SMP Update
Planning Commission Workshop

1. Project Recap
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February 21,2012 – Workshop

– Definitions

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- March 20, 2012 – Workshop
  - Nonconformities & SSB 5451

- April 17, 2012 – Hearing

Code Applicability

- All *new* development within 200’ of the shoreline.
- Code applies to new home, new bulkheads, new docks.

•Remodeling is exempt

•Minor expansions are exempt

•Maintenance / repair is exempt

No Net Loss

- 3 Paragraph Definition reviewed and accepted by Ecology:

- No Net Loss of ecological functions is the maintenance of existing shoreline ecological processes and functions at the level that existed at the time of approval of the major update to the Shoreline Master Program in 2012 and reflected in the shoreline inventory and characterization, or for a development project, the conditions that existed prior to initiation of use or alterations of the shoreline that result in adverse impacts on ecological processes and functions.

No Net Loss

- On a Citywide basis No Net Loss means that the ecological processes and functions are maintained. Regulations may result in localized cumulative impacts or loss of some localized ecological processes and functions, as long as the ecological processes and functions of the system are maintained. Maintenance of ecological processes and functions may require compensating measures that offset localized degradation.

No Net Loss

- On a project basis, no net loss means that a permitted use or alteration of a shoreline will not result in deterioration of the existing condition of shoreline ecological functions. No net loss is achieved both through avoidance and minimization of adverse impacts as well as compensation for impacts that cannot be avoided. Compensation may include on-site or off-site restoration of ecological functions to compensate for localized degradation.

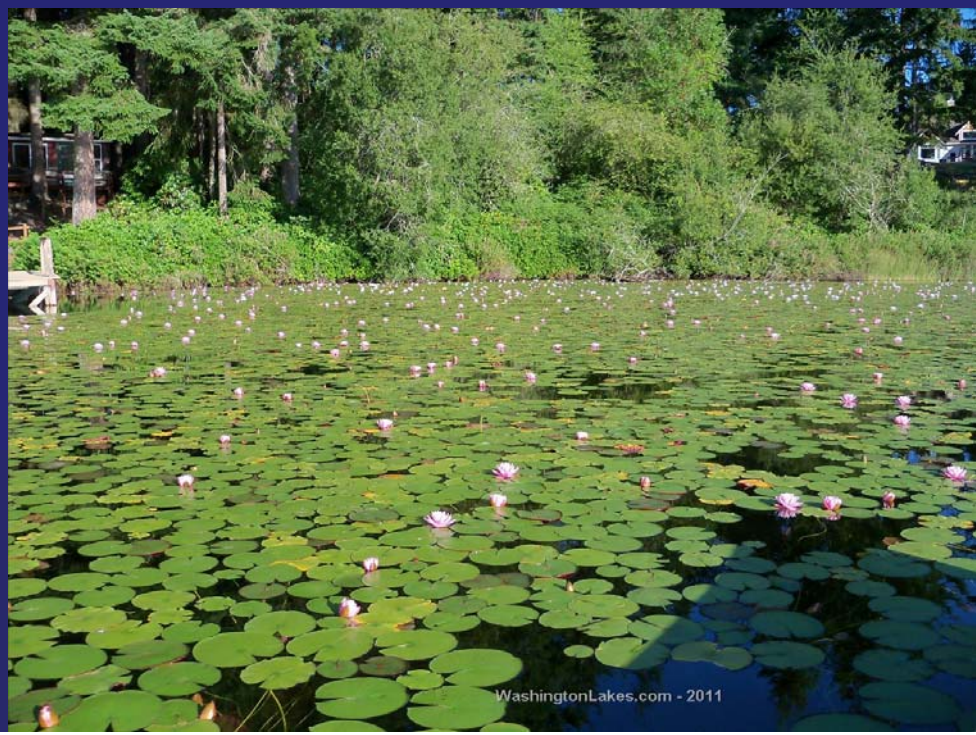
Definitions:

- Photic Zone –
  - The upper layer of a body of water delineated by the depth to which enough sunlight can penetrate to permit photosynthesis
- Setback –
  - For the purposes of this chapter, the setback is the horizontal distance required between the finished exterior wall of a structure and the buffer line.
- Will –
  - Used to express a command and or an inevitability.

Wetland Buffers

- Ecology recommends that we:
  - Add more wetland types
  - Add wider variation to buffers based on existing habitat function (wetland rating)

- These changes will generally reduce buffer widths because of Bremerton's existing development pattern.



Wetland Category	Standard Buffer Width	Moderate Wildlife Function (21-25 Pts)	Moderate-High Wildlife Function (26-29 pts)	High wildlife Function (30-36 pts)
Category I: Based on Score	~~125~~ 75’	~~150~~ 105’	~~225~~ 165’	225’
Category I: Coastal Lagoons	150’	N/A	165’	225’
Category I: Forested	75’	105’	165’	225’
Category I: Estuarine	150’	N/A	N/A	N/A
Category II: All	~~100~~ 75’	~~150~~ 105’	~~225~~ 165’	225’
Category III: All	~~75~~ 60’	~~125~~ 105’	~~150~~ 165’	N/A
Category IV: All	~~50~~ 40’	50	~~50~~ N/A	N/A

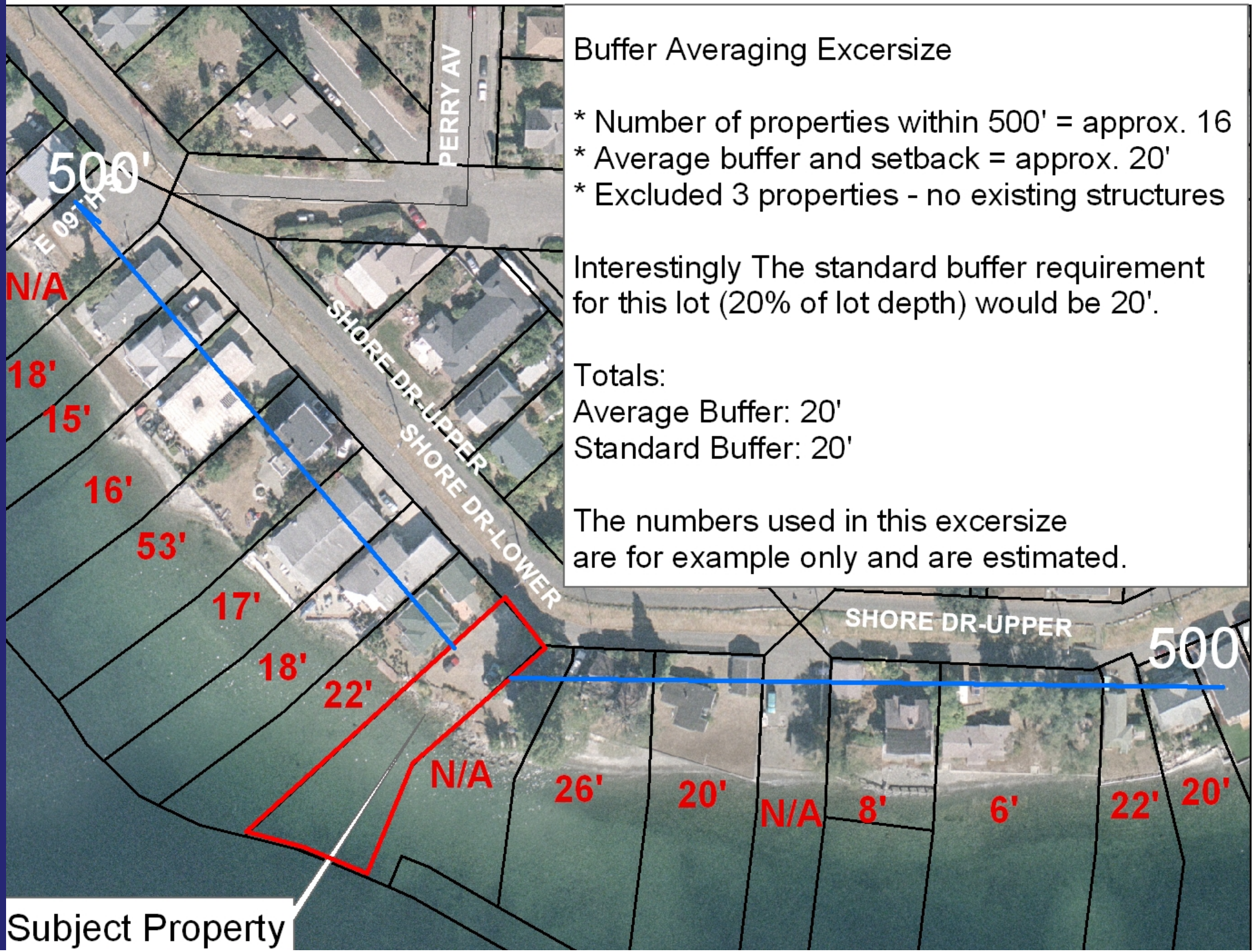
Mitigation Ratios:

- Ecology recommends an increase for rehabilitation and enhancement only situations. *(These cases are very rare)*
- *No change to Creation or Re-establishment*

Category	Rehab	Enhance Only
Cat. I	~~8~~ 12:1	Not Allowed
Cat. II	~~4~~ 6:1	~~6~~ 12:1
Cat. III	~~3~~ 4:1	~~4~~ 8:1
Cat. IV	~~2~~ 3:1	~~3~~ 6:1

Buffer Averaging

- Allowing for a reduced buffer based on the existing development pattern.
- Borrowed language from other SMP's and Bremerton's "Traditional Front Yard" provisions
  - 60% of like structures within 500' of the property
  - Minimum of 10' buffer
  - 5' setback



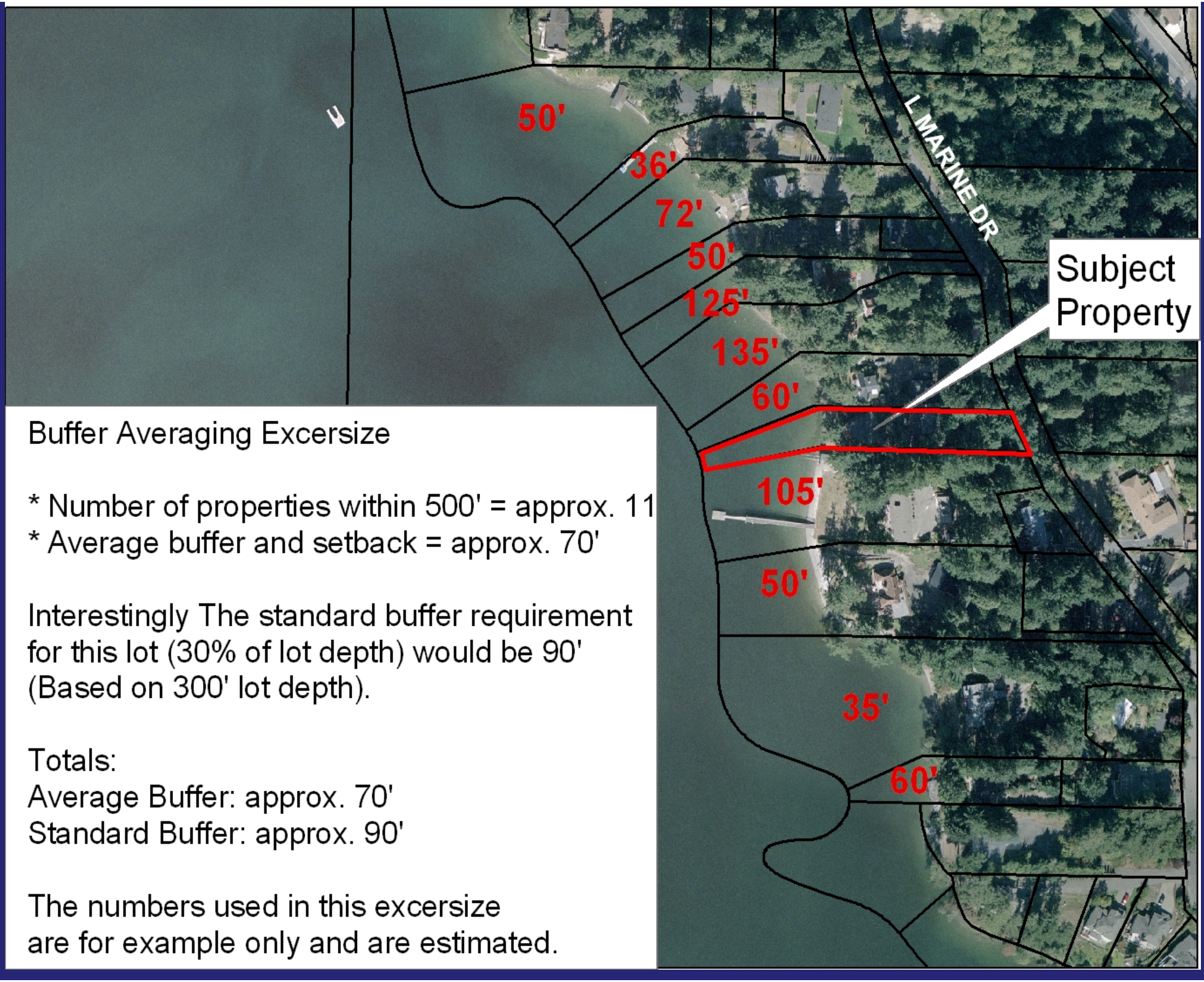
Buffer Averaging Excersize

* Number of properties within 500' = approx. 16
* Average buffer and setback = approx. 20'
* Excluded 3 properties - no existing structures

Interestingly The standard buffer requirement for this lot (20% of lot depth) would be 20'.

Totals:
Average Buffer: 20'
Standard Buffer: 20'

The numbers used in this excersize are for example only and are estimated.



Buffer Averaging Excersize

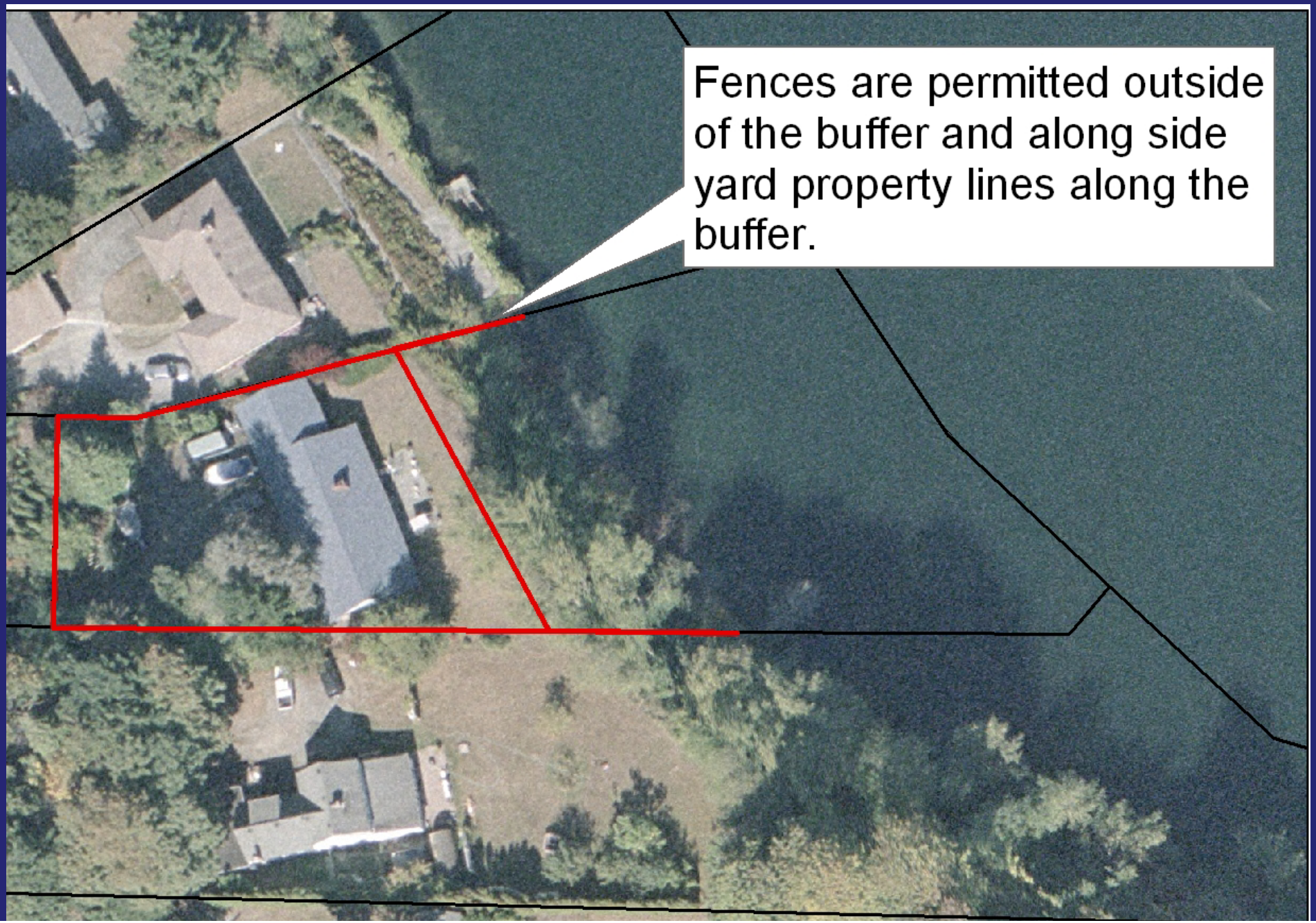
* Number of properties within 500' = approx. 11
* Average buffer and setback = approx. 70'

Interestingly The standard buffer requirement for this lot (30% of lot depth) would be 90' (Based on 300' lot depth).

Totals:
Average Buffer: approx. 70'
Standard Buffer: approx. 90'

The numbers used in this excersize are for example only and are estimated.

Fences


Fences are permitted outside of the buffer and along side yard property lines along the buffer.

Vegetation Management

- New section for Bremerton
- Establishes what is required to be planted within the buffer.
- Increased planting requirements are intended to balance reduced buffer widths.

Vegetation Management

Quality

Quantity

Vegetation Code Language

(1) A Vegetation Management Plan shall be submitted for all new development and~~or~~ redevelopment within the shoreline jurisdiction ~~with the exception of water dependent uses and single family residential use (for single family, see (2) below)~~. The plan shall provide for substantial enhancement of shoreline ecological functions and must provide the maximum ecological functions feasible, in accordance with the following:

(i) The Plan must provide for planting of trees, ~~not less than one (1) per one hundred (100) square feet,~~ shrubs ~~not less than ten (10) per one hundred (100) square feet~~, and ground cover to a sufficient density ~~of ground cover~~ to provide effective ~~coverage for~~ canopy cover and erosion control purposes throughout the buffer. The Director may allow for ~~a portion of~~ the trees and shrubs to be placed in natural groups to allow for view preservation and a shoreline access trail.

(ii) At least 25% of ~~A~~all new trees shall be a minimum height of four (4) feet. Shrubs shall be of at least four different varieties.

(iii) Repair, maintenance, and ~~Minor projects~~ minor expansions of existing development may not be required to provide a vegetation management plan dependent upon the scope of the project. Please review BMC 20.16.660 to review the requirements for expanding a nonconforming structure.~~are exempt~~ . ~~as defined in BMC 20.16.XXX and RCW 90.58.~~

Grouping trees to preserve views can be allowed

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

Height

- Multi – Family:
  - Need to clarify that 40’ only applies downtown and is limited to 35’ elsewhere.

- Single Family
  - Current code: Limit of 25’ but up to 35’ “*if the increase does not impair views of the water from residential properties upland of the nearest public street landward of the site.”*
  - Other jurisdictions: Overwhelmingly establish 30’ - 35’ without additional criteria.
  - Increase in height limit would increase view blockage.

Height

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.

Height

- 30’ limit – increase beyond 30’ if:
  - The structure has a pitched roof not less than 6:12
  - Pitched roof is oriented perpendicular to the shoreline
  - The Pitched roof covers the entire structure.

Height

Roof Pitches

35’ High Structures

Workshop Questions:

Going through the attachments in order please consider the following questions:

- Do these proposed changes make the code clearer?
- Are they in line with the previous guidance given by the Commission?
- Are there additional points of view that need to be addressed?
- Are you in support of the proposed changes?
- Are there areas where the code should be further modified?