



SHORELINE MASTER PROGRAM UPDATE



Shoreline Master Program Regulations

May 20, 2009



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Agenda

- Key changes recommended by Planning Commission
- Shoreline Uses
- Shoreline Modifications
- Nonconformances
- Restoration Plan
- Cumulative Impact Analysis
- Next Steps



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Planning Commission Changes

- Revised tree removal to allow 2 trees per year with replanting (pg. 109)
- Amended shoreline setback reduction provisions to include:
 - Retention of natural shoreline conditions
 - Shifting bulkhead waterward of OHWM or sloping back
 - Increasing shallow water habitat (pg. 107)

HCC feedback?



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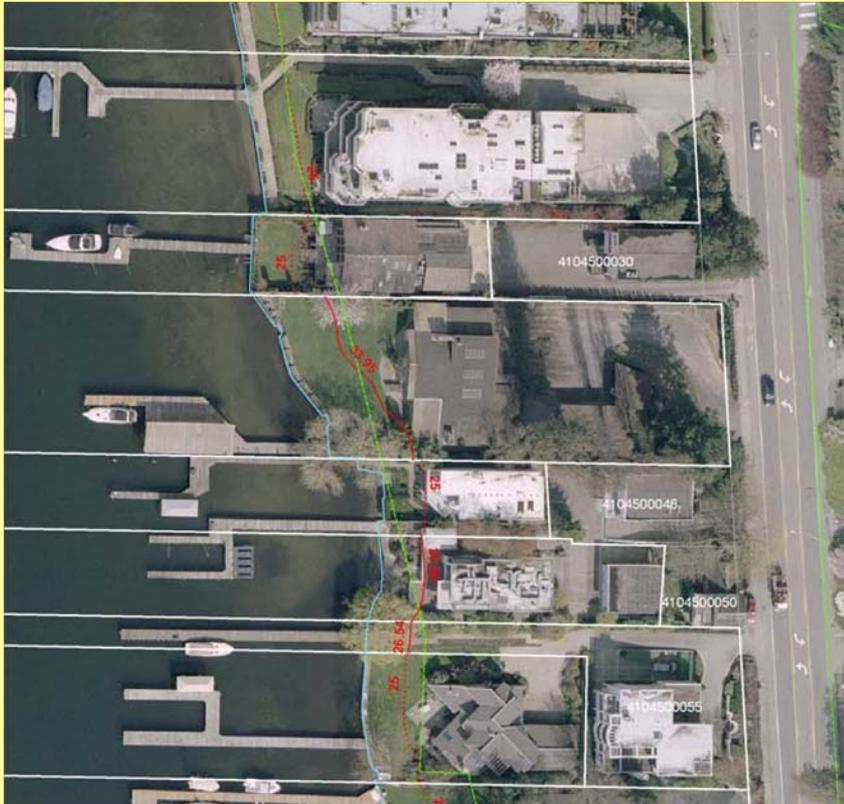


- WDI and WDIII
 - Allow reduction of front required yard (30 feet) in situations where shoreline setback is increased over existing built conditions

HCC feedback?



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Residential M/H
Setback:

25' or 15% of average
parcel depth

Existing

Nonconformances: 27

Estimated

Nonconformances: 32

Difference: ~+5



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- Carillon Point
 - Setbacks guided by Master Plan



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Shoreline Uses (p. 76-84)

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

HCC feedback?



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Commercial Uses (pg. 77)

- 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?

HCC feedback?



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Recreational Uses (pg. 78)

- 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?

HCC feedback?



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Transportation Facilities (pg. 81)

- 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?

HCC feedback?



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Pier Standards (pg. 85)

Prior HCC Input:

- Allow increase in area to reach deeper water
 - Addressed on pg. 88
- Allow wider piers (5' as opposed to 4')
 - 4' proposed for new piers and pier extensions, consistent with State guidance to minimize size of piers
 - Replacement piers = greater flexibility if approved by State/Federal agencies

HCC feedback?



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Example of translucent canopy



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

Allowed for 10% of residences in a community pier

HCC feedback?



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Pier Standards - Repair thresholds (pg. 94)

Prior HCC Input:

- Concerns over multi-year standard
- Proposal:
 - Replacement of more than 50% of the pier-support piles and either decking or decking substructure (e.g. stringers) over a 5-year period must meet the dimensional and materials standards for new private piers
- Key notes:
 - Pilings typically fail around same time
 - NOAA/Corps commented that they typically seek changes in pier dimensions when pilings are replaced

HCC feedback?



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Marina (pg. 91)

- Key Issues:

- New dimensional standards for pier structures in marinas

HCC feedback?



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Dredging (pg. 102)

- 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

HCC feedback?



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Any comments or direction on these sections?

- Breakwaters (pg. 102)
- Land Surface Modification (pg. 104)
- Fill (pg. 105)
- Shoreline Habitat and Natural Systems Enhancement Projects (pg. 106)

HCC feedback?



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General Regulations (pg. 107-153)

- Previously reviewed by HCC (except nonconformances)
- Key nonconformance provisions (pg. 149):
 - Maintenance/repair
 - Replacement of improvements damaged by fire or other casualty (100%)
 - Minor additions to nonconforming structures
 - Replacement of nonconforming on lots with special circumstances (e.g. minimum lot depth or critical areas)
 - Nonconforming uses
 - Nonconforming waterfront access trails
 - Wetland/streams



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Other Provisions

- Authority and Purpose
- Administrative Provisions

HCC feedback?



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Restoration Plan

- Goals:
 - Maintain, restore or enhance watershed processes...
 - Maintain or enhance fish and wildlife habitat...
 - Contribute to conservation and recovery of chinook salmon and other anadromous fish...



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Restoration Plan

- On-going projects and programs that will contribute to long-term restoration goals:
 - WRIA 8 continued participation
 - Comprehensive Plan/Natural Resource Plan
 - Critical Area Regulations
 - Stormwater Management and Planning
 - Green Building Program
 - Comprehensive Park, Open Space and Recreation Plan
 - Green Kirkland Partnership
 - Parks and Community Services Activities
 - Public Education
 - Capital Improvement Program
 - Other



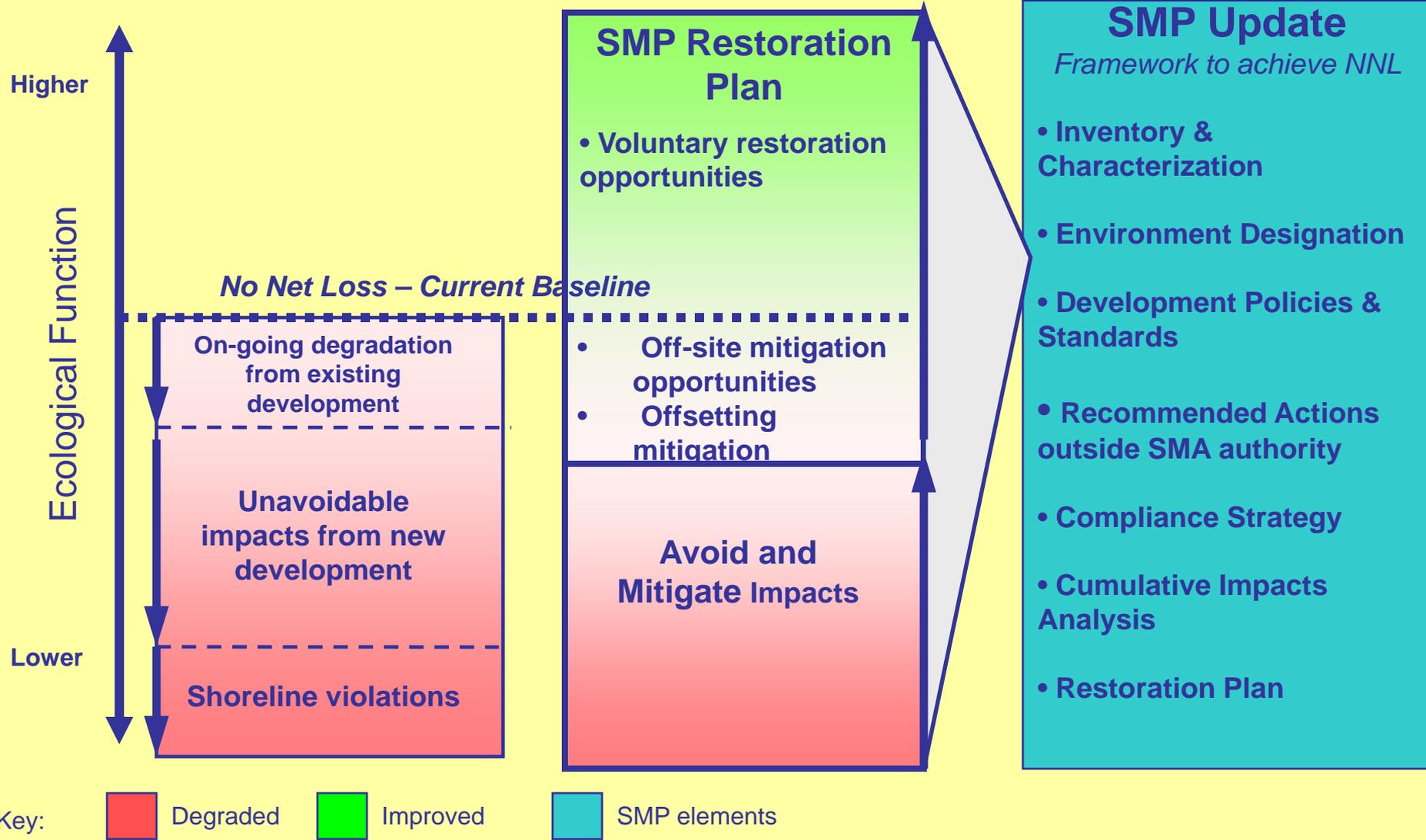
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Restoration Plan

- Future additional projects:
 - Unfunded WRIA 8 projects (improvements to Juanita Creek)
 - Projects in City owned properties:
 - David Brink Park (armoring ranked #6)
 - Settler's Landing
 - Marsh Park
 - Houghton Beach Park (armoring ranked #3)
 - Yarrow Bay (invasive veg ranked #4)
 - Projects on private property
 - Public Education/Outreach

SMP Updates: Achieving No Net Loss of Ecological Function





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Cumulative Impact Analysis

Residential – M/H:

- 12% of City shoreline
- Low functioning shoreline
 - 89% armored
 - Structures built relatively close to shore (median existing setback of ~24 feet)
 - 42 piers per mile
- 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
 - 80% armored
 - Structures built relatively close to shore (median existing setback of ~28 feet)
 - 14 piers per mile
- 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
 - 60% armored
 - Median existing setback of ~37 feet
 - 7 piers per mile
- 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
 - No armoring
 - 1 pier per mile
- 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:

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

No net loss of shoreline ecological functions is anticipated.



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Schedule

- Next Meeting
 - June 22
- Open House (tentative)
 - July 9
- Public Hearing (tentative)
 - July 27



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ANY QUESTIONS?