

## Chapter 5. Natural Environment

**NOTE:** For ease of review, only the section of Chapter 5 pertaining to “Shoreline of Liberty Bay” are included below. The entire chapter can be viewed online here: <https://cityofpoulsbo.com/wp-content/uploads/2019/06/Environment.pdf>

### ***SHORELINES AND LIBERTY BAY***

#### ***Shoreline Management***

The City’s shoreline jurisdiction includes all Liberty Bay shorelines and aquatic areas within the City limits and the tidally-influenced (estuarine) portion of Dogfish Creek north of Lindvig Way, and shorelands from 0-200 feet of the ordinary high water mark (OHWM) of Liberty Bay. The City has also “predesignated” all of the shorelines within its unincorporated Urban Growth Area, and the SMP will address these shorelines as well as those located within the City limits. However, in the absence of an interlocal agreement with Kitsap County, the City will not have any regulatory authority in the predesignated areas until they are annexed. No “optional expansion” of jurisdiction for critical areas and buffers per RCW 90.58.030(2)(f)(ii) and WAC 173-26-221(2)(a) is included in this SMP.

There are a number of local tools used to implement the goals and policies of the Act. Development regulations such as the Zoning Ordinance and Critical Areas Ordinance support the SMP in regulating development along the City’s shorelines. Capital improvement plans, such as sewer, water, parks and transportation, also help the City maintain a balance of providing public services and access on the shoreline, while ensuring environmental protection.

As required by the Shoreline Management Act, the City has established shoreline environment designations, which serve as an “overlay” to the City’s comprehensive plan land use designations. These designations are applied to specific shoreline areas to guide the use and development of these areas. There are six environments applied to the City’s shorelines – Shoreline Residential 1 and 2, High Intensity, Urban Conservancy, Natural and Aquatic; these environments have been mapped and are identified on Figure NE-6.

#### **GOAL NE-7**

**Ensure no net loss of shoreline ecological values and functions, as required by the Shoreline Management Act 90.58 RCW.**

##### ***Policy NE-7.1***

*Proposed development projects shall be reviewed for consistency with the no net loss policy, taking into account (1) the environmental limitations and sensitivity of the shoreline area; (2) proposed mitigation for anticipated impacts; (3) the level of infrastructure and services available; and (4) other comprehensive planning considerations.*

##### ***Policy NE-7.2***

*New development and redevelopment in all shoreline environment designations shall be consistent with the “preferred use” and “priority use” provisions as set forth in 90.58.020 RCW and WAC 173-26-201, or their successors.*

### ***Policy NE-7.3***

The City should identify potential opportunities within City-owned shoreline properties for offsite mitigation of shoreline impacts, through restoration of native vegetation and/or habitat functions within the shoreline buffer area.

### ***Policy NE-7.4***

The City should encourage appropriate multiple users and uses to share current and future over-water and in-water facilities and structures, to minimize the need for new, individual over-water and in-water facilities and structures.

## **GOAL NE-8**

**Manage the City's shorelines by implementing specific policies, use regulations, and development standards for each of the shoreline environments identified in the City's Shoreline Master Plan.**

### ***Shoreline Residential***

The Shoreline Residential environment is intended to accommodate residential development consistent with the City's shoreline management standards; protect ecological functions and natural habitat, and restoration when feasible; and provide public access and recreational uses, where appropriate.

The Shoreline Residential environment is identified on Figure NE-6, and is divided into two designations: Shoreline Residential-1 (SR-1) and Shoreline Residential-2 (SR-2). The SR-1 environment primarily includes those areas of the shorelands within the established shoreline buffer (100' from the ordinary high water mark), and/or on the water side of "buffer interruptions" such as major roads. The SR-2 environment primarily includes those areas of the shorelands outside of the established shoreline buffer and/or on the upland side of "buffer interruptions," such as major roads. Within the SR-1 and SR-2 environments these areas, new residential development is permitted according to the applicable shoreline and zoning development standards, ~~with an emphasis on transition from the preservation-oriented focus of SR-1 to adjacent residential development located outside of the shoreline jurisdiction.~~

### ***Policy NE-8.1***

New development and redevelopment in the Shoreline Residential (SR) environment shall be of a type consistent with a residential environment, ~~and~~ shall be compatible with surrounding residential land uses, and shall be limited according to the applicable shoreline and zoning development standards.

### ***Policy NE-8.2***

In the SR-1 environment, the existing natural environment should be preserved as much as possible, with new development and enlargement of existing structures within the buffer area being limited to single-family development, water-dependent use, reasonable use, and/or limited expansion.

### ***Policy NE-8.3***

The SR-2 environment use regulations shall provide a transition between the limited residential development preservation focus of the SR-1 environment, to the adjacent residential development outside of the shoreline jurisdiction.

### ***Policy NE-8.4***

When new development or redevelopment is proposed with more than four dwelling units, designated public access and designated public views shall be preserved, and enhanced when possible.