

Summary of Consistency Analysis

Bainbridge Island Shoreline Master



Photo: by : Herr Hans
Gruber, flickr

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Purpose

- Early review of current SMP
 - Determine where consistent/inconsistent
 - Use as a guideline for SMP Update
- Uses Ecology checklist
 - Checklist excerpts SMP Rules (WAC 173-26)



Key Areas Reviewed

- Goals and Policies
- Shoreline Designations
 - Like zoning overlay
- General Regulations
 - Performance standards in any shoreline designation
- Shoreline Modification Regulations
 - Activities that may occur with any use
- Shoreline Use Regulations
- Administrative Provisions

Overarching Comments

- Bainbridge Island's SMP is relatively new (1990s)
- While there is work to be done, the SMP is in good shape

Areas Largely Consistent

- Goals
- Most critical area regulations are up to date, e.g. wetlands, critical saltwater habitats
- Public Access – private
- Aquatic and Natural Shoreline Designations
- Use of fill in development
- Boating Facilities
- Breakwaters, Jetties, Weirs
- Agriculture
- Mining
- Utilities

Areas for Review & Revision

GENERAL

- Critical areas integration
- Vegetation conservation & shoreline buffers
- Public access – public

SHORELINE DESIGNATIONS

SHORELINE MODs

- Structural Stabilization
- Piers and Docks
- Fill
- Dredging

SHORELINE USES

- Commercial
- Industry
- Residential

ADMINISTRATIVE

- Ensure meeting constitutional limits
- Tracking development
- Definitions

NONCONFORMING

- Have some flexibility

Areas for Review & Revision

GENERAL STANDARDS

- Critical areas - general:
 - Method of integration and administration
 - Directly reference mitigation sequencing
 - Address no-net-loss principles
- Geologic and flood hazards:
Clarify requirements – feasibility of nonstructural measures
- Vegetation Conservation/Shoreline Buffers:
Under review; recommendations pending

Areas for Review & Revision

GENERAL STANDARDS (cont.)

- Public Access:
 - Address public access on public properties
 - Address standards for dedication and improvement



Areas for Review & Revision

SHORELINE ENVIRONMENTS

- Categories have changed
 - Ecology rules have changed both in titles and substance
 - Ecology categories applicable to city: Urban, Urban Conservancy, Shoreline Residential, Aquatic
 - Consider Ecology suite of environments or develop own
 - Recommendations:
 - Replace rural designations, update others
 - Adjust some use allowances

Areas for Review & Revision

SHORELINE MODIFICATIONS

- Structural Stabilization – SMP rules indicate:
 - Erosion and accretion are natural processes
 - Hardening can cause adverse impacts to ecological functions
 - Hard structures may create conditions that lead to failure
- General direction of SMP rules:
 - Limit to where necessary to protect allowed primary structure
 - Allow repair and maintenance; and allow replacement based on demonstrated need.
 - Encourage transition to soft shoreline stabilization techniques
 - Locate and design to minimize adverse effects on:
 - Nearby properties, local ecological functions, and water quality

Areas for Review & Revision

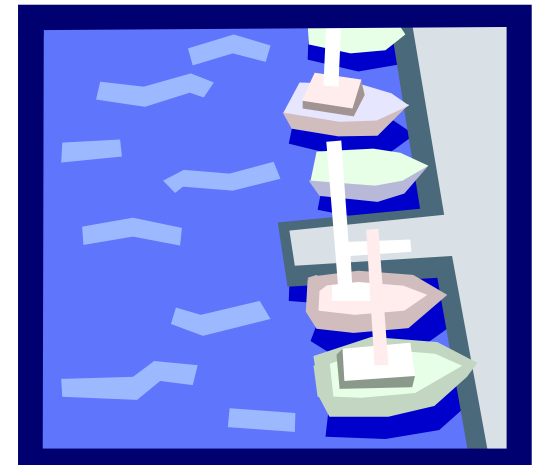
SHORELINE MODIFICATIONS

- Structural Stabilization – revisions
 - Require applicants to demonstrate necessity of stabilization measures
 - Consider a decision tree for nonstructural measures
 - Address mitigation sequencing in regulations
 - Add policies and regulations on enlargement or replacement of existing structures
 - Add regulation to require applications analyze impacts of stabilization measures to down-current shoreline areas (e.g. beach starvation, etc.)

Areas for Review & Revision

SHORELINE MODIFICATIONS (Cont.)

- Piers and Docks:
 - Must support a water-dependent use (including single family), e.g. allow access to watercraft
 - Address some design and construction provisions
- Dredging:
 - Address mitigation sequencing
 - Address maintenance dredging standards



Areas for Review & Revision

SHORELINE USES

- General:
 - Include performance standard of no net loss of ecological function
- Residential:
 - Require setbacks for on-site septic systems
 - New over-water residences and floating homes prohibited (2009 amendments)
 - Address public access for multifamily development

Shoreline Setbacks/Buffers

- **Considerations:**
 - Provide for no net loss of ecological functions – science
 - Recognize existing land uses
 - Accommodate preferred and water-oriented uses
- **Current SMP applies shoreline setbacks and native vegetation zones/buffers**
- **Recommendations underway for SMP update**

Existing Uses/Nonconforming Uses

- SMP applies to new development or expansions of existing uses
 - Not retroactive
- Can develop SMP standards to minimize nonconformities while still meeting SMP rules
- Adopt standards for nonconforming uses and structures
 - Can be flexible