



SHORELINE MASTER PROGRAM UPDATE



Shoreline Master Program Regulations

March 12, 2009



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Agenda

- Shoreline Property Owner's Forum
- Shoreline Setbacks
- Responses to prior Planning Commission feedback
- Responses to Houghton Community Council feedback
- Review and provide feedback on draft regulations
 - General Regulations
 - Shoreline Uses
 - Shoreline Modifications



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- Shoreline Property Owner's Forum
 - Review feedback (pg. 31)
 - Variety of concerns
 - Potential impacts to property
 - Costs
 - Lack of clarity
 - Desire for more reasonable standards
 - Questions on science and others
 - Provide direction on next steps
 - Changes to evaluate?
 - Public involvement?



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Goal:

Determine a setback standard that appropriately balances:

- Ecological functions,*
- Use of property, and*
- Takes into account existing development patterns.*

Proposed Approach to Setbacks:

Review existing built conditions.

Proposed standard = existing median setback.



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Existing development patterns:

- Tremendous variability in lot & development conditions.
 - Residential – L (low-density):
 - Median existing setback of 42.5 feet
 - 35% of average parcel depth
 - Residential M/H (medium and high density):
 - Median existing setback of 24 feet
 - 15.7% of average parcel depth
 - Urban Mixed
 - Median existing setback of 29 feet (21' in CBD, 29.5' in JDB, 32' in Carillon)
 - 13.8% of average parcel depth
- Using percentage of lot depth, together with minimum standard



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Shoreline Environment	Existing Shoreline Standards ¹	Proposed Shoreline Standards
Residential – L	15', 15% of average parcel depth, or average of adjoining structures	Conceptual: Min. 30' or 35% of average lot depth, whichever is greater, to max. 60'
Urban Mixed	15' or 15% of average parcel depth, whichever is greater	Conceptual: Min. 25' or 15% of average lot depth, whichever is greater
Residential – M/H	15' or 15% of average parcel depth, whichever is greater	Conceptual: Min. 25' or 15% of average lot depth (with max. established for Carillon)

¹ Note: No Net Loss relates to existing functions, not existing standards.



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Setbacks

- Changes needed?
 - Residential - L - retain provisions to average based on adjoining development?
 - Residential - M/H - changes needed to respond to shoreline use preferences?
 - Urban Mixed - changes needed to address water dependent uses?
- Urban Conservancy - concerns with approach based on shoreline uses?



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Staff Response to PC Direction

- Shoreline Restoration
 - Legal Analysis included in packet (p. 55)
 - Staff does not recommend inclusion of regulatory requirement for shoreline softening/enhancement with new upland development
 - PC Discussion and Direction



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- Other issues
 - Shoreline setbacks
 - Modified provisions for improvements in setback (p. 75)
 - Modified setback reduction alternatives (p. 87)
 - Shoreline Vegetation
 - Added language addressing vegetation placement (p. 90)
 - Added language addressing Native Plant List (p. 90)
 - Modified language on minimum standard (p. 90)
 - Modified tree pruning provisions (p. 90)
 - Modified hazard tree criteria (p. 89)



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- Lighting
 - Added light shielding requirements for detached du (p. 101)
- Water quality
 - Amended to cite 2005 Stormwater Manual (p. 103)
- Lot Coverage
 - Lot coverage for recreational uses OK? (p. 68)
- Land Surface Modification (p. 152)
- Any other comments on these previously reviewed sections?



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Houghton Community Council Feedback

- Shoreline vegetation - tree planting
 - 3 different scenarios to consider:
 - Replacement for tree removed in shoreline setback
 - Draft shows 3:1
 - Mitigation for new shoreline modifications (e.g. new pier or bulkhead)
 - Draft shows 3 trees for every 100 linear feet
 - Landscape standard for development activity
 - Draft shows 3 trees for every 100 linear feet
- Changes needed?
- Area of concern from shoreline residents



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Houghton Community Council Feedback

Pier Approaches

- Allow increase in area to reach deeper water
- Allow wider piers (5' as opposed to 4')

Changes needed?



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Example of translucent canopy



Example of multiple canopies (note: material would need to be translucent)

Allowed # of canopies
for joint use piers

Should multiple boatlift
canopies be permitted
on joint use docks?



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- Other Standards
 - Remaining General Regulations
 - Parking (pg. 98)
 - Miscellaneous (pg. 97)
 - Signage (pg. 99)
 - In-water Activity (pg. 96)
 - Any comments or direction on these sections?



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Shoreline Development Standards

- Lot Size/Density (p. 62-73)
 - Density Incentive in Residential – M/H for public access*

Shoreline Environment	Existing Zoning Standards	Existing Shoreline Standards	Proposed Shoreline Standards
Urban Mixed	No minimum lot size to 3,600 sq. ft./unit	1,800 sq. ft./unit to 3,600 sq. ft./unit	No minimum lot size to 1,800 sq. ft./unit
Residential – M/H	1,800 sq. ft./unit – 3,600 sq. ft./unit	3,600 sq. ft./unit	1,800 sq. ft./unit for 2 units*; otherwise 3,600 sq. ft./unit
Residential – L	5,000 sq. ft. to 12,500 sq. ft.	12,500 sq. ft.	5,000 sq. ft. to 12,500 sq. ft.
Urban Conservancy	1,800 sq. ft./unit (for private property)	Case-by-case	12,500 sq. ft.
Natural	Varies	35,000 sq. ft.	12,500 sq. ft.



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Shoreline Development Standards

- Building Height (p. 62-73) – key changes:
 - Some reductions in height from existing SMP to better reflect zoning height standards
 - Is change needed?
 - Incorporated height incentive found in zoning (pg. 77)*
 - Addressed height bonus approved through PUD or Master Plan (p. 78)

Shoreline Environment	Existing Zoning Standards	Existing Shoreline Standards	Proposed Shoreline Standards
Urban Mixed	25' to 55'	35' to 41'	30' to 55'
Residential – M/H	25' to 35'	30' to 35'*	25' to 35'*
Residential – L	25'	25'	25'
Urban Conservancy	Case-by-case	25' to 41'	25' to 35'
Natural	Varies	25' to 35'	25' to 30'



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Shoreline Uses (p. 78-86)

- Most issues addressed in general regulations
- This section focuses on special standards that may be needed for some shoreline uses



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Commercial Uses (pg. 79)

- Key Issues: New standards for float plane facilities
- Proposed Regulations:
 - Taxiing patterns to minimize noise impacts and interference with navigation and moorage
 - Fuel spill and cleanup materials
 - Hours of operation
- Any comments or direction on this section?



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Recreational Uses (pg. 80)

- Key Issues: New standards for tour boat facility and boat launches
- Proposed Regulations:
 - Tour Boat facility:
 - Capacity
 - On-site passenger loading areas
 - Limitations on overwater structures
 - Boat launches:
 - Location standards
 - Design standards
- Any comments or direction on this section?



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Transportation Facilities (pg. 83)

- Key Issues:
 - New standards for water taxis and passenger only ferries.
 - New standard re: street tree placement to consider protection of public views.
- Any comments or direction on this section?



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Any comments or direction on these sections?

- General Standards (pg. 78)
- Residential Uses (pg. 79)
- Industrial Uses (pg. 80)
- Utilities (pg. 85)
- Land Division (pg. 86)



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Marina (pg. 139)

- Key Issues:
 - New dimensional standards for pier structures in marinas
- Any comments or direction on this section?



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Dredging (pg. 151)

- Key Issue: More restrictive standards for dredging.
- Proposed Regulations:
 - New development sited to avoid need for dredging
 - Dredging limited (support existing uses, restore ecological functions, to use materials for shoreline restoration)
 - New standards and submittal requirements
- Any comments or direction on this section?



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Any comments or direction on these sections?

- Breakwaters (pg. 150)
- Fill (12/11 packet, pg. 154)
- Shoreline Habitat and Natural Systems Enhancement Projects (pg. 154)



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- Schedule

- April 9 next meeting

- Focus on:

- Draft piers and dock standards

- Remaining draft provisions not yet reviewed

- Changes based on PC direction

- Administrative provisions

- Follow-up to Shoreline Property Owner Forum

- Late Spring – Public Open House



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ANY FINAL QUESTIONS?