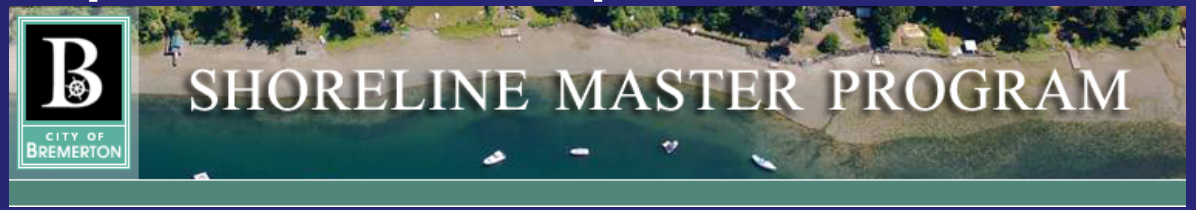
# SMP Update
# What You Need to Know

- State required and funded
- Opportunity to use current knowledge
- Goal to improve public access, habitat function, and prioritize uses.

# Who is Affected?

- 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



# Nonconformities

– A nonconformity is something that does not comply with regulations that were adopted after it was built.

– Nonconforming code is intended to protect property owners.

# Natural Disaster

- You can rebuild!
  - Need a building permit application filed within 1 year of casualty.
  - Building can be in the same location as original

# Nonconforming

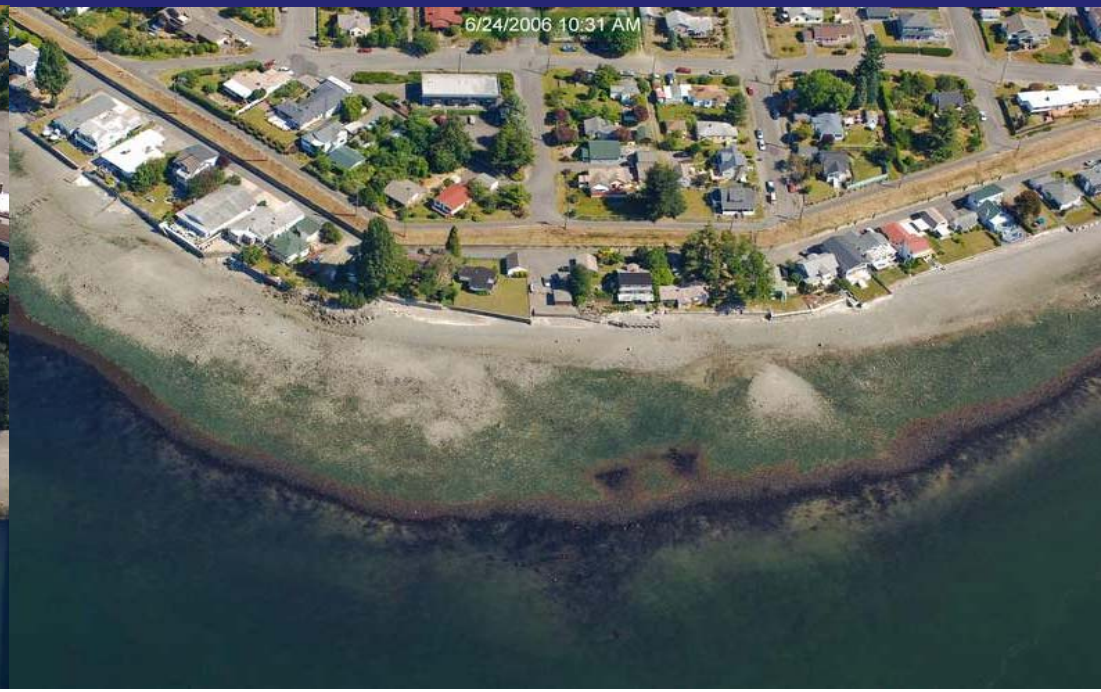
– When does a nonconformity lose its grandfathered rights?

» 75% Rule

# Shoreline Designations

Designations are basically zoning for the shoreline based on the existing use.

- Manette has two designations:
  - Multi-family residential and
  - Single family residential



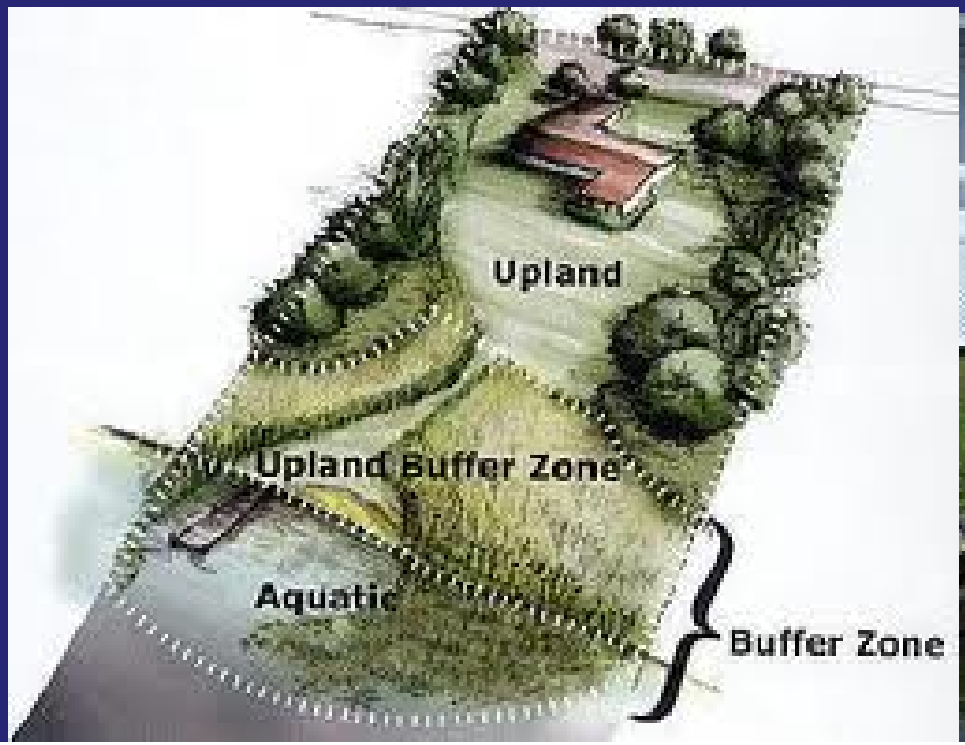
# Buffers and Setbacks

What is the purpose of a buffer?

Why is there also a setback?

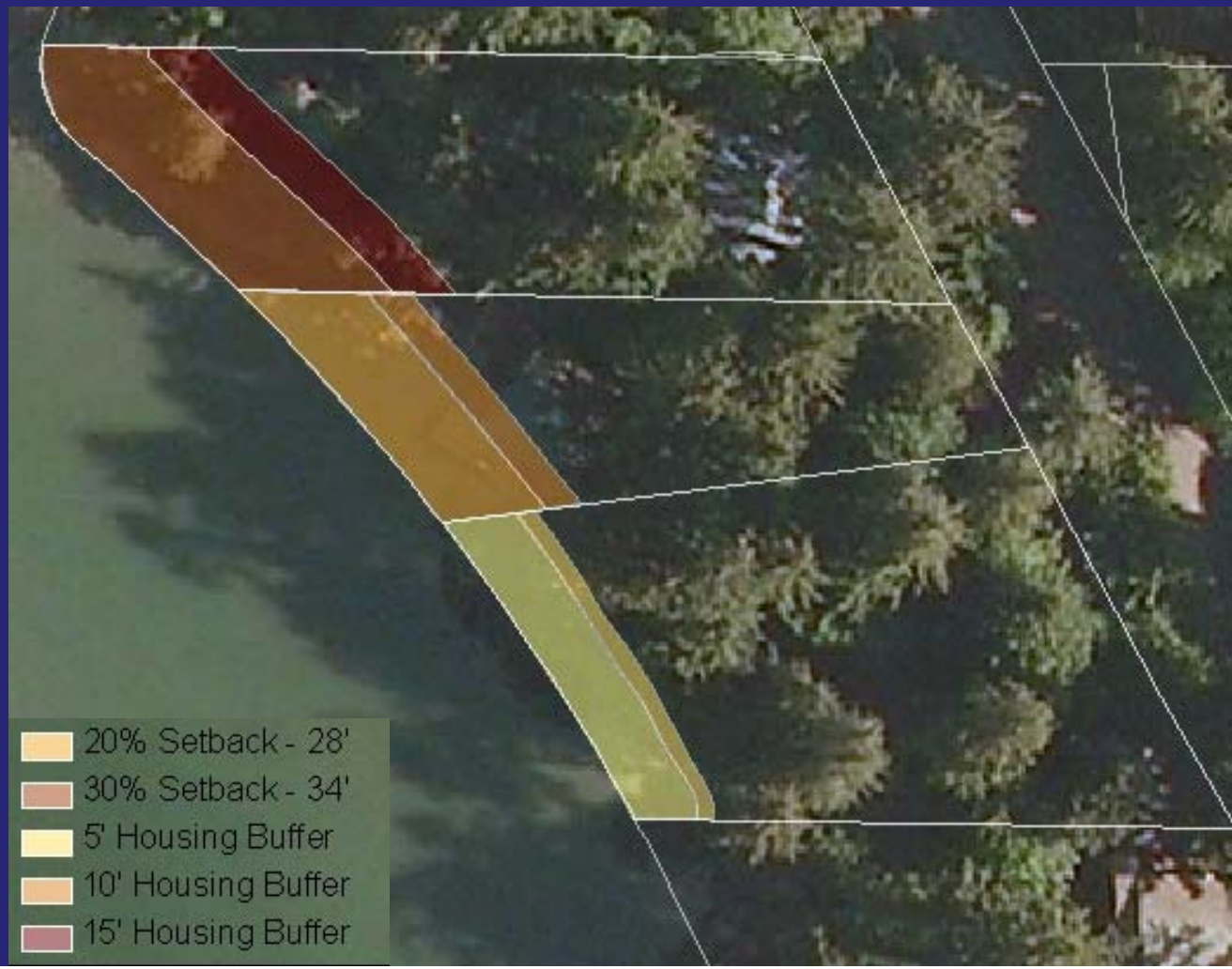
How big does a buffer need to be?

What about Existing Conditions?



# Variable Buffers

- 20% - 30% buffer
- Small lot = small buffer
- Big lot = big buffer
- 10’ Min
- 100’ Max



# Shore Drive - **50’Buffer/Setback**

**50’ Buffer/setback:**
Nonconforming: 90%

# Shore Drive - **20% Buffer**

**20% Buffer/and Setback**
Smallest: 15’
Largest: 40’
Average: 21’
Nonconforming: 50%

# Vegetation Conservation

## Quality vs. Quantity

# Vegetation Management Plan

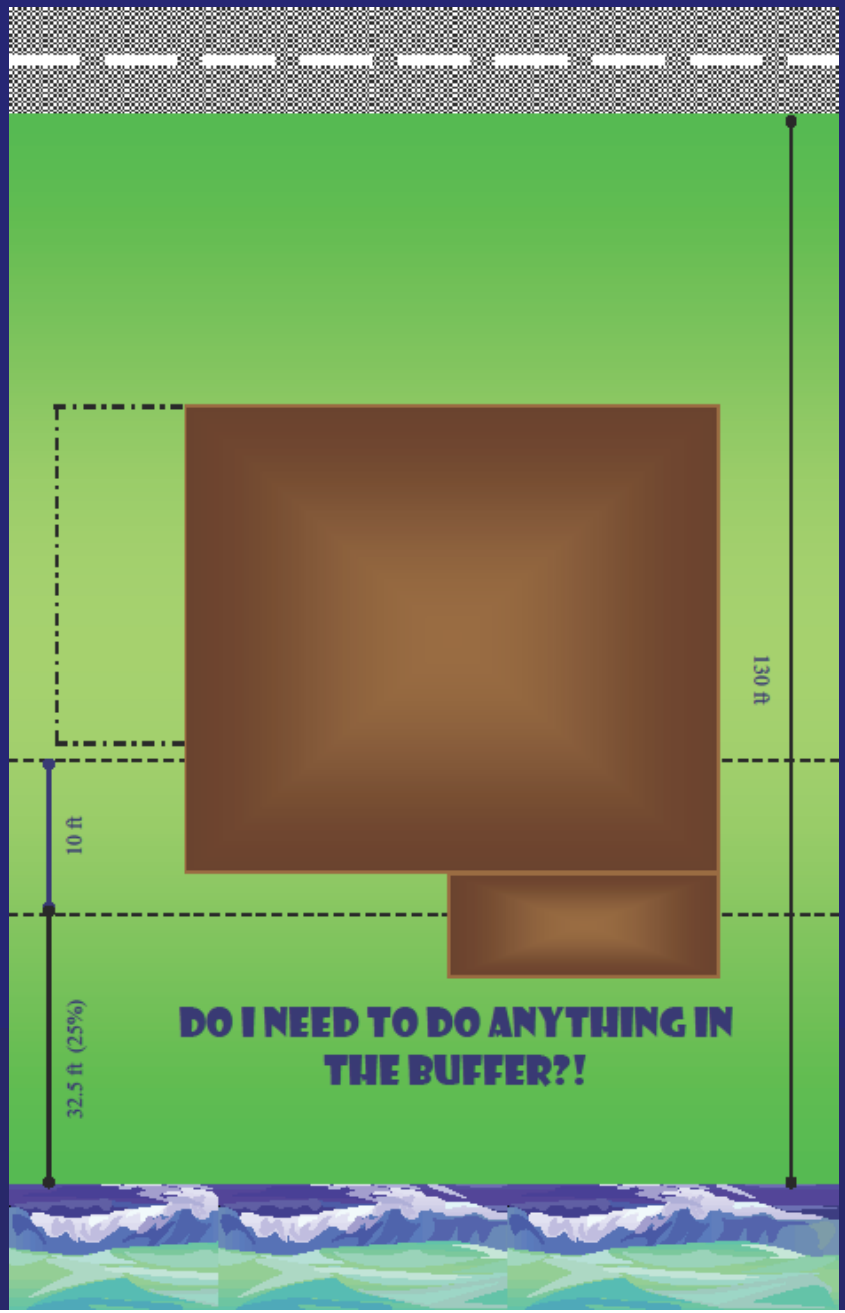
Planting requirements for new development. To provide ecological function of a dense native community

- Exemptions:
  - Development 200’ or more from shoreline
  - Repair and maintenance
  - Minor expansions (500sf)

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

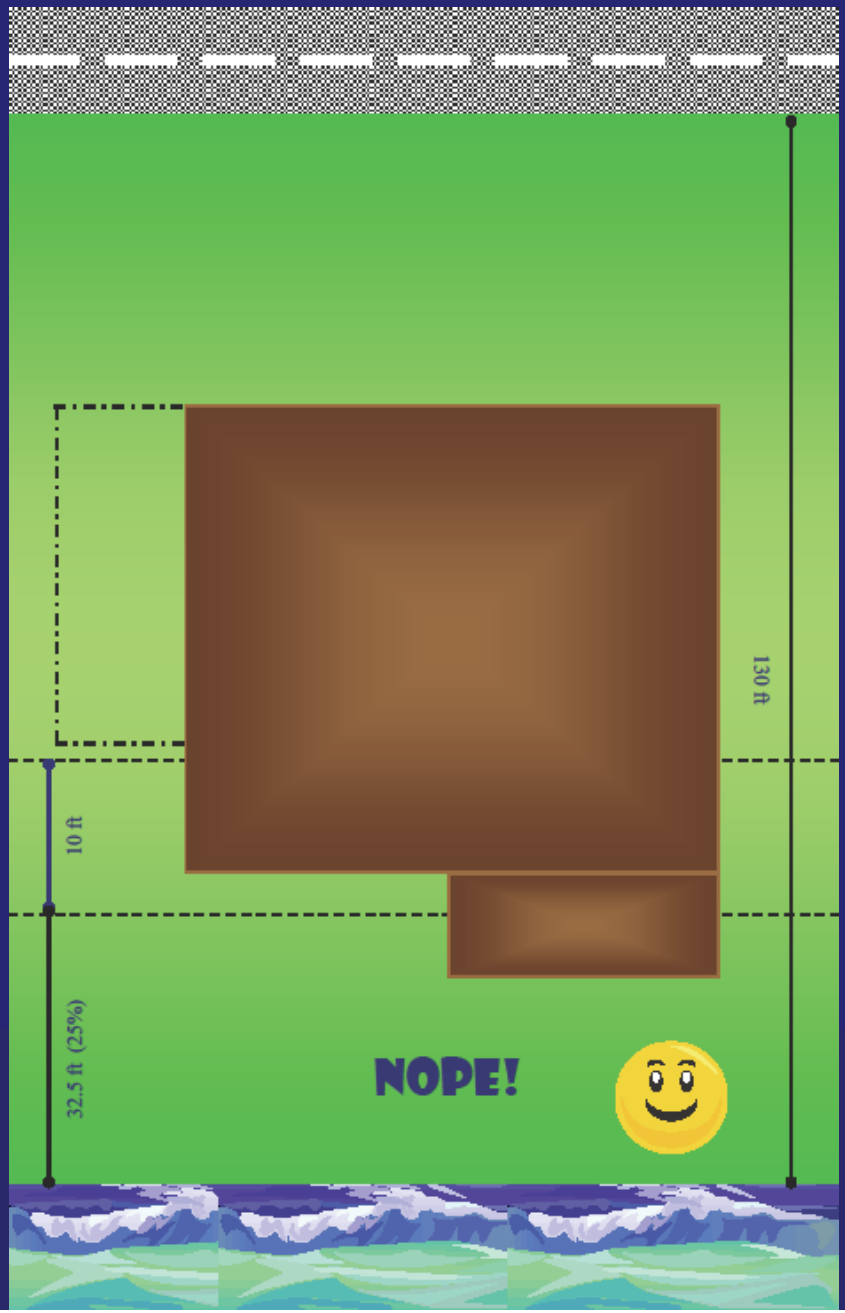
# Vegetation Enhancement

- Small expansions
  - 500 square feet or less are exempt from new vegetation requirements.



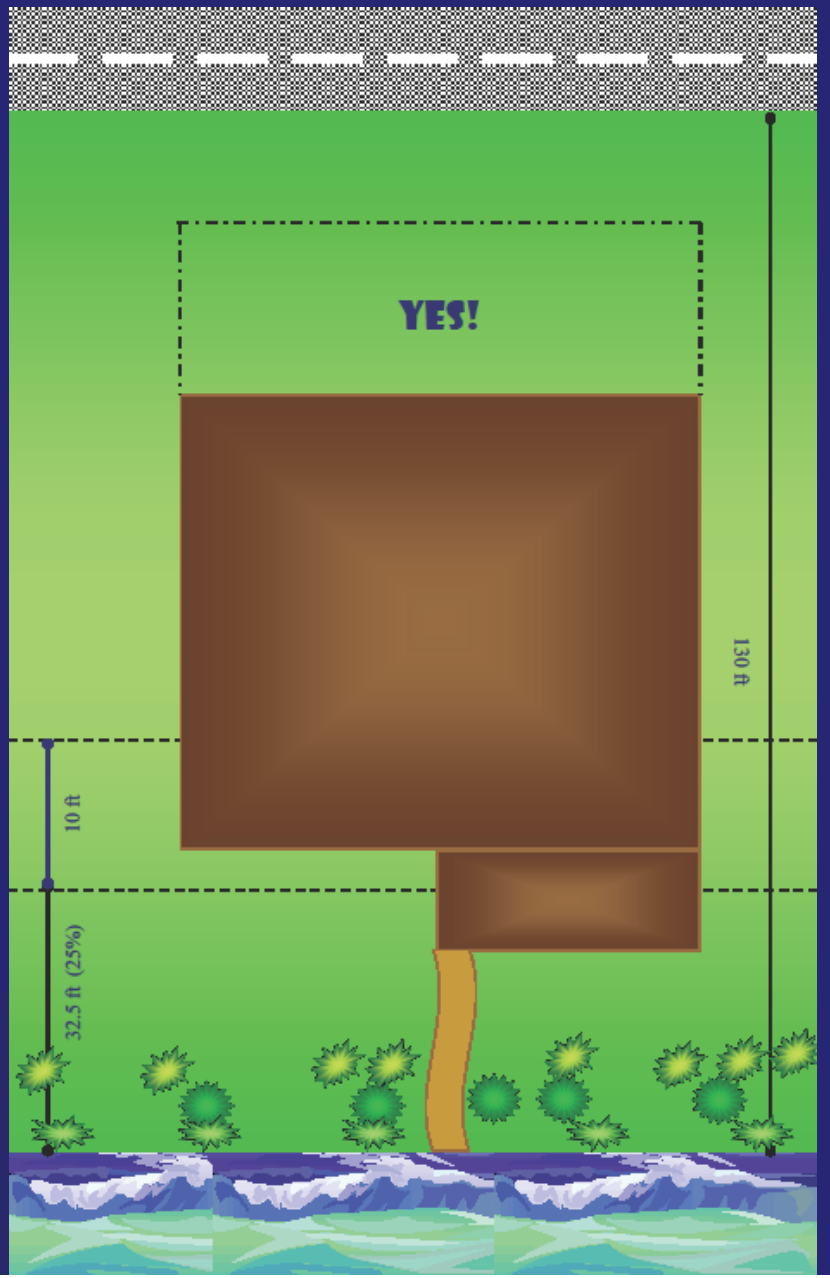
# Vegetation Enhancement

- Small expansions
  - 500 square feet or less are exempt from new vegetation requirements.

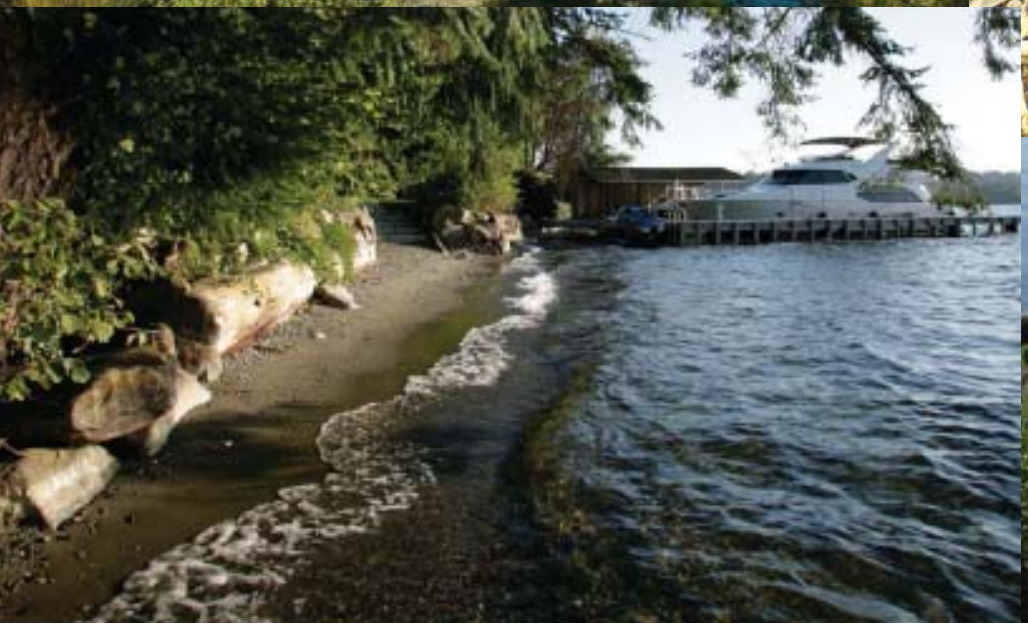


# Large Expansions (over 500sf)

- New impervious surface
  - Added stormwater impacts are offset by increased plantings
- Enhancement is required
  - 25% of the buffers width
  - Minimum of 10 feet

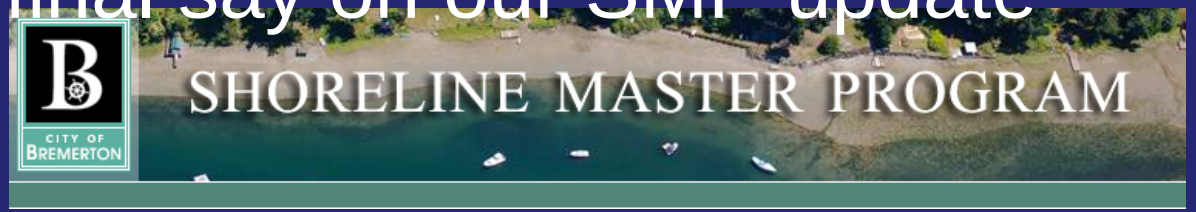


# Shore Stabilization



# Summary

- State is requiring every jurisdiction to protect the shoreline using new scientific information
- The code only applies to new development
- Maintenance and repair of your home is encouraged
- Expansion is allowed
- Fire damage can be replaced
- The State has the final say on our SMP update



# Additional Information

- Visit our website at: Bremertonshorelines.com
- Become an interested party – Receive email updates
- Planning Commission Workshop – January 17, 2011 5:30pm.
- Call Nicole Floyd at 473-5279 or email SMP@ci.bremerton.wa.us