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
• 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