



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, SEPTEMBER 14, 2017
7:00 – 8:30 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 7:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM PUBLIC COMMENT
 Accept public comment on off agenda items.
- 7:15 PM SHORELINE MASTER PROGRAM GENERAL AMENDMENT
 Christy Carr, AICP, Senior Planner
- 8:25 PM NEW/OLD BUSINESS
- 8:30 PM ADJOURN

****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: September 14, 2017
To: Planning Commission
From: Christy Carr, AICP
Senior Planner
Subject: Shoreline Master Program (SMP) Amendment

At their September 5, 2017 business meeting, City Council directed staff to notify the Department of Ecology (Ecology) of the City's intention to participate in the optional joint SMP amendment review process. At the September 14, 2017 Planning Commission meeting, staff will answer any questions regarding the joint review process and discuss the following specific sections of the SMP:

SMP Section 4.1.2.4.3 and 4, Impact Analysis and No Net Loss Standard

SMP Section 4.1.2.5, Revegetation Standards

SMP Section 4.1.2.6, Mitigation

SMP Section 4.1.2.7, Surety

SMP Section 4.1.2.8, Monitoring and Maintenance

SMP Section 4.1.3.1, Applicability

SMP Section 4.1.3.4, Exemptions

SMP Section 4.1.3.5, General

SMP Section 4.1.3.6, Shoreline Buffer – Location and Design Standard

SMP Section 4.1.3.7, General Vegetation Alterations in Shoreline Buffers

SMP Section 4.1.3.8, Vegetation Alteration Standards – Residential Development

SMP Section 4.1.5.8.4, Special Reports and Determination of Buffers

Orange text: Housekeeping in nature only

Green text: Housekeeping + policy decision points

Red text: Integration with critical areas

It is important for Planning Commission members to thoroughly read the above-referenced sections. It will also be helpful to review the critical areas ordinance related to tree and vegetation management as it relates to steep slopes (geologically hazardous areas). Staff will present examples of how these sections are currently applied and provide recommended revisions to improve clarity, ease of administration and implementation of SMP goals and policies.