



SHORELINE MASTER PROGRAM UPDATE



Shoreline Master Program Regulations

June 22, 2009



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Agenda

- Key changes recommended by Houghton Community Council
- Response to Waterfront Construction Recommendations on Pier Standards
- Key changes recommended by Planning Commission
- Staff recommended changes
- Cumulative Impact Analysis
- Next Steps



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Zoning Code Changes (see Charts starting on pg. 137)

- North property line setback in WD I and II replaced with min. 5 feet, combined 15 feet
- Allowed reduction in front (street) yard for increase in shoreline setback
 - Should this be allowed to be used in combination with shoreline setback reductions?
- Other miscellaneous changes
 - Terminology, internal references, eliminating overlap

HCC Input?



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- Tree replanting
 - Proposal: 3:1 replacement, with provisions for alternative riparian restoration plan, providing shrub & groundcover at 80 square feet per tree
- Piers
 - 5-year cumulative analysis of repairs eliminated
 - Canopies
 - Limited information on other approaches
 - Waterfront Construction has not experienced requests for this type of canopy
 - Staff recommendation: Either prohibit for multifamily, or limit number as recommended by PC

HCC Input?



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Response to Waterfront Construction recommendations:

Recommended Standard	SMP Consistent	SMP Difference
Remove skirting	√	
Do not include maximum surface coverage or apply only to new structures		√ - Surface coverage limits apply to new structures only
Pier height above water	√	
Grated walkways	√	
Allow walkways up to 5' for new piers and 6' for replacement		√ - Walkways limited to 4' for new piers, 6' for replacement
Do not limit ramps to 3'	√	5



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Recommended Standard	SMP Consistent	SMP Difference
Allow 8' – 10' ELL		√ - 6' ELL for new piers, 8' ELL for replacement piers
Reduce open area on grating to 40%	√	
Do not regulate pile size	√	
Do not regulate pile span		√ - No pile within 18' of OHWM
Do not regulate pile materials		√ - Specify materials
Allow more than two mooring piles		√ - Limited to 2 mooring piles or 4 for joint use



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Recommended Standard	SMP Consistent	SMP Difference
Do not include standards on location of mooring piles	√	
Do not include standards addressing sound attenuation	√	
Do not include standards addressing removal of noxious weeds	√	
Do not include standards addressing installation of emergent vegetation		√ - Required if feasible
Be flexible with riparian planting standards	√	
Accept monitoring reports required by state or federal agencies	√	

HCC Input?



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Planning Commission Changes

- Restoration Plan (pg. 177)
 - Added specific goals/benchmarks for completion of projects on City-owned property
 - Reviewed by Parks Department

HCC Input?



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Staff changes:

- Organization (use of tables, etc.)
- Definitions
- Uses
 - Prohibit Industrial Uses (pg. 33)
 - Added water-dependent shoreline recreational uses (pg. 34)
 - Added scientific research (pg. 29)
- Shoreline setbacks:
 - Allow greater encroachment for decks (pg. 53)
 - Allow encroachment for outdoor seating areas for water-enjoyment uses (pg. 53)

HCC Input?



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- Shoreline Vegetation
 - Allow for additional native plants that may not be on Native Plant List (pg. 95)
 - Standards for riparian planting for water-dependent uses (pg. 96)
- Ferry terminal (pg. 60)
- Piers and marinas
 - New separate section for piers serving multifamily projects (pg. 69)
 - Standards added for additions and repairs to marinas (pg. 78)

HCC Input?



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- Shoreline stabilization
 - Requirements for security agreement for soft shoreline eliminated (pg. 84)
 - Developing decision tree to guide implementation (under development)
- Dredging
 - Provisions streamlined (pg. 87)

HCC Input?



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Cumulative Impact Analysis

Residential – M/H (pg. 185):

- 12% of City shoreline
- Low functioning shoreline
- Development potential
 - ~ 20 waterfront lots (roughly 35% percent) considered to have strong redevelopment potential
 - 5 new piers, repairs and maintenance to existing
 - Bulkhead repairs and replacements



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Cumulative Impact Analysis

Urban Mixed:

- 10% of City shoreline
- Low functioning shoreline
- Development potential
 - ~ 2 waterfront lots considered to have strong redevelopment potential (includes Yarrow Bay Marina, which was recently redeveloped)
 - Juanita Beach Park Master Plan implementation
 - 1 new pier, repairs and maintenance to existing
 - Bulkhead repairs and replacements



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Cumulative Impact Analysis

Urban Conservancy:

- 7% of City shoreline
- Low, medium and high functioning shoreline
- Development potential
 - Routine maintenance and upkeep of existing facilities
 - Restoration elements
 - Replacement of pier decking with grating
 - Removal or enhancement of shoreline armoring
 - Increases in native shoreline vegetation
 - Restoration of Juanita Creek within shoreline jurisdiction



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Cumulative Impact Analysis

Natural:

- 60% of City shoreline
- High functioning shoreline
- Development potential
 - Limited development on lots impacted by critical areas
 - Routine maintenance and upkeep of existing public facilities
 - Restoration of public facilities
 - Replacement of pier decking with grating
 - Removal or enhancement of shoreline armoring
 - Increases in native shoreline vegetation



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Key contributing regulations and other provisions towards no net loss:

- Environment designations
 - Significant critical areas protected in Natural Environment (60% of shoreline area)
 - Urban Conservancy constitutes 14% of shoreline frontage
- Setback standards
- Shoreline vegetation standards
- Lighting standards
- BMPs for pesticide, herbicide and fertilizer applications
- Stormwater management
- Shoreline stabilization measures
- Pier provisions
- Protection and restoration activities on public owned properties
- Other Programs
 - WDFW, DOE, and Corps



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Initial findings (pg. 227):

- Development closer to the water's edge, but the condition of remaining space improved overall by installations of native landscaping, compliance with lighting standards, etc.;
- Effective overwater coverage should decrease; and
- Overall shoreline hardening condition will remain the same or improve over time.
- Potential for improvements on Park property.

No net loss of shoreline ecological functions is anticipated.



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- Questions or comments on CIA?
- Based on initial CIA, should we explore any changes to regulations?
- Any additional items to discuss before Public Hearing?



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Schedule

– Open House

- July 9 from 5:30-7:30pm in the Peter Kirk Room at City Hall

– Public Hearing and HCC Deliberation

- July 27



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ANY QUESTIONS?