CITY OF BREMERTON

SMP Update

Planning Commission Public Hearing

May 29, 2012

Why Update the SMP?

- 1978 – Per State law, The City Adopted a Shoreline Master Program.
- 2003 – Ecology updated guidelines for shoreline regulations and State Legislature required all jurisdictions to update SMP's.
- 2009 – City received funding from the State to revise SMP to comply with State requirements.

What are the State Requirements?

No Net Loss – Priority Uses – Public Access

- Step 1: Document existing conditions
  - Inventory and Characterization
- Step 2: Predict foreseeable development.
  - Determine how that will impact the shoreline
- Step 3: Create a plan that allows development while balancing ecological function.
  - Development standards
  - Restoration plan

Where Do the SMP Regulations Apply?

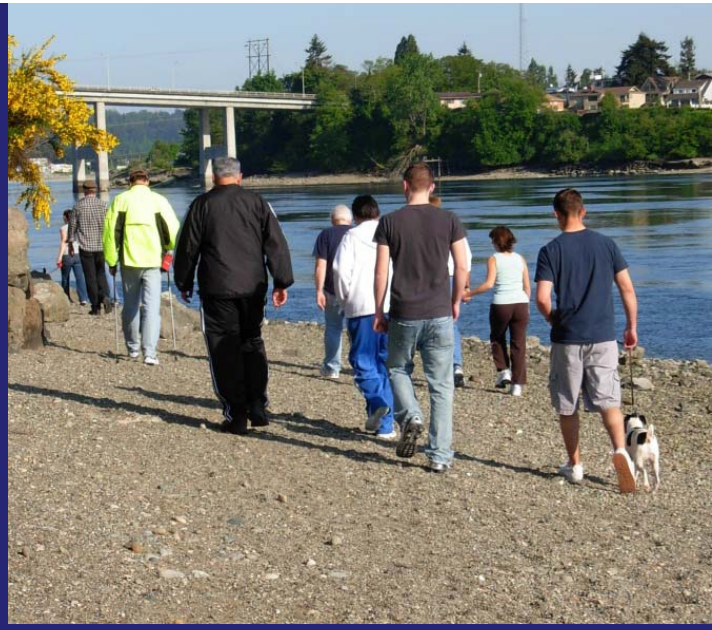
Regulations apply from the ordinary high water line upland 200'.

- Puget Sound *(Bremerton has about 25 miles of marine shoreline)*
- Kitsap Lake
- Twin Lakes
- Union Reservoir
- Gorst Creek

Does not apply to remodeling or maintenance work

Code does not apply to unintentional damage

Public Input



- **Start of Project:**
  - Open House, Black Berry Festival, beach walks, utility bill mailings, grocery bags
  - Create Technical and Citizen Advisory Groups

- **Mid-Project:**
  - Website, interested parties list,
  - City Council District Meetings
  - Technical Committee (monthly)
  - Citizen Group (6 meetings)
  - Planning Commission (14 workshops)

- **Project Completion:**
  - 130 interested parties
  - Planning Commission Public Hearing
  - City Council workshops & Hearing
  - Ecology review and hearing

City Goals

- Maintain consistency with existing regulations
- Provide for flexibility in regulations where possible
- Provide a user friendly document

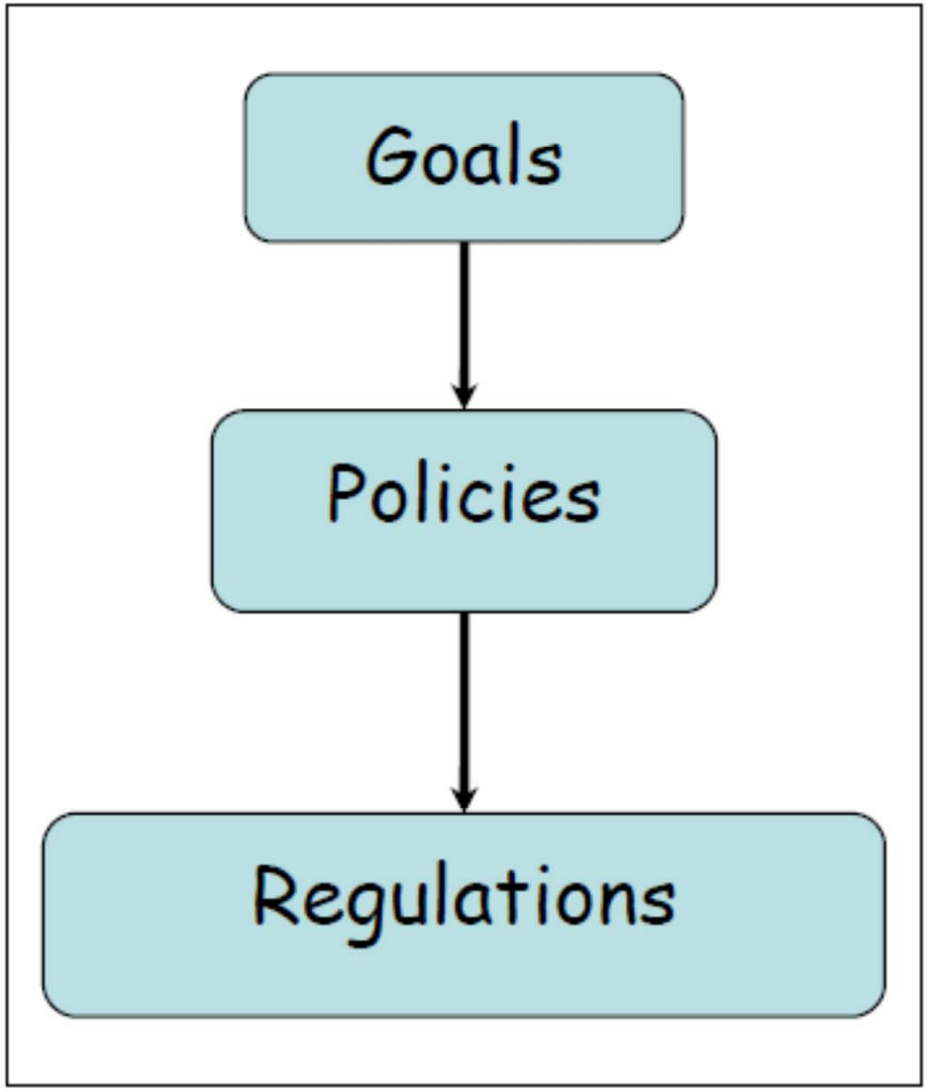
Goals, Policies, & Regulations

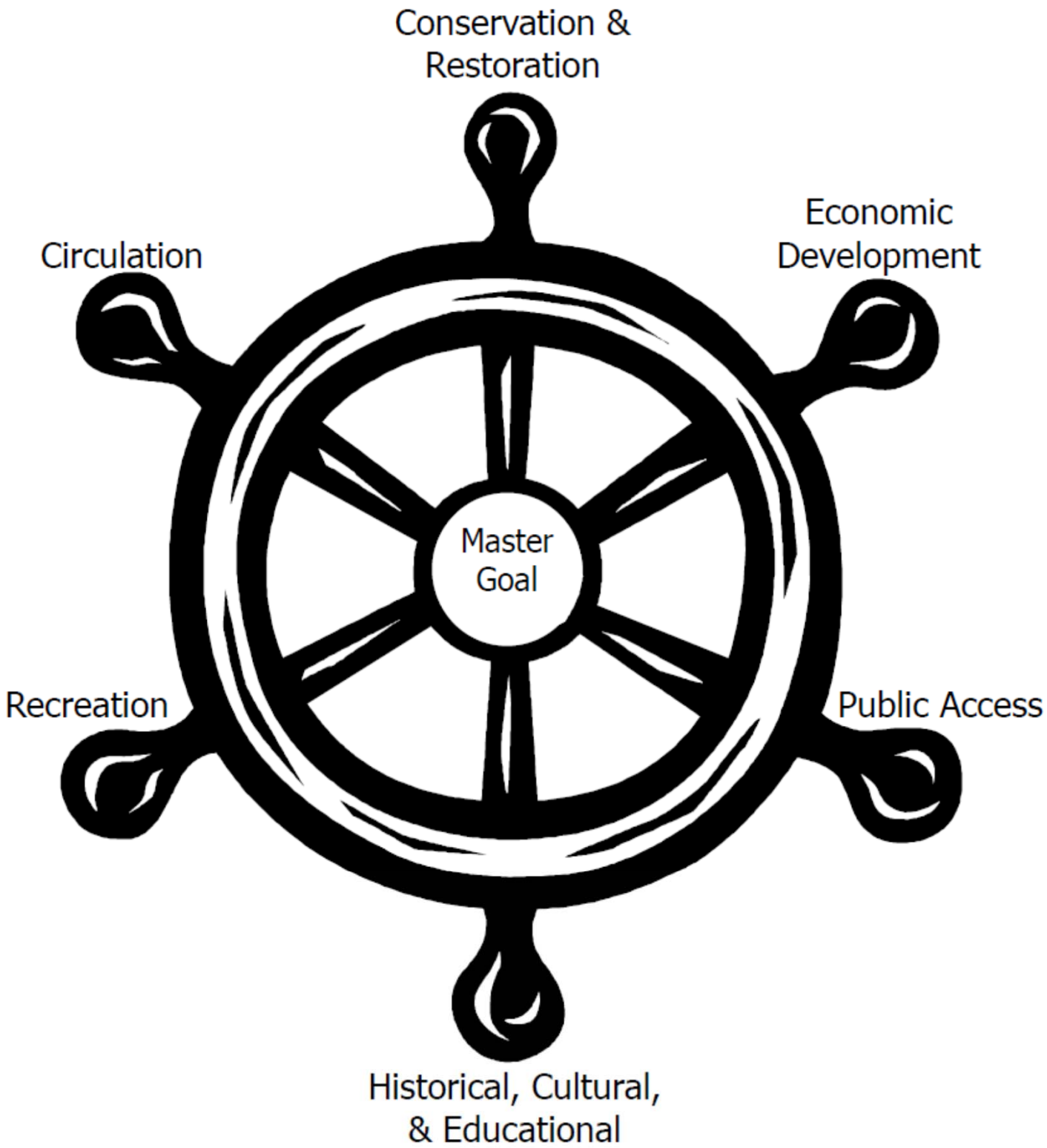
Goals *are the broadest value statements and recommendations.*

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




Conservation &
Restoration
Economic
Development
Circulation
Master
Goal
Recreation
Public Access
Historical, Cultural,
& Educational

Designations

SMA Guidelines:

- Natural
- Urban Conservancy
- Residential
- High Intensity

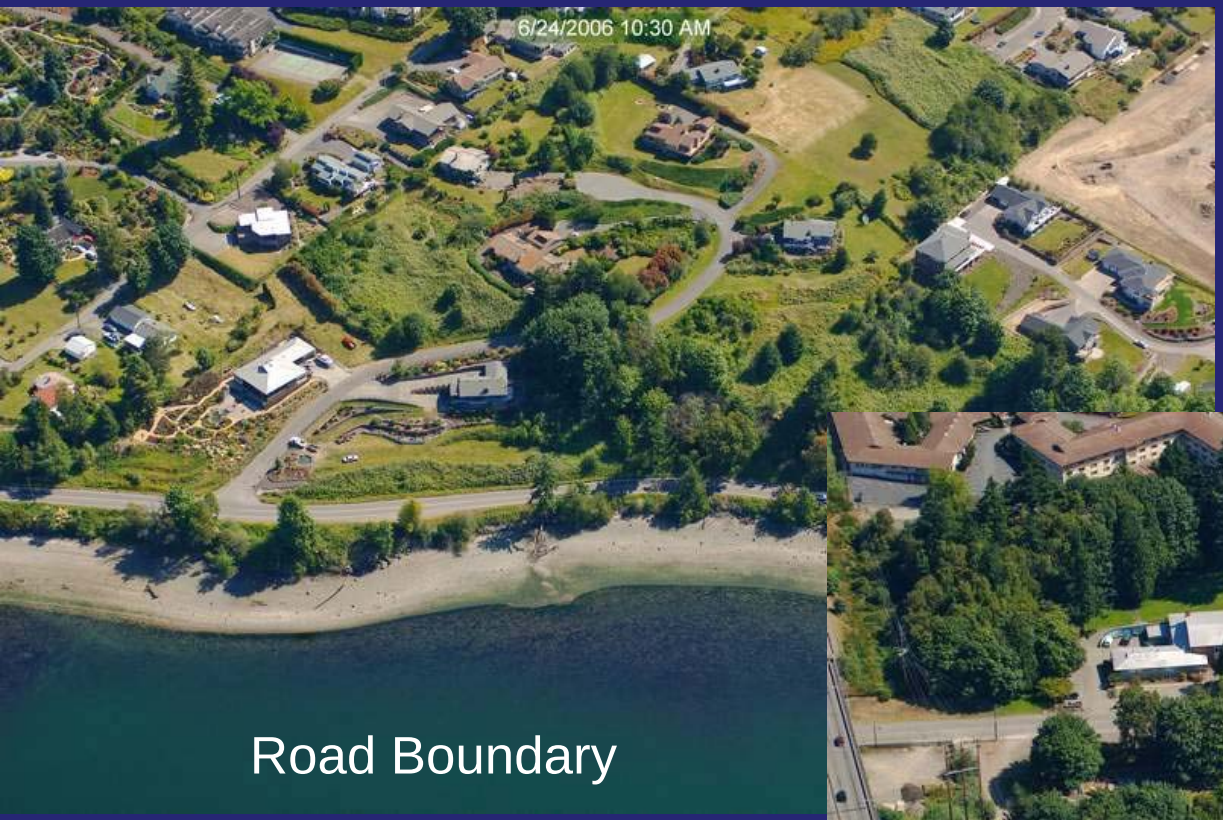
Bremerton's Designations:

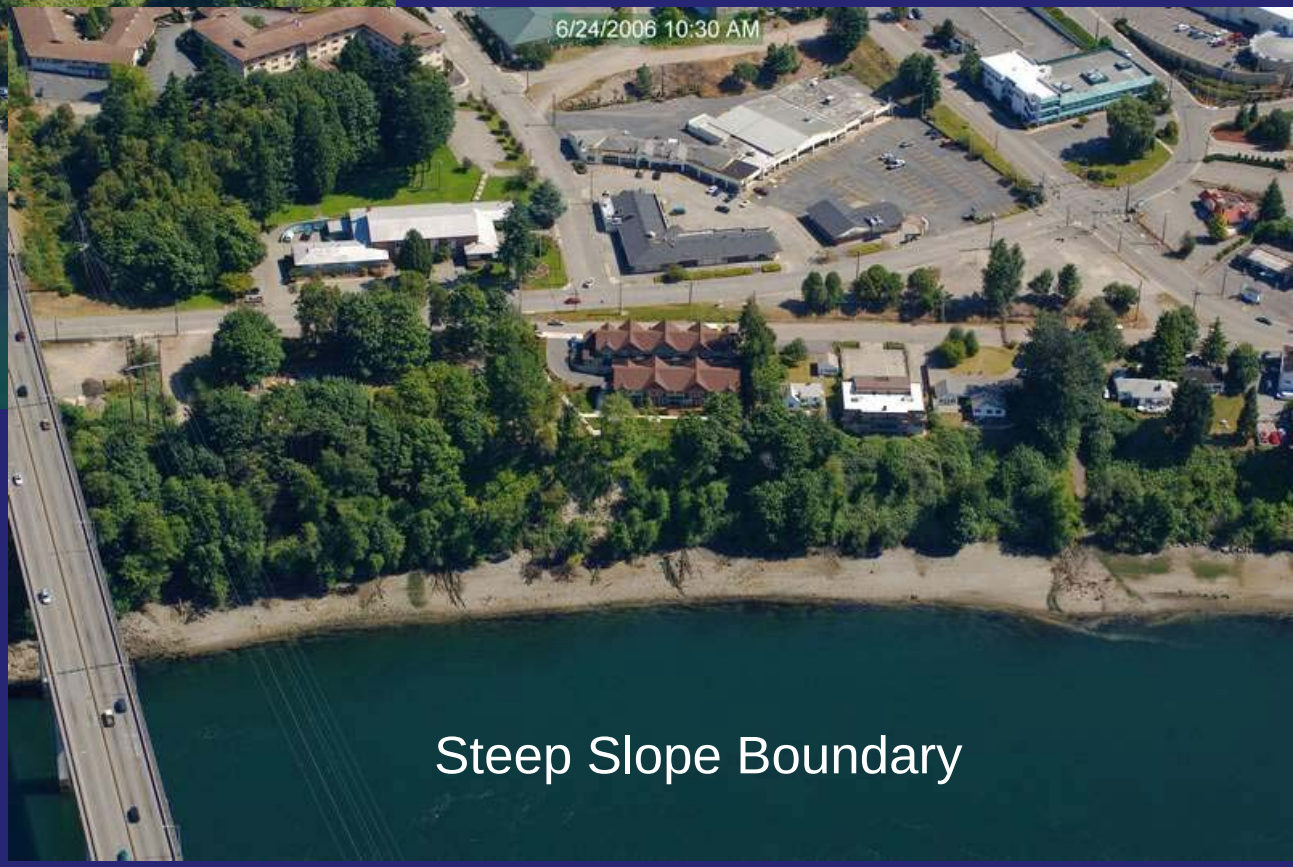
- Urban Conservancy
- Residential
  (single and multi family)
- Downtown Waterfront
- Urban Commercial
- Urban Industrial
- Recreational

Added Concepts:

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

Innovative Concepts
Parallel Designation

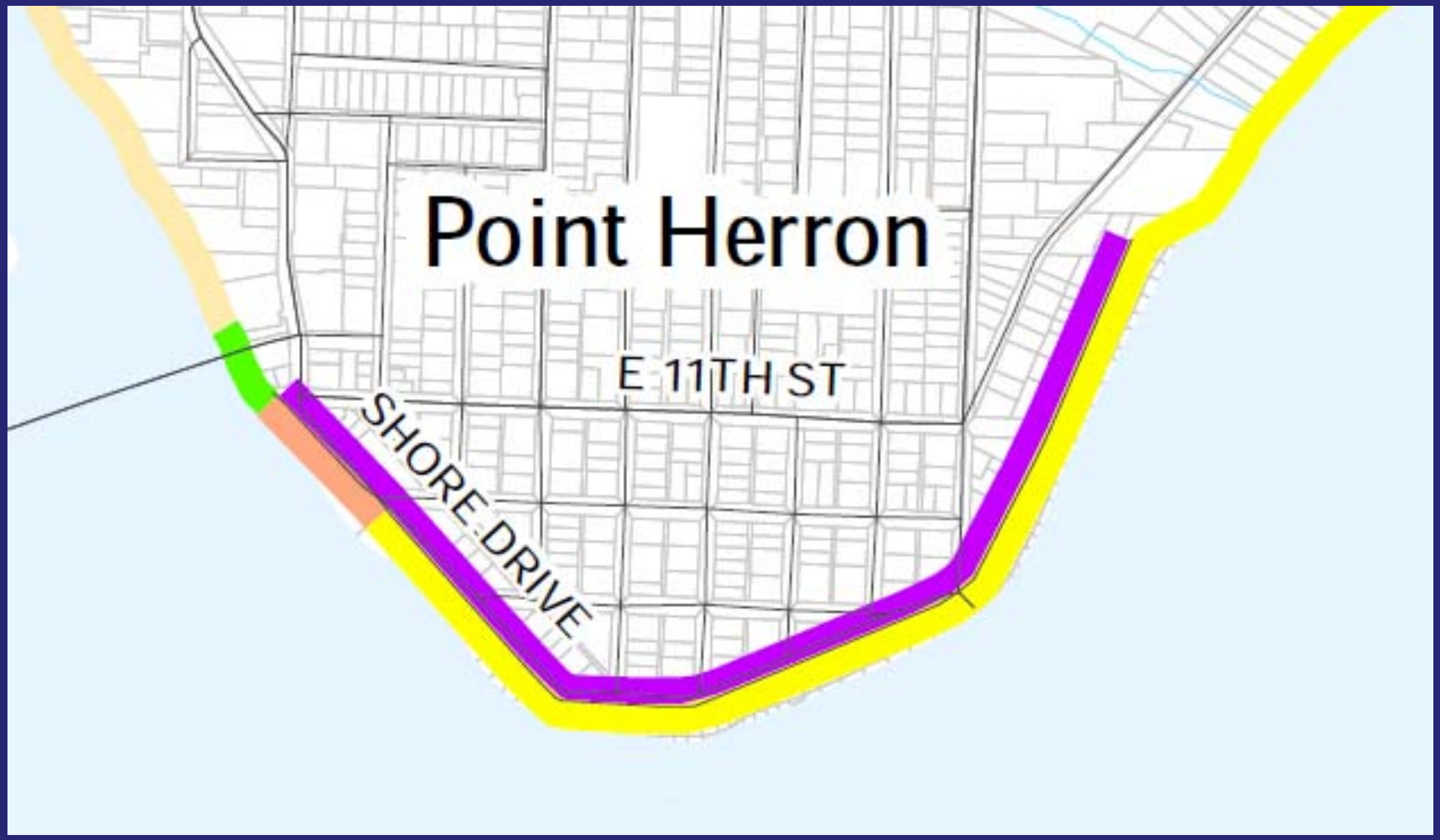




Innovative Solutions Isolated

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

Shore Drive Isolated



SHORELINE MASTER PROGRAM

CITY OF BREMERTON

Aquatic Conservancy and Over Water Structures

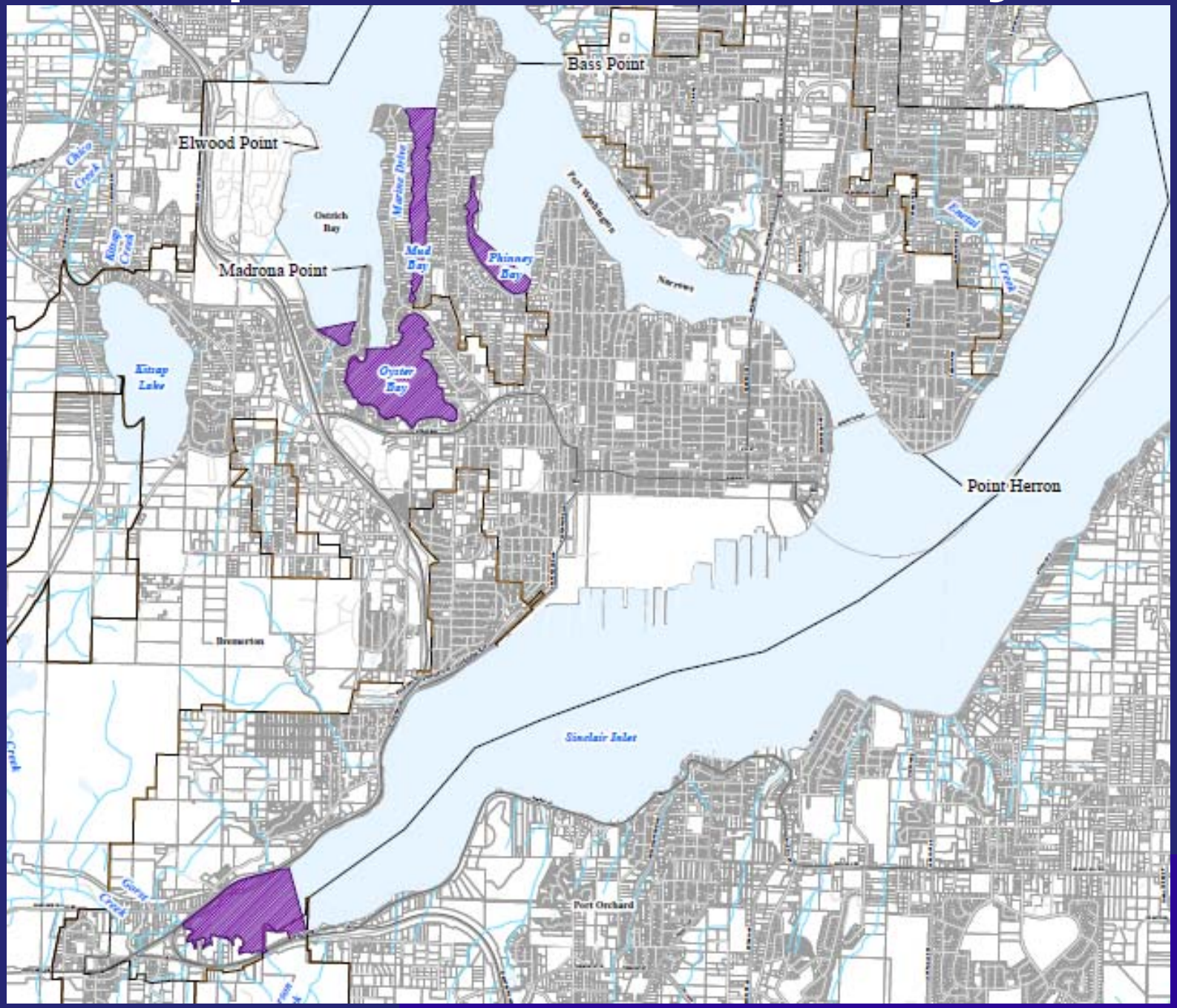
Areas of rare, unique, and plentiful habitat functions

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

Aquatic Conservancy

Areas of particularly high habitat function

Aquatic Conservancy



Commercial and Industrial Development

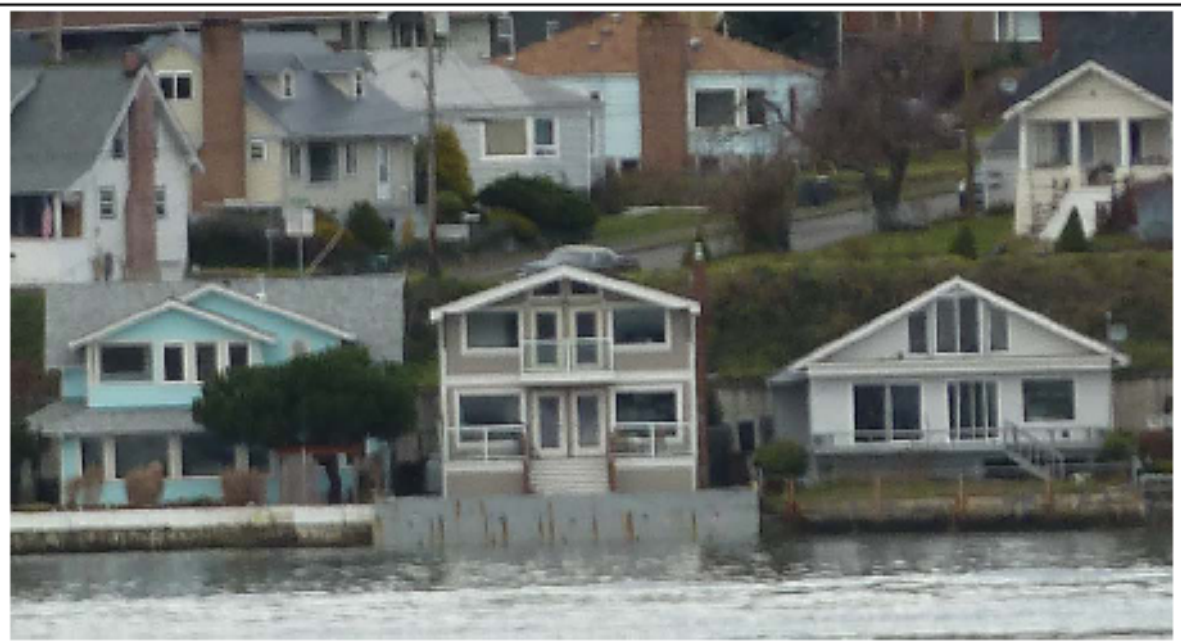
- Water Oriented Uses are a priority:
  - Water Dependent, Water Related, Water Enjoyment
- Non-Water Oriented are Allowed When:
  - Physically separated from water
  - Navigability is severely limited
  - Significant public benefit is provided by public access and ecological restoration

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.

Height

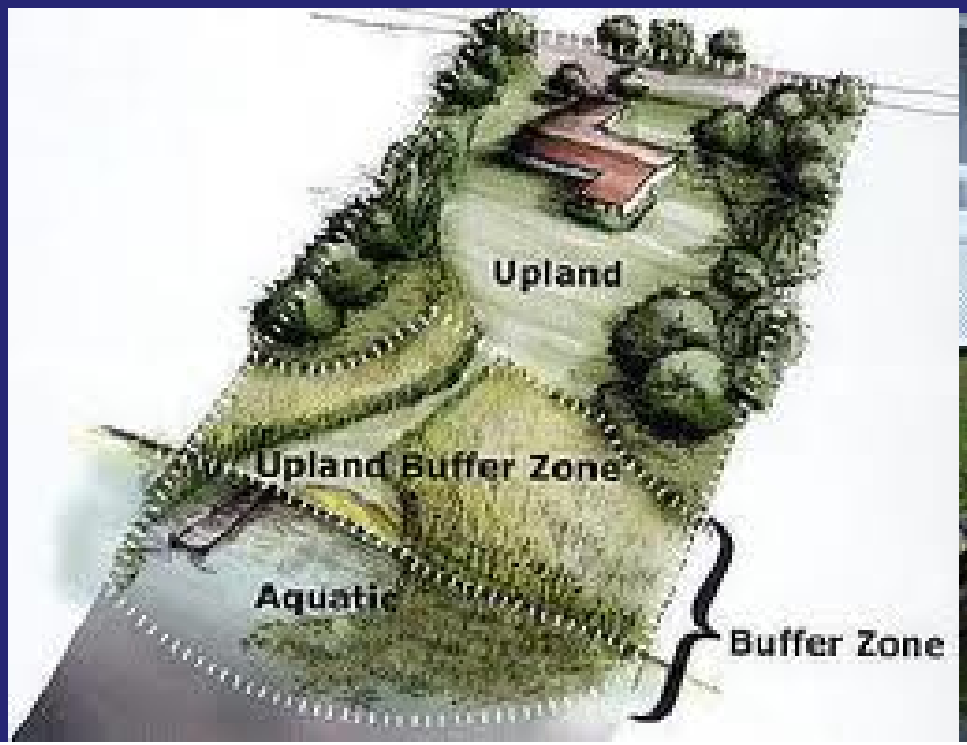
ENVIRONMENT DESIGNATION	HEIGHT
Commercial	35 feet
Downtown Waterfront	175 feet
Industrial	35 feet
Multi Family Residential	40 feet
Over-Water Structures (All Designations)	15 feet
Recreation	35 feet
Single Family Residential	30 -35' feet
Urban Conservancy	25 feet



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.

Buffers and Setbacks

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

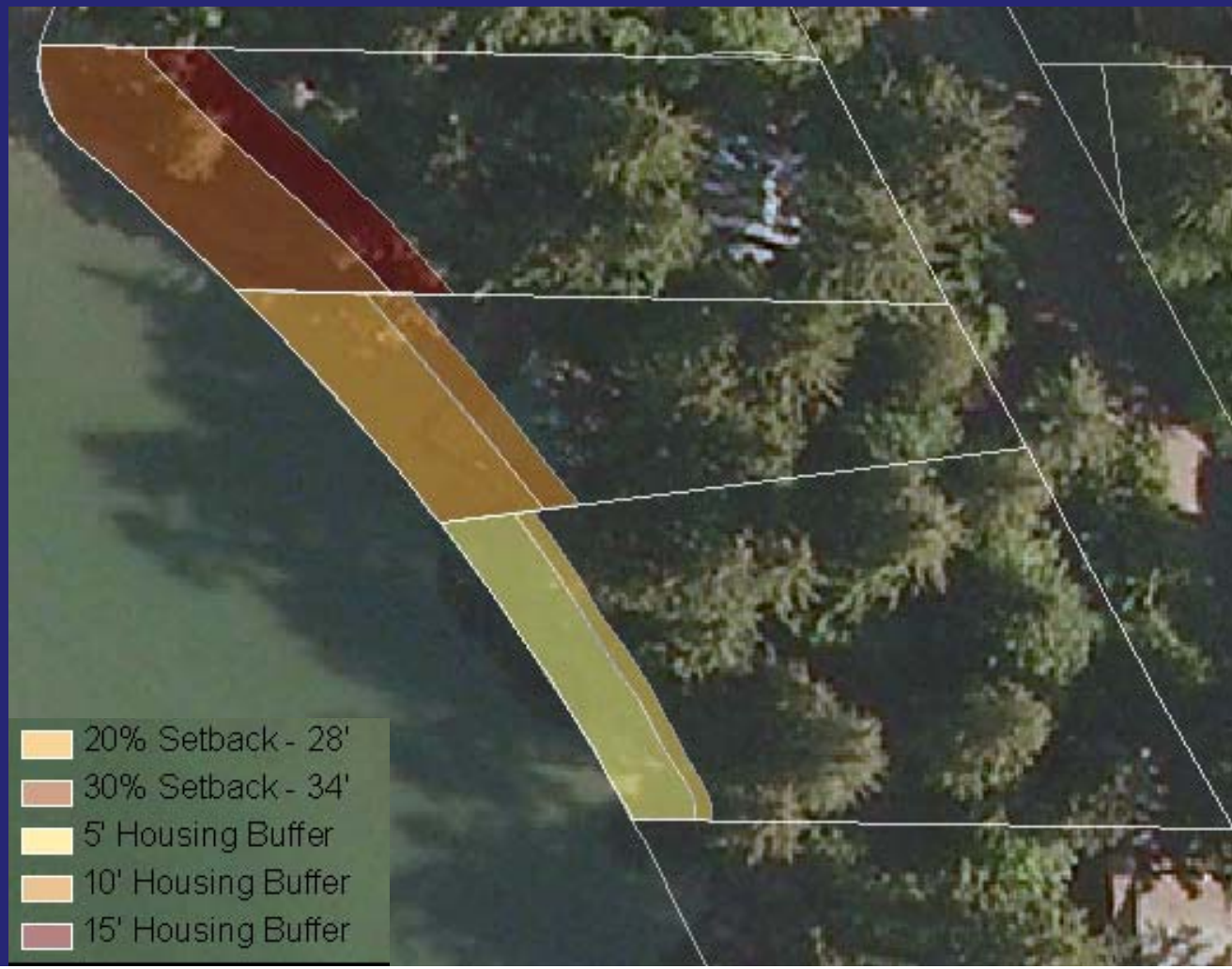


Vegetation Conservation

Quality vs. Quantity

Variable Buffers

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



Shore Drive - **20% Buffer**

20% Buffer/and Setback
Smallest: 15’
Largest: 40’
Average: 21’

Vegetation Management

- Requires trees and shrubs that will provide a canopy cover

- Must be prepared by a biologist

- Notice to

Title required

Grouping trees to preserve views can be allowed

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

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
  - Minimum Size necessary

Dock Elements

- Pier, gangway, & float
  - 30’ max length of float
  - Only height limit is for the float - 3’ above OHWM.

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.

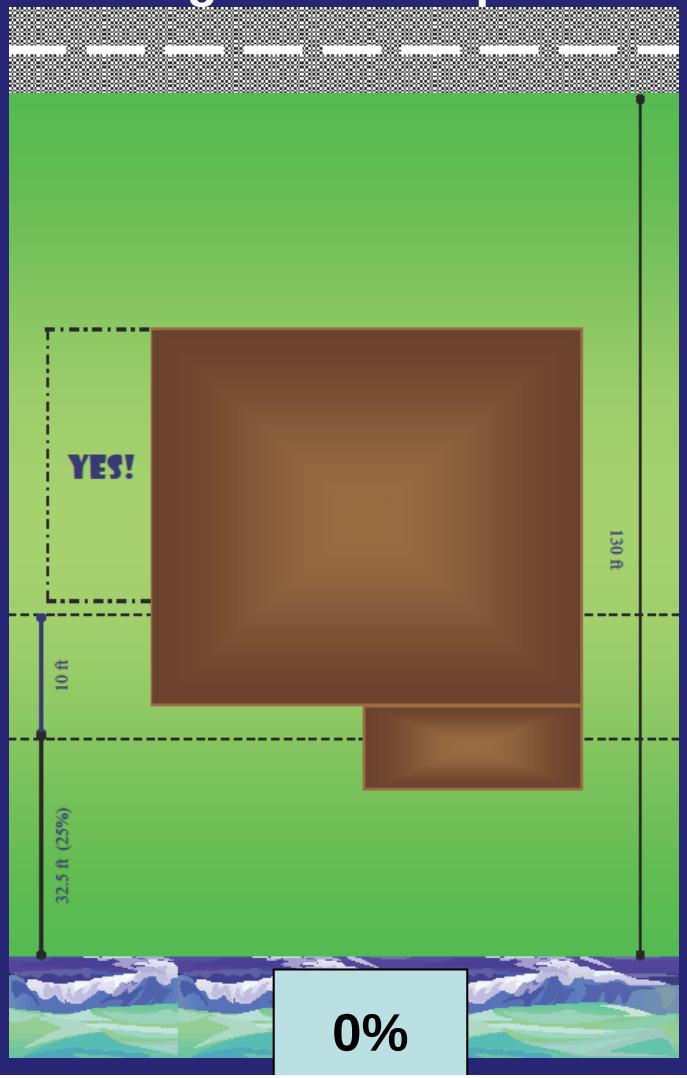
- Vegetation Management Plan is required.

Shore Stabilization

Expansion of Existing Structures

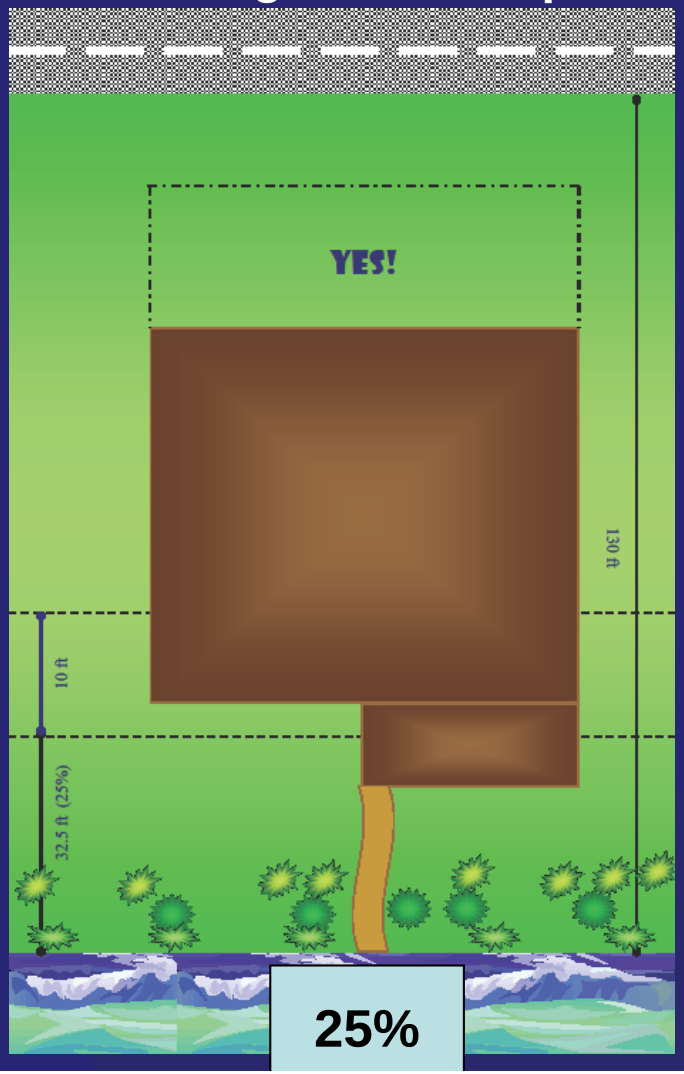
Minor Expansion (<500sf)

No Vegetation Required



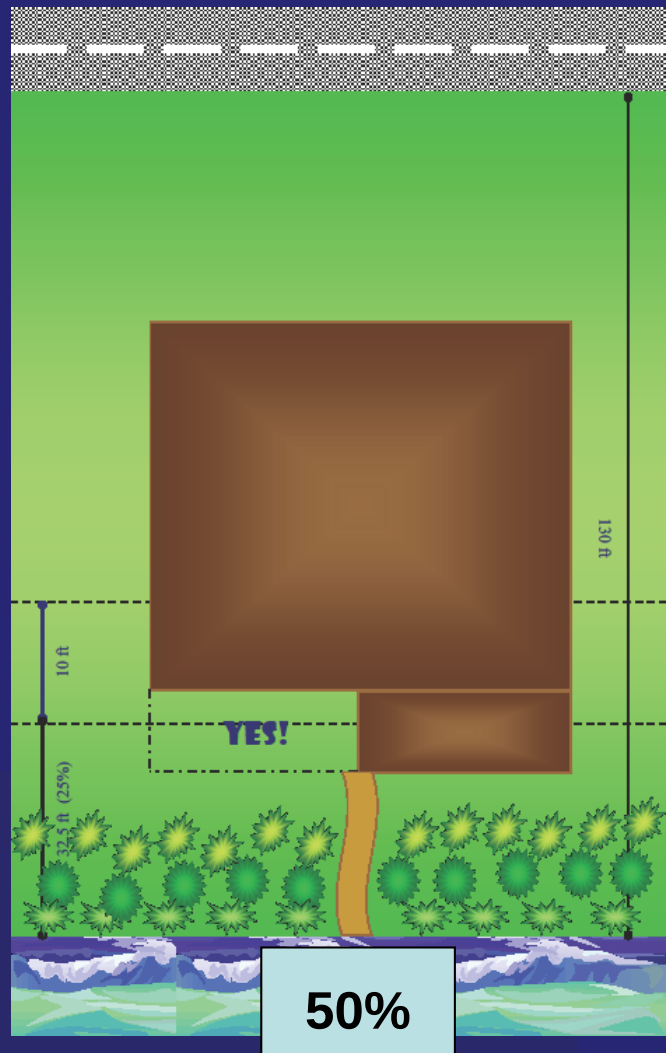
Large Expansion (>500sf)

Partial Vegetation Required



Expansion in Buffer

Partial Vegetation Required



Replacement of Existing Structures

– 75% of Assessed OR appraised value
(Does not address structural components)

Repair and Maintenance

- Existing remodel project on Shore Dr
- 75% of $266k = remodel up to $199k
- This remodel represents 45% or $120k

- Should there be a limit on phasing?
  - 5 year limit proposed

Accessory Structures

Value is difficult to determine - Not typically assessed or appraised

75% of each component (decking, pilings, structural member)

Recommendation

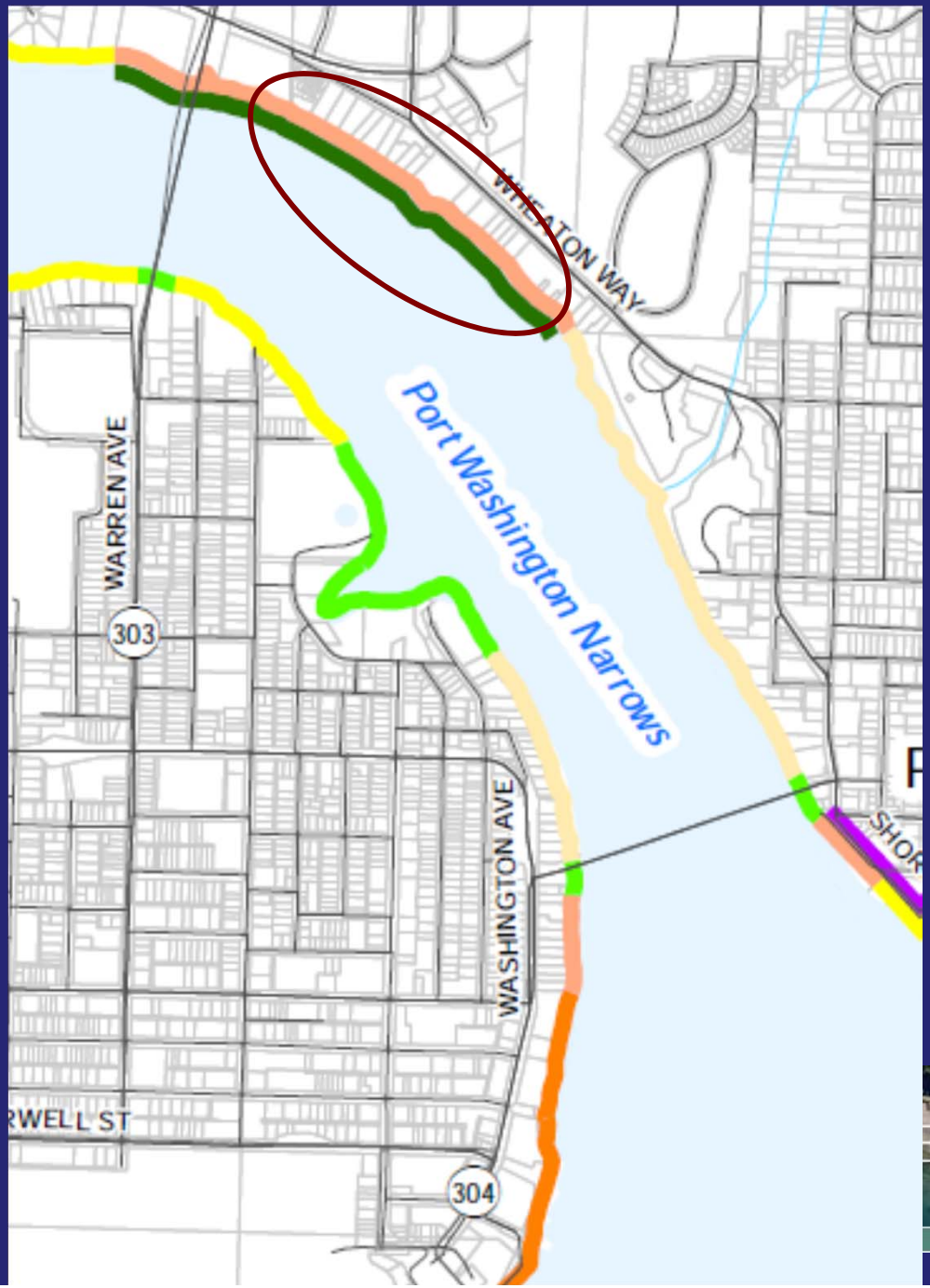
Staff recommends the Planning Commission:

- Hold a public hearing & consider testimony
- Deliberate & format a recommendation for City Council

Staff is available for questions

CITY OF
BREMERTON
SHORELINE MASTER PROGRAM

Height


WHEATON WAY
Port Washington Narrows
WARREN AVE
303
WASHINGTON AVE
RWELL ST
304

ER PROGRAM

SMP Required Elements

- Authority and Purpose
- Document Goals
- Maps and Shoreline Jurisdictions
- Definitions
- Administration
- Nonconformities
- General Standards
- Use Regulations
- Shore Modifications
- *Appendices:*
  - Inventory and Characterization
  - Public Access Inventory
  - Cumulative Effects Analysis
  - Restoration Plan