



Kitsap County SMP  
Task Force Meeting  
June 23, 2011

**HIGH INTENSITY DESIGNATION  
+  
GENERAL GOALS and POLICIES**

# **OVERVIEW:**

- REVIEW: Aquatic Designation
- High Intensity Designation
  - Purpose, Criteria and Management Policies
  - Uses and Modifications
- Existing Development
- Overview of Draft General Goals and Policies
- Task Force Review: Summary of Work To-Date
- Future Meetings

# Review: Aquatic

- Mapping
  - What is the best way to document critical saltwater habitats and resources
- Aquaculture
- Mooring Facilities
- Boating Facilities
- In-Water Structures and Utilities
- Fill
- Dredging and Dredge Disposal
- Mining

# High Intensity Designation

[WAC 173-26-211(5)(d)]

## Purpose:

*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.*

## Criteria:

- 1) Assign a “High-Intensity” Environment Designation to shoreline areas within Urban Growth Areas (UGAs), and industrial or commercial “limited areas of more intense rural development” (LAMIRD), if they currently support high-intensity uses related to commerce, transportation or navigation.*
- 2) The shoreline is suitable and planned for high-intensity water-oriented uses.*

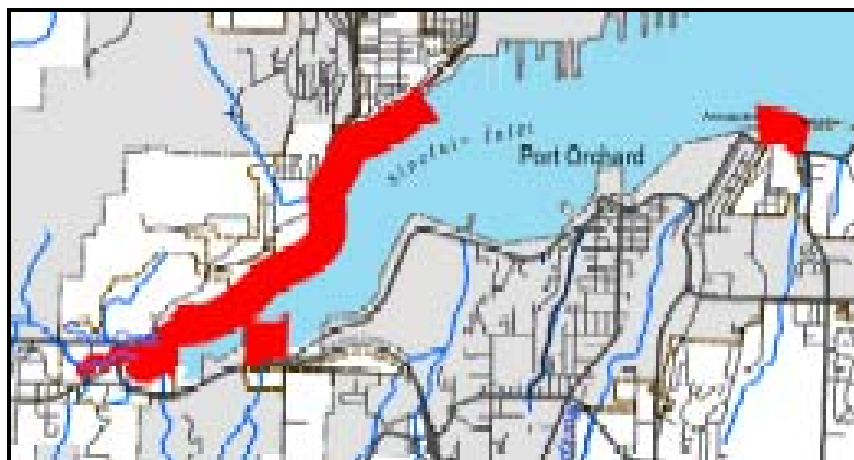
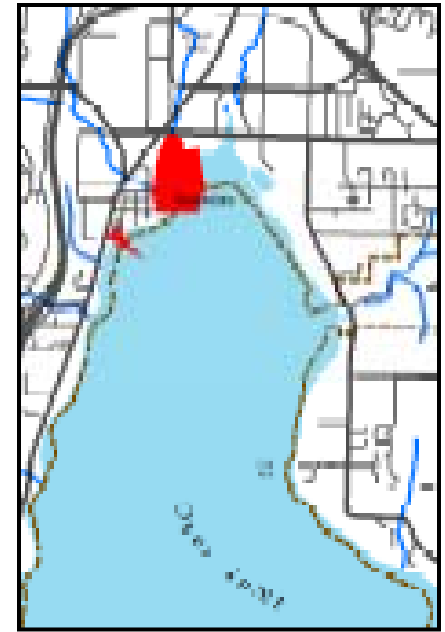
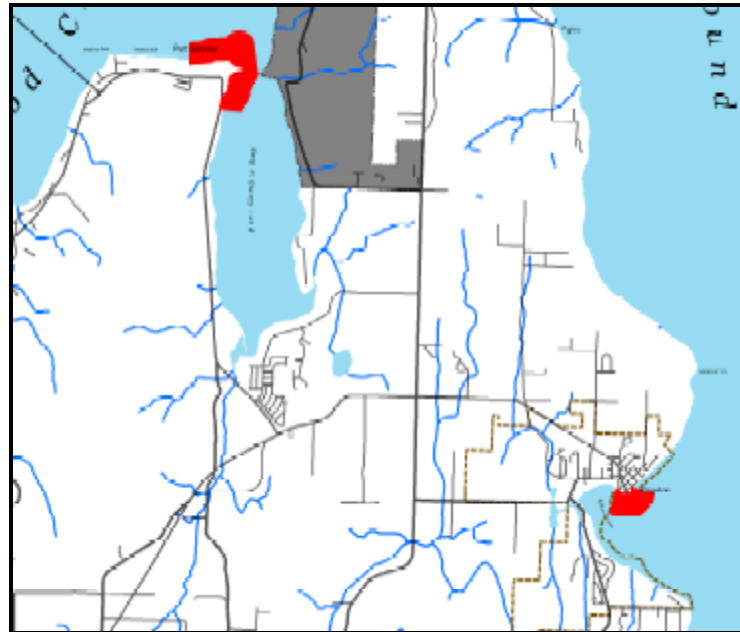
# High Intensity Designation

## Management Policies:

- 1) Priority should be given first to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses.
- 2) Non-water-oriented uses should not be allowed except:
  - a)As part of mixed used development;
  - b)In limited situations where they do not conflict with or limit opportunities for water-oriented uses; or
  - c)On sites where there is no direct access to the shoreline.
- 3) Policies and regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
- 4) Where feasible, visual and physical public access should be required.
- 5) Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
- 6) Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Consideration should be given to the potential for displacement of non-water-oriented uses with water-oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.

# Preliminary Draft High Intensity Designation Map

- Port Gamble LAMIRD
- Kingston Ferry Terminal
- Silverdale (portions of UGA)
- Sinclair Inlet (portions)
- Southworth Ferry Terminal



# High Intensity Designation

## Uses and Modifications:

Agriculture- Not consistent with designation purpose statement

Commercial- YES (WAC designation purpose statement; priority to water dependent and water-oriented; non-water-oriented as part of mixed-use developments)

Industrial- YES (WAC designation purpose statement; priorities same as for Commercial)

Commercial Forestry- Not consistent with designation purpose statement

Mining- Maybe, dependent on Comprehensive Plan Designation

Recreation- YES (WAC Management Policy)

Transportation and Utilities- YES (WAC designation purpose statement)

Residential – Consistent with Comprehensive Plan designation

Shoreline Stabilization- YES (with same provisions as other designations)

Fill/Excavation- YES (with same provisions as other designations)

Restoration and Enhancement- YES (WAC Management Policy)

# **Nonconforming Use and Development**

*[WAC 173-27-080]*

- Nonconforming Development is addressed in current (1999) and previous (1976) SMPs.
- Existing development is “grandfathered” and can:
  - continue to exist,
  - be used,
  - be maintained, and
  - be repaired.
- WAC 173-27-080 provides language, which will be utilized if the local jurisdiction does not include regulations on this subject.
- These provisions may be revised to meet local needs.

# **Draft General Goals and Policies**

- Will become Chapters 4 and 5 of the SMP package
- Provides:
  - Guidance for SMP regulations and standards
  - Guidance for non-regulatory initiatives
  - An element of the KC Comprehensive Plan

# Draft General Goals and Policies (cont.)

- Topics derived from:
  - “Elements” listed in RCW 90.58.100 (2)
  - WAC 173-26-221 (provide the provisions listed in this section in policies)
- These include:
  - Shorelines of Statewide Significance (WAC 173-26-251)
  - Protection of Critical Areas and Ecological Functions
  - Vegetation Conservation
  - Restoration and Enhancement
  - Water Quality and Quantity
  - Shoreline Use and Site Planning
  - Public Access and Recreation
  - Economic Development
  - Transportation and Utilities
  - Historic, Archaeological, Scientific, Cultural, and Education Resources

# **REVIEW: Summary of Work To-Date**

- SMP process and goals
- SMP Jurisdiction
- Inventory and Characterization
- Environment Designations
  - Natural
  - Rural Conservancy
  - Urban Conservancy
  - Shoreline Residential
  - Aquatic
  - High Intensity
- Products:
  - General Goals and Policies (Staff and Task Force)
  - Task Force To-Date Summary (Margaret)
  - Draft Environment Designations Report and Map (Staff and Task Force)

# Future Meetings

## Summer

- Staff will work on regulations
- Draft for review: Shoreline Environment Designations Report and Map (includes use and modifications matrices)
- “Work Group(s)” on some main topics (Bulkheads, Buffers and Docks).

## Fall / Winter

- May reconvene Task Force as a whole to discuss Draft SMP