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SHORELINE ADVISORY COMMITTEE

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AGENDA ITEM 3b: Discussion of Shoreline Designations

EXISTING DESIGNATIONS:

The City of Port Orchard, in its current Shoreline Master Program (SMP) has eight shoreline environmental designations. Two of the designations apply to aquatic areas, and the rest apply to upland areas within shoreline jurisdiction. The current SMP designations and their respective characteristics are described below:

Natural: A shoreline possessing unique or fragile features, either natural or cultural, that are essentially unaltered from their natural state or relatively intolerant of human use other than passive activities. Any activity which would bring about a change in the existing situation would be desirable only if such a change would contribute to the preservation of the existing character. Included are those areas containing hazardous or unique environmental conditions such as, highly erosive bluffs, tidal marshes, estuaries, and active landslides.

Conservancy: An area with valuable natural, cultural, or historical resources. The conservancy environment is for those areas which are intended to maintain their existing character. The preferred uses are those which are nonconsumptive of the physical and biological resources of the area. In addition, activities and uses of a nonpermanent nature which do not substantially degrade the existing character of an area are appropriate uses for the conservancy environment.

The conservancy environment would also be the most suitable designation for those areas which present too severe biophysical limitations to be designated as rural or urban environments. Such limitations would include areas of steep slopes presenting erosive and slide hazards, areas prone to flooding, and areas which cannot provide adequate water supply or sewage disposal.

Rural: The rural environment is intended to protect agricultural and low intensity uses. It includes shoreline areas that presently support medium to low intensity uses, where existing densities permit space for small numbers of livestock, gardens, or wood lots. It is also intended to serve as a transitional area between the more intensive Urban Environment and the limited use potential of the Conservancy Environment. Areas to be designated rural should be dominated by low agricultural, forestry, or low intensity

uses. Also areas where residential development is or should be low density because of biological or physical limitations, utility capabilities, access problems and/or potential incompatibility with other uses and areas of undeveloped land not appropriate for Natural or Conservancy Environment designations and not planned for significant development.

Urban: The Urban Environment is an area of high intensity land use including residential, commercial and industrial development. The purpose of this environment is to insure optimum utilization of shorelines which are presently urbanized or planned for urbanization. Development in urban areas should be managed so that it enhances and maintains the shorelines for a variety of shoreline uses, with priority given to water-dependent, water-related, and water-enjoyment uses.

Urban Maritime: The purpose of the Urban Maritime Environment is to recognize water-dependent uses along the shoreline. These industrial maritime activities are generally not compatible with other shoreland uses and should be identified separately. As a result, this designation creates a separate environment which recognizes these inherent differences. Moreover, it provides protection to heavy industrial shoreline uses and activities from encroaching on residential or non-water dependent uses.

Downtown Upland: The purpose of the Downtown Upland designation is to encourage mixed use water-oriented. Projects within a shoreline area historically dominated by non water-oriented uses. Differences from the Urban designation include reduced setback standards, industrial development restrictions, prohibition on mining activities, preference for water-oriented uses, and requiring mixed uses within waterfront buildings.

Downtown Marine: The Downtown Marine environment allows for some over-water development as a conditional use in an effort to revitalize the central business district. This older business district is located on a small section of Sinclair Inlet characterized by steep bluffs to the south and views of the Bremerton Naval Shipyard to the north. As a result of topography, the downtown district cannot easily expand upland into preestablished neighborhoods. Without the ability for limited development over water, the older downtown urban core will be unable to sustain and attract a new mixture of water-oriented land uses. Only water-dependent and mixed-use developments comprised of predominantly water-oriented uses are permitted. The downtown marine environment is located waterward of the OHWM adjacent to the downtown upland environment.

Aquatic: The purpose of this designation is to protect the unique characteristics of the aquatic environment by managing use activities that ensure compatibility between upland and aquatic uses. The Aquatic Environment may allow either multiple water-dependent uses or specific single dominant water-dependent uses in areas of unique conditions. It is designed to promote the conservation of the natural features and

resources of the aquatic area which are substantially different in character from those of the adjoining uplands and backshores. The Aquatic environment is located waterward of the OHWM.

PROPOSED DESIGNATIONS

"High-intensity" Shoreline Designation.

(i) Purpose.

The purpose of the "high-intensity" shoreline designation is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

(iii) Designation Criteria

Assign a "high-intensity" environment designation to shoreline areas within incorporated municipalities, urban growth areas, and industrial or commercial "rural areas of more intense development," as described by RCW 36.70A.070 if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

(f) "Shoreline residential" Shoreline Designation.

(i) Purpose.

The purpose of the "shoreline residential" environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

(iii) Designation Criteria

Assign a "shoreline residential" environment designation to shoreline areas inside urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, "rural areas of more intense development," or "master planned resorts," as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

"Urban conservancy" Shoreline Designation.

(i) Purpose.

The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

(iii) Designation Criteria

Assign an "urban conservancy" environment designation to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological

functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities, urban growth areas, or commercial or industrial "rural areas of more intense development" if any of the following characteristics apply:

(A) They are suitable for water-related or water-enjoyment uses;

(B) They are open space, flood plain or other sensitive areas that should not be more intensively developed;

(C) They have potential for ecological restoration;

(D) They retain important ecological functions, even though partially developed; or

(E) They have the potential for development that is compatible with ecological restoration.

Lands that may otherwise qualify for designation as urban conservancy and which are designated as "mineral resource lands" pursuant to RCW

"Aquatic" Shoreline Designation.

Purpose

The purpose of the Aquatic designation is to protect, restore and enhance the unique characteristics and resources of marine waters, including habitat, ecology, navigation and public enjoyment. Recognizing the unique and fragile nature of the aquatic environment, those limited uses that are allowed will typically require a conditional use permit.

Designation Criteria

The Aquatic environment designation is the area located waterward of the ordinary highwater mark, *excluding* those waters encompassed within marinas, or other over water facilities. An Aquatic environment designation should be assigned to marine waters and shorelands waterward of the ordinary high-water mark, provided that waterbodies used as commercial marinas may be designated high-intensity or , and that the largely undeveloped open water areas of Ross Point should be designated Natural. The Aquatic environment includes the water surface together with the underlying lands and the water column of such areas.

(i) Purpose.

The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

(iii) Designation Criteria

Assign an "aquatic" environment designation to lands waterward of the ordinary high-water mark. Local governments may designate submerged and intertidal lands with shoreland designations (e.g., "high-intensity" or "rural conservancy") if the management policies and objectives for aquatic areas are met. In this case, the designation system used must provide regulations for managing submerged and intertidal lands that are clear and consistent with the "aquatic" environment management policies in this chapter. Additionally, local governments may assign an "aquatic" environment designation to wetlands.