

**ISLAND COUNTY SHORELINE MASTER PROGRAM UPDATE
NOTES FROM THE DECEMBER 5TH, 2011 PUBLIC WORKSHOP ON:
SHORELINE RESIDENTIAL DEVELOPMENT**

General Comments

Expansion of Existing Structures

- No expansion toward the shorelines should be allowed and only limited expansion parallel to the shoreline should be allowed.
- County should require an evaluation of impacts on adjacent parcels.
- Geotech reports don't address habitat impacts.
- Innovative, sustainable features should be evaluated differently and encouraged/ incentivized.

Nonconforming Structures

- Big houses may have problems with WQ. The County lacks penalties for violations.
- Changes to nonconforming structures should make improvements in direction of conformity.
- New technologies on rehabs might be more ecologically sound.
- Illegal uses/structures should not be grandfathered.
- No expansion of nonconformity should be allowed; any work on nonconforming structures should increase their conformity.

Clearing of Vegetation for Development

- Construction – short sighted
- Stabilization - trees may destabilize slope.
- Regulations are just something to get around. The County should focus on education instead.
- Bluff management concerns.
- Concern about upland drainage - beyond 200' (shoreline jurisdiction) landward.
- Effects of upland logging (clear cut upland of shoreline area) - 5 yrs. Ago-Honeymoon Rd.
- County road drainage has caused damage.
- <165' lots to qualify existing shoreline residential SED.
- Problem of infiltration causing bluff failure.
- Vegetation clearing should be limited or prohibited.
- For the health and safety of future residents, clearing should be limited to the absolute minimum necessary.
- "Buffer" vs. "setback" – should be differentiated
- Shoreline bluff features (feeder bluffs, etc.) greatly dictate extent of setback needed.
- What is appropriate setback from top of bluff? (75' suggested)
- Eagle nests (24" dbh trees) within 800 feet; taxation modification as an incentive.

Clearing of Vegetation for Views

- Clearing should be allowed for views

- “No, no, no.” In some instances careful limbing of trees can give views. Clearing destabilized bluffs must be limited to the minimum necessary to grant reasonable use

Storm Water Considerations

- Runoff is damaging adjacent property (Example; Co. project near Strawberry Pt.)
- There are problems of upland drainage.
- Geotech engineer not qualified to assess trees/tree condition.
- Island is a finite ecological system, self-limiting nature leads to need to preserve fresh water.
- What are the cumulative impacts on hydrology from new development?
- What is the carrying capacity of the Island County shorelines to accommodate new residential development?
- Limitation on impervious surface needed.
- There should be no or absolutely minimal increases in impervious surfaces in the shoreline. There is already a great deal of stormwater being routed to/and over shoreline bluffs. There need to be far more stringent regulations.

Beach Access Structures

- These should be carefully managed.
- Require shared community access and stringent regulations for cleanup of access structures.

Failing Septic Systems

- Certain sites are unsuitable for new development.
- Water pollution is greater concern because of island system- dependence e on shared aquifer.
- Stormwater and septic mixing is a concern.
- For any future subdivisions, increase the minimum size of parcels/lots.
- Far less a factor than expected.
- Many shoreline properties have no space for onsite systems. Consider requiring alternative/offsite systems.

Preserving Community Character

- No comments

Overwater Structures

- New dimensional standards for piers and docks may result in nonconformity.
- Allow only shared overwater structures.
- Coordinate with DNR - Aquatic Lands Division.

Sea Level Rise (SLR) Concerns

- Low bank residential future impacts of sea level rise needs to be addressed (restricted, prohibited). Owner takes risk in bldg/living in flood prone areas.
- Unsustainable development is a concern.

- Orderly retreat from eventual SLR.
- Shouldn't expect public funds to be used to "bail out home-owner."
- Hazardous materials could get washed away.
- Establish/evaluate expected life of homes (100 years?).
- Require permit review after x number of years.
- Add permit condition that public is not responsible for protection of property at risk of damage from SLR.

Additional Comments

- Regulations should interface with planned residential development (clustering) approach.
- What is linear percentage of land in RAIDs within SMA jurisdiction?
- Permits issued that are inconsistent with adopted regulations.

Results of the Workshop Exercise are attached. The top 3 issues identified for each category are shown below:

Considered most important:

1. Stormwater Drainage / Impervious Surface
2. Non-Conforming Structures
3. Failing Septic Systems

Considered most in need of change in regulations:

1. Water Supply And Sea-Level Rise
2. Stormwater Drainage / Impervious Surface
3. Non-Conforming Structures and Failing Septic Systems (tie)