

Kitsap County's SMP Update: No Net Loss of Psychological Functions

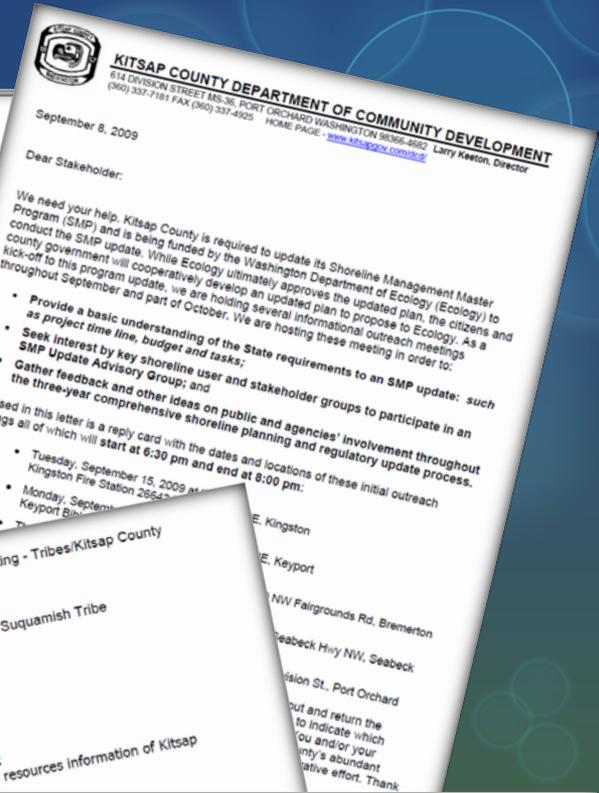
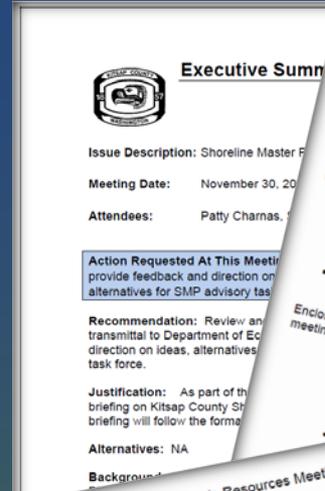
Spring 2013 Quarterly Shoreline
Planners Meeting



- Outreach: Early and Often
- Issues: Anticipated
- Issues: Unanticipated
- Other Solutions

EARLY:

- ✓ Briefing Commissioners and Planning Commission
- ✓ Interest Groups (21 meetings)
- ✓ Existing Citizen Advisory Councils
- ✓ Tribes
- ✓ Public “Road Shows” at 4 locations



Kitsap County • 619 Division St • Port Orchard, WA 98366 • (360) 337-5777



Dear Shoreline Property Owner,

Kitsap County is updating its shoreline policies and regulations and needs your input! These shoreline rules seek to accommodate shoreline uses, balance public and private interests, and protect shoreline habitat. Please visit our website to learn more about this important regulatory update.

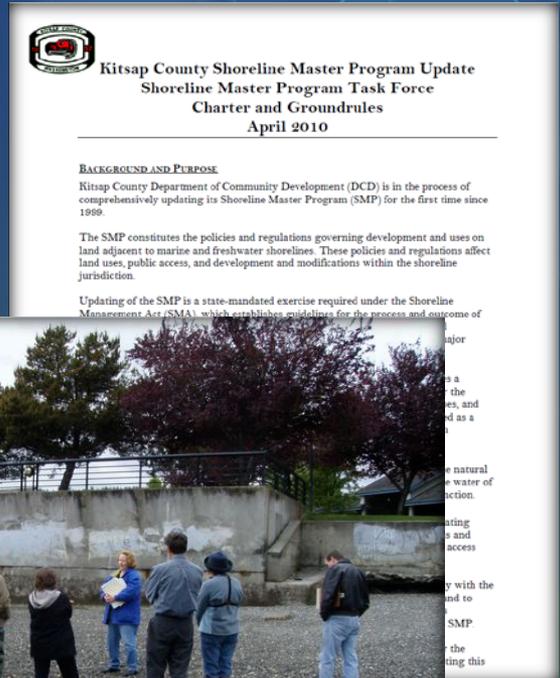
Please visit us at
www.kitsapshoreline.org



OFTEN:

- Task Force

- ✓ Created by Board of County Commissioners Resolution
- ✓ Advisory role only
- ✓ Met monthly (or more); discussions by topic
- ✓ Sub-Committee for Goals and Policies; Work Groups for Buffers, Bulkheads and Docks
- ✓ 29 Meetings over 18 months



OFTEN:

- Coordination - Cities, Tribes, State Agencies
 - ✓ Monthly meetings
 - ✓ Included all (4) cities, U&A Tribes, Ecology, DNR, WDFW; Army Corps, FEMA, Navy
 - ✓ Provided up-front info sharing and feedback
 - ✓ Technical and procedural ideas all fair game
 - ✓ 29 meetings over 3 years

OFTEN:

- Planning Commission and BoCC
 - ✓ Monthly briefings
 - ✓ Resolution to “approve”
Inventory and Characterization
 - ✓ Hearing location flexibility
(non-decision meetings)
 - ✓ Open Houses prior to hearings
 - ✓ 41 meetings over 3 years



Near Brownsville, Central Kitsap

Issues: Anticipated

- “The Science” > Adopted Science Policy
- “Non-Conforming” > 5451 (“Legally Existing”)
- Comprehensive Plan Remand (RC vs. UC)
 - Port Gamble
- Mitigation and Monitoring

• Port Gamble Shoreline Redevelopment

- ✓ Standard vs. Special Area Designation
- ✓ Setting the stage for redevelopment
- ✓ Public Perception (unintended consequences!)
- ✓ Responsiveness to Public Comments



• Mitigation and Monitoring

- ✓ Flexible buffer range and Mitigation Options Appendix
- ✓ 5-year advance “credit” for documented mitigation
- ✓ In-Lieu Fee option
- ✓ Minimum 5-year monitoring
- ✓ Conditions tagged to parcel; will show up on future permit review

Issues: Unanticipated

- Aquaculture

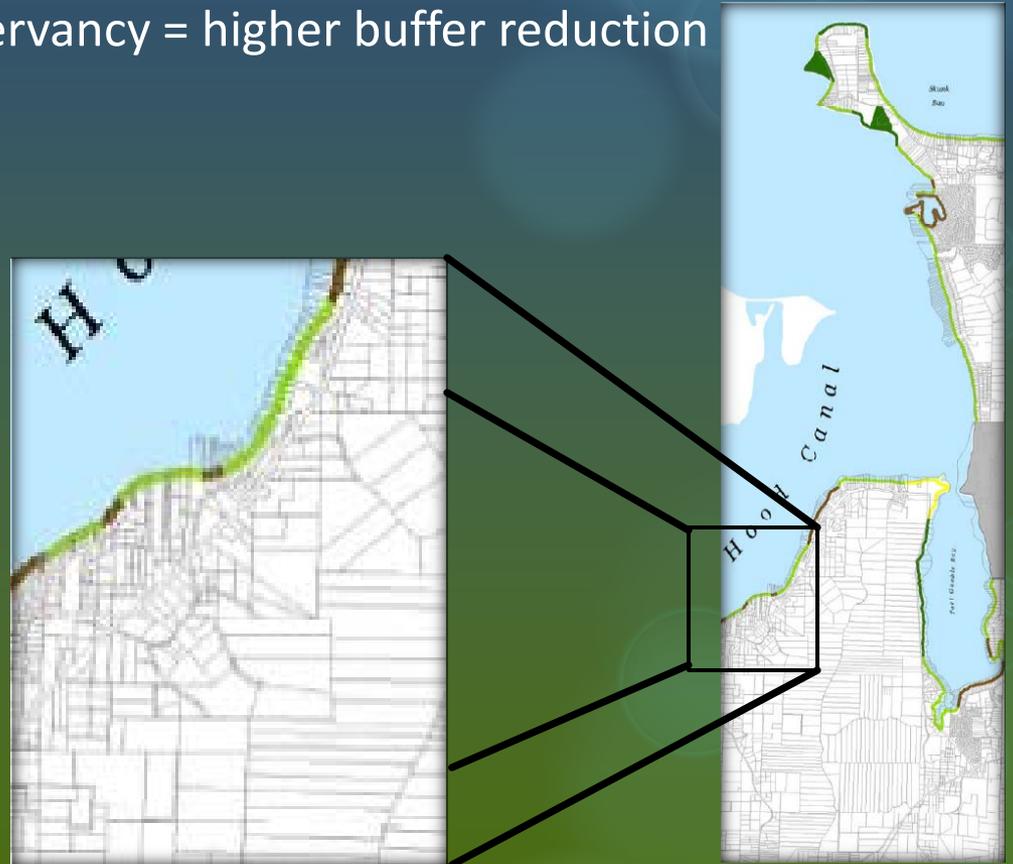
- ✓ Small-scale exemptions > \$ threshold; supplemental seeding
- ✓ Emphasis on aesthetics
- ✓ Predator exclusion device preferences
- ✓ Prohibitions require science to justify
- ✓ Standards vs. process...we chose standards where possible!

Other Solutions

- Designations
- Recreation and Public Access
- Infill and View Blockage
- Bulkheads
- Piers and Docks

- Designations

- ✓ Parcels on the boundary between two designations may have room for interpretation (match closest criteria)
- ✓ Natural and Rural Conservancy = higher buffer reduction standards



• Recreation and Public Access

- ✓ Trails: generally limited to 5' wide and outer 25% of buffer (except for water access)
- ✓ Decks and viewing platforms in buffer: 10'x10' limit
- ✓ Document new public access points (notice to title, etc.)
- ✓ Distinguished between non-motorized/water-dependent and other types of recreation (Task Force recommendation)



Clear Creek Trail, Silverdale



Road-end, North Hood Canal

- Infill and View Blockage

- ✓ Infill and constrained lot exceptions

- ✓ Updated old, crusty diagrams

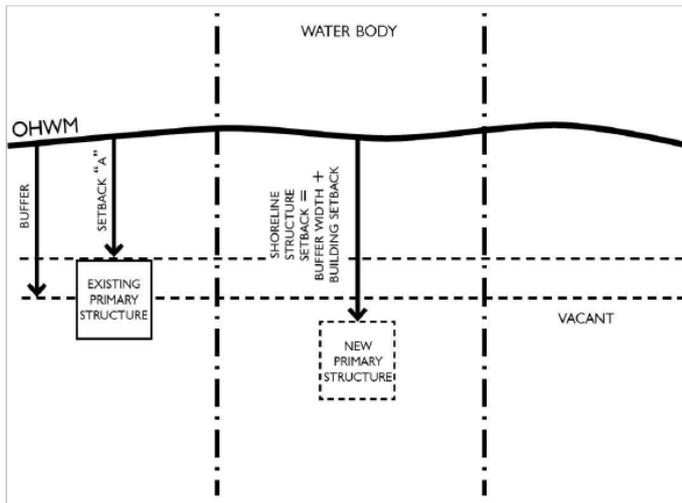


Figure 5.8-2b. Buffer and shoreline structure setback with adjacent primary structure within buffer on one side.

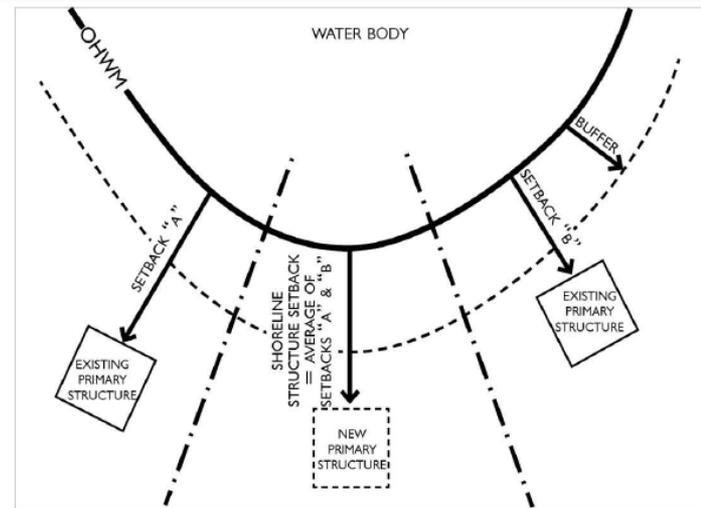
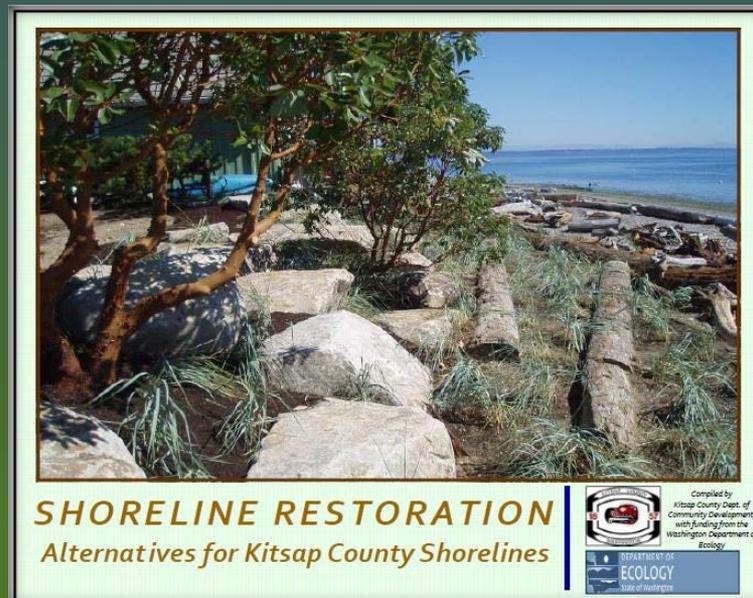


Figure 5.8-4. Buffer and shoreline structure setback on an irregular shoreline with adjacent primary structures on both sides.

- Bulkheads

- ✓ Hard armoring = Administrative CUP
- ✓ Soft armoring = SDP, unless exempt
- ✓ Replacement with in-kind structure allowed only if demonstrated necessary



• Piers and Docks

- ✓ 15% - Fetch rule and Navigation Study
- ✓ Used DNR standards and Army Corps RGP-6 Standards
- ✓ Aquatic vegetation buffers
- ✓ Pre-application meeting for projects on state land or below OHWM
- ✓ Staff consults encouraged for other projects



Conclusions

- ✓ Get the word out early and often
- ✓ Local flexibility...explore the space
- ✓ Coordinate with other agencies/tribes...address thorny issues up front and meet a bunch of good people!