

Draft "Punch List" of Potential SMP Changes

This list is compiled from a review of the existing Title 19 language and a comparison of the condition of the shoreline as described in the draft Shoreline Analysis. This is not a prioritized list.

This list is not intended to provide the exact language to be used in the update. Rather, this list is intended to introduce the items that will need to be dealt with.

While formal approval by the Planning Commission is not necessary at this point there will need to be informal consensus on the changes that go forward. This is necessary to guide the required cumulative impacts analysis.

Landuse:

1. Rezone southern most Shoreline Accommodation zone to Single Family Residential.
2. Rezone Residential zone parcels above the port parking lot to Commercial zone.

Shoreline Designation:

1. Redesignate Southernmost Shoreline Urban to Shoreline Residential.

Shoreline Policy:

1. Vegetation Protection:
 - a. Require retention of existing shoreline vegetation within 20' of OHWM.
 - b. For substantial redevelopment require a net gain in shoreline vegetation (Kirkland model).
 - c. Promote shade creating vegetation.
2. Setbacks;
 - a. Increase residential setbacks from 20' to 25' or 15% of parcel depth whichever is greater (Kirkland model).
3. Critical Areas (wetlands, fish and wildlife habitat areas):
 - a. Type 4 wetland buffer increased to 50' (Rosenbaum, WDFW)
 - b. Understory kelp protection language.
 - c. Anadromous fish habitat protection (wria 2 chapter of Salmon Recovery Plan prioritizes protection (regulation/acquisition) and restoration).
4. Stormwater Management:
 - a. Increase use of LID stormwater mgmt. techniques throughout the areas of town where surface runoff naturally drains to the bay (see runoff map in shoreline analysis)
 - b. For substantial redevelopment require a net gain of pervious surfaces using approved LID techniques (Kirkland model).

- c. Try to eliminate piped system point discharge from shoreline residential and implement LID techniques instead (Kirkland).
 - d. Eliminate to the maximum extent possible impervious surfaces within the setback area.
5. Bulkheads:
- a. No new development where a bulkhead will be required for primary structure protection. Structures must be set back far enough to obviate the need.
 - b. No new bulkheads unless the primary structure is demonstrably threatened. If geotechnical engineering indicates a bona fide need then engineered soft techniques will be used.
6. Landfill:
- a. No new landfill seaward of OHWM.
7. Docks (pier-ramp-float):
- a. Add light permeable grating requirements for piers, ramps and floats. Required on all new construction and required on all rebuild/renovation projects.
 - b. Minimize number and size of piling (Kirkland model)
8. No Net Loss:
- a. Change “minimize adverse impact” language to cumulative impact and no net loss language throughout the update.
9. Administration
- a. Cumulative impact analysis occurs at the individual project level as well as at the plan and regulation level.
 - b. For substantial redevelopment the existing foundation wall is reference. Activity on the water side requires a variance and activity on the upland side is admin or cup.
10. General:
- a. Add language that establishes development policy and regulations that avoid, minimize and mitigate impacts to the ecological functions associated with the shoreline zone.
 - b. In terms of development outside the shoreline jurisdiction, recognize the possible impacts to the shoreline and work to minimize pollutants entering the shoreline caused by growth and development outside of the jurisdiction (RCW 90.58.340).
 - c. Municipal policy against the use of herbicides and pesticides.
 - d. Require a restoration component when major over/in water projects are permitted.
 - e. Flood Plain changes mandated by FEMA.