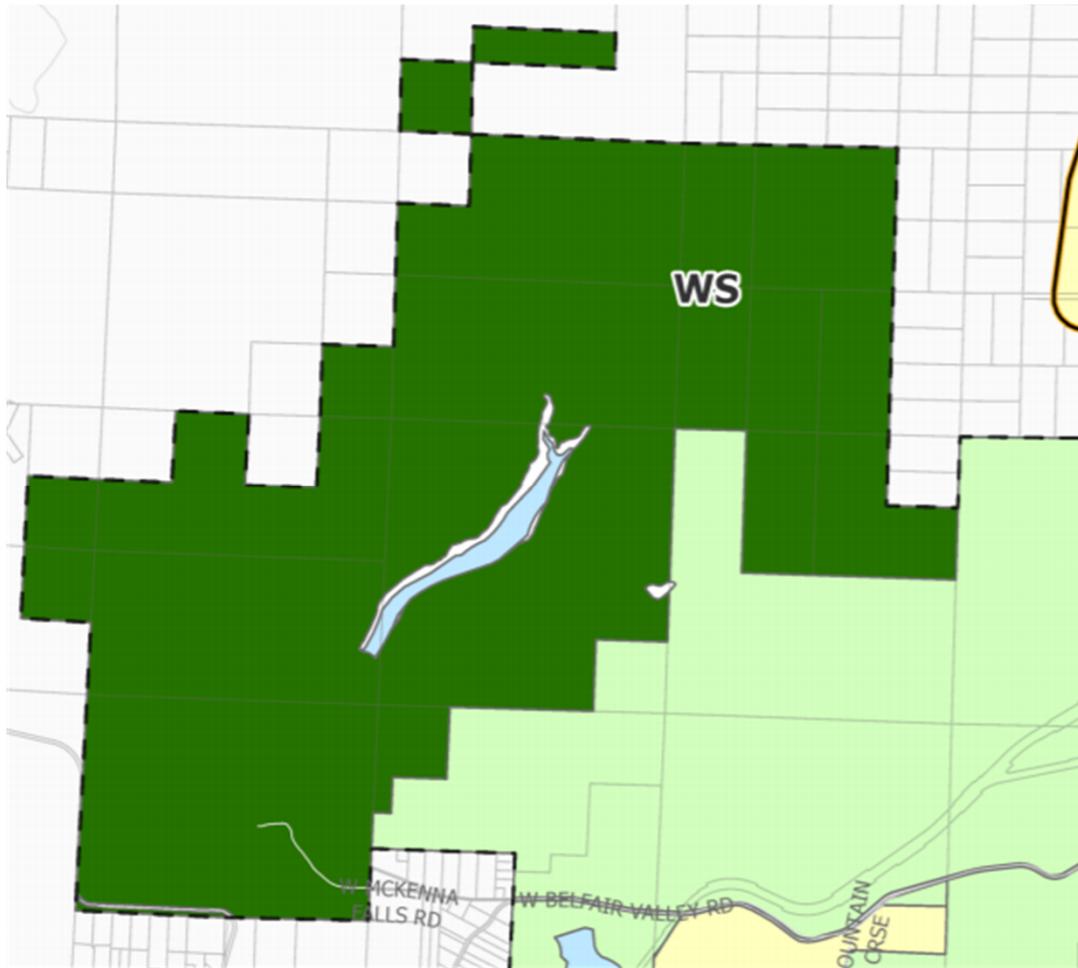
Project website:

[www.BremertonWA.gov/SMPUpdate](http://www.BremertonWA.gov/SMPUpdate)

- Staff contact is Garrett Jackson, Senior Planner
  - (360) 473-5289
  - [Garrett.Jackson@ci.Bremerton.wa.us](mailto:Garrett.Jackson@ci.Bremerton.wa.us)

Thanks for listening  
Questions?





# Clarification

## Timber Cutting/Harvesting

- Revise to permit in City Watershed/City Utility Land
- Shoreline Exemption