

CITY OF GRAND COULEE

SHORELINE MASTER PROGRAM

FINAL PERIODIC REVIEW UPDATE



Source: <https://fortress.wa.gov/ecy/coastalatlus/UICoastalAtlas/Tools/ShorePhotos.aspx>

Prepared for

Grant County and Grand Coulee

Prepared by

Anchor QEA, LLC
1201 3rd Avenue, Suite 2600
Seattle, Washington 98101

White Bluffs Consulting, LLC
189205 East 36th Avenue
Kennewick, Washington 99337

This report was funded through a grant from the Washington State Department of Ecology

July 2023

1 **Table of Contents:**

2 SECTION I: Shoreline Goals and Policies (RCW 90.58.100) 1

3 Introduction 1

4 Relationship to GMA 1

5 Profile of the Shoreline Jurisdiction within the City of Grand Coulee 1

6 Development of Goals and Policies 2

7 Economic Development Element..... 2

8 Public Access and Recreation Element 3

9 Circulation Element..... 3

10 Shoreline Uses and Modifications Element 4

11 Conservation Element 9

12 Historic, Cultural, Scientific, and Educational Resources Element 9

13 SECTION II: Shoreline Goals and Policies (RCW 90.58.100) 11

14 Article I. Authority and Purpose 11

15 17.82.010 Authority 11

16 17.82.020 Applicability 11

17 17.82.030 Purpose 12

18 17.82.040 Relationship to Other Codes, Ordinances and Plans 13

19 17.82.050 Liberal Construction..... 13

20 17.82.060 Severability..... 13

21 17.82.070 Effective Date..... 13

22 Article II: Environment Designations 14

23 17.82.100 Environment Designations 14

24 17.82.110 Official Shoreline Maps 14

25 17.82.120 Unmapped or Undesignated Shorelines 14

26 17.82.130 Interpretation of Environment Designation Boundaries 14

27 17.82.140 Aquatic 14

28 17.82.150 Urban Conservancy 16

29 17.82.160 High Intensity - Public Facility 16

30 17.82.170 Shoreline Residential..... 18

31 Article III: General Regulations..... 19

32 17.82.200 Shoreline Use and Modifications 19

1	17.82.210	Development standards	21
2	17.82.220	Archaeological and Historic Resources	22
3	17.82.230	Environmental Protection.....	23
4	17.82.240	Shoreline Vegetation Conservation.....	24
5	17.82.250	Water Quality, Stormwater, and Nonpoint Pollution.....	24
6	17.82.260	Public Access	25
7	Article IV: Shoreline Modifications and Uses.....		28
8	17.82.300	Boating Facilities.....	28
9	17.82.310	Docks and Piers.....	30
10	17.82.320	Dredging and Dredge Material Disposal.....	31
11	17.82.330	Fill and Excavation.....	34
12	17.82.340	Groins and Weirs.....	35
13	17.82.350	Recreational Development	36
14	17.82.360	Residential Development	37
15	17.82.370	Shoreline Habitat and Natural Systems Enhancement Projects	38
16	17.82.380	Shoreline Stabilization	38
17	17.82.390	Transportation: Trails, Roads, and Parking.....	40
18	17.82.400	Utilities.....	41
19	Article V: Critical Areas		44
20	17.82.500	General Provisions	44
21	17.82.510	General Performance Standards	51
22	17.82.520	Wetlands.....	55
23	17.82.530	Critical Aquifer Recharge Area.....	67
24	17.82.540	Fish and Wildlife Habitat Conservation Areas	70
25	17.82.550	Frequently Flooded Areas	75
26	17.82.560	Geologically Hazardous Areas.....	77
27	17.82.570	Existing structures and development.	81
28	17.82.580	Warning and disclaimer of liability.....	81
29	Article VI. Existing Uses, Structures and Lots		82
30	17.82.600	Applicability.....	82
31	17.82.610	Nonconforming Uses.....	82
32	17.82.620	Nonconforming Structures	83
33	17.82.630	Nonconforming lots.....	84

1	Article VII: Administration and Enforcement	85
2	17.82.700 Roles and Responsibilities	85
3	17.82.710 Interpretation	86
4	17.82.720 Statutory Noticing Requirements	86
5	17.82.730 Application Requirements.....	86
6	17.82.740 Shoreline Substantial Development Permits	86
7	17.82.750 Shoreline Conditional Use Permits	87
8	17.82.760 Shoreline Variance Permits	88
9	17.82.770 Exemptions from Shoreline Substantial Development Permits	89
10	17.82.780 Duration of Permits	93
11	17.82.790 Initiation of Development	93
12	17.82.800 Review Process	93
13	17.82.810 Appeals.....	94
14	17.82.820 Amendments to Permits	94
15	17.82.830 Enforcement	94
16	17.82.840 Cumulative Effects of Shoreline Developments	95
17	17.82.850 Amendments to Shoreline Master Program	96
18	17.82.860 Definitions.....	97
19	17.82.870 Shoreline Environment Designation Map.....	115
20		
21	List of Tables:	
22	Table 17.82.200 (K): Shoreline Use and Modification Matrix.....	20
23	Table 17.82.210 (A): Development Standards	22
24	Table 17.82.520 (E)(7)-1. Land Use Intensity Table.....	60
25	Table 17.82.520 (E)(7)-2. Buffer Widths	61
26	Table 17.82.520 (E)(10): Mitigation Ratios for Eastern Washington	63
27		
28		

SECTION I: Shoreline Goals and Policies (RCW 90.58.100)

2 Introduction

3 The City of Grand Coulee Shoreline Master Program intends to implement the requirements of
4 the Washington State Shoreline Management Act (SMA) (Revised Code of Washington
5 (RCW 90.58). The SMA was enacted in 1971 to provide for the management and protection of
6 shorelines of the state by regulating development in the shoreline area. The goal of the SMA is
7 “to prevent the inherent harm in an uncoordinated and piecemeal development of the state's
8 shorelines.” (RCW 90.58.020) The SMA requires cities and counties to adopt a Shoreline Master
9 Program to regulate shoreline development and accommodate “all reasonable and appropriate
10 uses” consistent with “protection against adverse effects to the public health, the land and its
11 vegetation and wildlife, and the waters of the state and their aquatic life... and public rights of
12 navigation.” The Department of Ecology adopted the 2003 Shoreline Management Act
13 Guidelines (Chapter 173-26 Washington Administrative Code (WAC)) (Guidelines) which
14 require local government review and updates of Shoreline Master Programs. The City of Grand
15 Coulee Shoreline Master Program provides goals, policies and regulations for the development
16 of Grant County shorelines.

17 Relationship to GMA

- 18 A. A Shoreline Master Program (SMP) contains goals, policies, regulations, and a use
19 map that guides shoreline development in accordance with the SMA (RCW 90.58),
20 Washington State Department of Ecology (Ecology) SMP Guidelines (WAC 173-26),
21 and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).
- 22 B. The provisions of this program implement the requirements of the SMA. The City’s
23 SMP is integrated with the City’s land use regulation system. Consistent with
24 RCW 36.70A.480, the goals and policies contained in this SMP shall be considered
25 an element of the City’s comprehensive plan required by the Growth Management
26 Act. All other portions of this SMP, including the use regulations, are considered a
27 part of the City’s development regulations required by the Growth Management Act,
28 and part of the Unified Development Code.
- 29 C. The Inventory and Characterization Report; Restoration Plan; Cumulative Impacts
30 Analysis; No Net Loss Report; and Public Participation Plan are supporting
31 documents, and are not adopted as part of this SMP or the City’s Comprehensive
32 Growth Management Plan.
- 33 D. The Inventory and Characterization Report establishes the baseline against which the
34 standard “no net loss of shoreline ecological functions” is measured. The Restoration
35 Plan identifies and prioritizes shoreline restoration and enhancement opportunities
36 that may be undertaken independently or in conjunction with mitigation for
37 development impacts to improve shoreline ecological functions over time.

38 Profile of the Shoreline Jurisdiction within the City of Grand Coulee

39 The Washington State Shoreline Management Act defines the Shoreline of the State as “all
40 ‘shorelines’ and ‘shorelines of statewide significance’ within the state” (RCW 90.58.030). The
41 shoreline includes floodways; land within 200 feet of the ordinary high water mark (OHWM) of
42 the waterways; floodplains up to 200 feet from the floodway edge; and associated wetlands.
43 Shorelines of statewide significance for east of the crest of the Cascades (RCW 90.58.030) are

1 those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one
2 thousand acres or more measured at the ordinary high water mark; and streams or rivers (or
3 segments of natural streams) “that have either: a mean annual flow of 200 cubic feet per second
4 or more, or the portion downstream from the first 300 square miles of drainage area.” The City
5 of Grand Coulee’s shoreline jurisdiction consists of shoreline along Banks Lake and Lake
6 Roosevelt. These lakes are Shorelines of Statewide Significance because of its surface acreage of
7 one thousand acres or more measured at the ordinary high water mark.

8 **Development of Goals and Policies**

9 Goals express broad value statements that reflect the City’s vision of its shorelines. Goals also
10 provide a framework upon which the more detailed SMP shoreline use environments, policies,
11 regulations, and administrative procedures are based in subsequent chapters. Policies are more
12 detailed statements reflecting the City’s goals and visions for its shorelines. Policies provide
13 detail to the broader goals with which they are associated and act as a bridge between the goals
14 and implementing regulations.

15 The goals and policies of the SMP described in this element are categorized according to the
16 Master Program elements mandated in the SMA. The general goal and policy statements found
17 within each element of the Master Program are intended to provide the policy basis for
18 administration of the City’s SMP.

19 **Economic Development Element**

- 20 A. Goal A: Support the development of water-oriented commercial services and
21 attractions that serve tourism and support the community’s economy and shoreline
22 environment.
- 23 B. Goal B: Promote economic growth that conserves natural resources, cultural and
24 historic resources, open spaces, and maintains environmental quality.
- 25 C. General Economic Development Policies:
- 26 1. Promote shoreline areas of the City of Grand Coulee as an economic asset to
27 the community.
 - 28 2. Support opportunities for recreational and cultural activities (Comp Plan
29 Objective 4.4) along shoreline that are compatible with or complement the
30 character and existing uses of critical areas and shoreline.
 - 31 3. Give first preference to water-dependent uses, second preference to
32 water-related or water-enjoyment economic activities, and last preference to
33 non-water-oriented uses in areas where limited commercial development
34 space along shorelines is in demand for a number of competing uses.
 - 35 4. Ensure that any economic activity taking place along the shorelines operates
36 without causing irreparable harm to the quantity of the site’s environment or
37 adjacent shorelands.
 - 38 5. Where possible, developments are encouraged to incorporate low impact
39 development techniques into new and existing projects and integrate
40 architectural and landscape elements that recognize the river environment.

- 1 6. Require non-water-oriented commercial or recreational development provide
2 for ecological restoration and public access as appropriate.
- 3 7. Develop, as an economic asset, heritage tourism and preservation of cultural
4 and historic resources along shorelines in a manner that will enrich the
5 experience of residents and visitors alike.

6 **Public Access and Recreation Element**

- 7 A. Goal A: Support a public access system without causing unacceptable impacts to
8 shoreline resources or values (NPS 2009) consistent with public safety and the natural
9 shoreline character.
- 10 B. Goal B: Develop and enhance existing resources for recreational and tourism
11 activities that prevents degradation of such resources and the quality of life already in
12 place (Comp Plan P&R Goal rephrased).
- 13 C. Policies:
 - 14 1. Identify opportunities for public access on publicly owned shorelines.
15 Preserve, maintain and enhance appropriate public access in parks and open
16 spaces.
 - 17 2. Provide physical and visual public access in the shoreline jurisdiction in
18 association with the following uses when feasible: residential developments
19 with five or more dwellings; and public agency recreational development.
 - 20 3. Maintain shoreline visual access from the Coulee Corridor Scenic byway.
 - 21 4. Integrate and link recreation facilities with linear systems, such as walking
22 trail, bicycle paths, easements, and scenic drives.
 - 23 5. Provide public access and interpretive displays as part of publicly funded
24 restoration projects where significant ecological impacts are addressed.
 - 25 6. Promote tourism opportunities that are compatible with or complement the
26 character and existing uses of critical areas and other existing land uses.
 - 27 7. Allow for passive and active shoreline recreation along shorelines consistent
28 with the City's and other public agencies' parks, recreation, wildlife habitat
29 and open space plans.
 - 30 8. Promote recreational developments and plans that conserve the shoreline's
31 natural character, ecological functions, and processes.
 - 32 9. Support the interpretation and protection of cultural and historic resources to
33 enrich the recreation experience at shorelines.
 - 34 10. Give water-dependent recreation priority over water-enjoyment recreation
35 uses. Give water-enjoyment recreational uses priority over non-water-oriented
36 recreational uses.

37 **Circulation Element**

- 38 A. Goal A: Implement multi-modal transportation improvements that provide for
39 mobility and access and that minimize adverse impacts on the shoreline environment.

- 1 B. Policies:
- 2 1. Provide safe, reasonable, and adequate circulation systems to shorelines where
- 3 routes will minimize adverse effects on unique or fragile shoreline features
- 4 and existing ecological systems, while contributing to the functional and
- 5 visual enhancement of the shoreline.
- 6 2. Within the shoreline jurisdiction, locate land circulation systems and parking
- 7 that are not shoreline dependent as far from the land-water interface as
- 8 practicable to reduce interference with either natural shoreline resources or
- 9 other appropriate shoreline uses.
- 10 3. Allow for maintenance and improvements to existing roads and parking areas.
- 11 Allow for necessary new roads and parking areas where other locations
- 12 outside of shoreline jurisdiction are not feasible.
- 13 4. Plan and develop a circulation network which is compatible with the shoreline
- 14 environment, and respects and protects ecological and aesthetic values in the
- 15 shoreline of the state as well as private property rights.
- 16 5. Plan parking to achieve optimum use. Where possible, parking should serve
- 17 more than one use (e.g., serving recreational use on weekends, educational
- 18 uses on weekdays).
- 19 6. Encourage low-impact parking facilities, such as those with permeable
- 20 pavements and bio-swales.
- 21 7. Encourage the linkage of shoreline parks, recreation areas, and public access
- 22 points with linear systems, such as trails, bicycle paths, easements and/or
- 23 scenic drives.

24 **Shoreline Uses and Modifications Element**

- 25 A. Goal A: Encourage shoreline use that recognizes City of Grand Coulee’s unique
- 26 natural resources, and aesthetic qualities offered by its variety of shoreline
- 27 environments.
- 28 B. Goal B: For shorelines of Banks Lake and Lake Roosevelt, a shoreline of state-wide
- 29 significance (SSWS), protection and management priorities are to:
- 30 1. Recognize and protect the state-wide interest over local interest;
- 31 2. Preserve the natural character of the shoreline;
- 32 3. Provide long-term over short-term benefits;
- 33 4. Protect the resources and ecology of shorelines;
- 34 5. Increase public access to publicly owned areas of shorelines; and
- 35 6. Increase recreational opportunities for the public in shoreline areas.
- 36 C. General Policies:
- 37 1. Ensure that uses, activities and facilities are located on the shorelines in such a
- 38 manner as to retain or improve the quality of the environment and will
- 39 maintain or improve the health, safety and welfare of the public.

- 1 2. Ensure that proposed shoreline uses do not infringe upon the rights of others,
2 upon the rights of private ownership, upon the rights of the public under the
3 Public Trust Doctrine or federal navigational servitude, and treaty rights of
4 Indian tribes.
- 5 D. Shoreline Environment Designations Policies:
 - 6 1. Provide a comprehensive shoreline environment designation system to
7 categorize City of Grand Coulee’s shorelines into environments based upon
8 the primary characteristics of shoreline areas to guide the use and
9 management of these areas.
 - 10 2. Assign appropriate environment designations for preservation of wildlife
11 habitat area, natural resources, cultural and historic resources, and public
12 agency operations.
- 13 E. Boating Facilities Policies:
 - 14 1. Locate and design boating facilities so that their structures and operations will
15 be compatible with the area affected such as environmental conditions,
16 shoreline configuration, access, and neighboring upland and aquatic uses.
 - 17 2. Require restoration activities when substantial improvements or repairs to
18 existing boating facilities are planned.
 - 19 3. Boating facilities that minimize the amount of shoreline modification are
20 preferred.
 - 21 4. Boating facilities should provide physical and visual public shoreline access
22 and provide for multiple uses, including water-related use, to the extent
23 compatible with shoreline ecological functions and processes and adjacent
24 shoreline use.
 - 25 5. Boating facilities should be located and designed to avoid adverse effects
26 upon riverine, and nearshore processes such as erosion, littoral or riparian
27 transport, and accretion, and where feasible, enhance degraded, scarce, and/or
28 valuable shore features including accretion shoreforms.
 - 29 6. Location and design of boating facilities should not unduly obstruct navigable
30 waters and should avoid adverse effects to recreational opportunities such as
31 fishing, shellfish gathering, pleasure boating, commercial aquaculture,
32 swimming, beach walking, picnicking and shoreline viewing.
- 33 F. Docks and Piers Policies:
 - 34 1. New moorage should be permitted only to support the intended water-
35 dependent or public access use.
 - 36 2. Moorage should be spaced and oriented in a manner that minimizes hazards
37 and obstructions to public navigation rights and corollary rights thereto such
38 as, but not limited to, fishing, swimming and pleasure boating.

- 1 3. Moorage should be restricted to the minimum size necessary to meet the needs
2 of the proposed use. The length, width and height of piers and docks should be
3 no greater than that required for safety and practicality for the primary use.
- 4 4. Pile supports are preferred over fills because piles do not displace water
5 surface or aquatic habitat and are removable and thus more flexible in terms
6 of long term use patterns.
- 7 5. Piers and docks should be constructed of materials that will not adversely
8 affect water quality or aquatic plants and animals in the long term.
- 9 G. Dredging and Dredge Material Disposal Policies:
- 10 1. Dredging and dredge material disposal should avoid and minimize significant
11 ecological impacts. Impacts which cannot be avoided should be mitigated.
- 12 2. Design and locate new shoreline development to avoid the need for dredging.
- 13 3. Limit dredging and dredge material disposal to the minimum necessary to
14 allow for shoreline restoration, flood hazard reduction, and maintenance of
15 existing legal moorage and navigation. Dredging to provide for new
16 navigation uses is prohibited.
- 17 4. Allow dredging for the primary purposes of flood hazard reduction only as
18 part of a long-term management strategy consistent with an approved flood
19 hazard management plan.
- 20 5. Ensure that dredging operations are planned and conducted in a manner that
21 will minimize interference with navigation and that will lessen adverse
22 impacts to other shoreline uses.
- 23 H. Fill and Excavation Policies:
- 24 1. Limit fill waterward of the OHWM to support ecological restoration or to
25 facilitate water-dependent or public access uses.
- 26 2. Allow fill consistent with floodplain regulations upland of the OHWM
27 provided it is located, designed and constructed to protect shoreline ecological
28 functions and ecosystem-wide processes, including channel migration, and is
29 the minimum necessary to implement an approved project.
- 30 I. Groins and Weirs Policy:
- 31 1. To the extent feasible, limit the use of groins, and weirs or other similar
32 structures to those projects providing ecological restoration or other public
33 benefits. These structures should avoid and minimize significant ecological
34 impacts. Impacts which cannot be avoided should be mitigated.
- 35 J. Recreational Development Policies:
- 36 1. Shoreline recreational development should be given priority for shoreline
37 location to the extent that the use facilitates the public's ability to reach,
38 touch, and enjoy the water's edge, to travel on the waters of the state, and to
39 view the water and the shoreline. Where appropriate, such facilities should be
40 dispersed along the shoreline in a manner that supports more frequent

- 1 recreational access and aesthetic enjoyment of the shoreline for a substantial
2 number of people.
- 3 2. Recreational developments should facilitate appropriate use of shoreline
4 resources while conserving them. These resources include, but are not limited
5 to: accretion shoreforms, wetlands, soils, ground water, surface water, native
6 plant and animal life, and shore processes.
- 7 3. Recreational facilities should be a combination of active and passive types.
8 Location of such facilities should consider the ecological function and
9 sensitive nature of the shorelines in order to avoid adverse impacts. For
10 example, wildlife and habitat preservation areas with sensitive nature of
11 shoreline should have low impact recreational uses.
- 12 4. Recreational developments and plans should provide the regional population
13 with a varied and balanced choice of recreation experiences in appropriate
14 locations. Public agencies should coordinate their plans and activities to
15 provide a wide variety of recreational opportunities without needlessly
16 duplicating facilities.
- 17 5. Encourage the linkage of shoreline parks, recreation areas, and public access
18 points with linear systems, such as hiking paths, bicycle paths, easements
19 and/or scenic drives
- 20 6. Recreation facilities should incorporate public education regarding shoreline
21 ecological functions and processes, the role of human actions on the
22 environment and the importance of public involvement in shorelines
23 management. Opportunities incorporating educational and interpretive
24 information should be pursued in design and operation of recreation facilities
25 and nature trails.
- 26 7. Locate and design recreational developments to preserve, enhance, or create
27 scenic views and vistas in accordance with Section I, Public Access.
- 28 K. Residential Development Policies:
 - 29 1. Consider single-family residential development as a priority use only when
30 developed in a manner consistent with the control of pollution and prevention
31 of damage to the natural environment.
 - 32 2. Locate and construct residential development in a manner that ensures no net
33 loss of shoreline ecological functions.
 - 34 3. Ensure the overall density of development, lot coverage, and height of
35 structures is appropriate to the physical capabilities of the site and consistent
36 with the comprehensive plan.
 - 37 4. Ensure new residential development provides adequate buffers or open space
38 from the water to protect or restore ecological functions and ecosystem-wide
39 processes, to preserve views, to preserve shoreline aesthetic characteristics, to
40 protect the privacy of nearby residences, and to minimize use conflicts.

- 1 5. Make adequate provisions for services and infrastructure necessary to support
2 residential development.
- 3 6. Design and locate residential development to preserve existing shoreline
4 vegetation, to control erosion, and to protect water quality.
- 5 L. Shoreline Habitat and Natural Systems Enhancement Projects Policies:
6 1. Include provisions for shoreline vegetation restoration, fish and wildlife
7 habitat enhancement, and low impact development techniques in projects
8 located within shoreline jurisdiction, where feasible.
- 9 2. Encourage and facilitate implementation of projects and programs included in
10 the Shoreline Master Program Shoreline Restoration Plan.
- 11 M. Shoreline Stabilization Policies:
12 1. Design, locate, size and construct new or replacement structural shoreline
13 stabilization measures to minimize and mitigate the impact of these
14 modifications on the City's shorelines.
- 15 2. Give preference to non-structural shoreline stabilization measures over
16 structural shoreline stabilization, and give preference to soft structural
17 shoreline stabilization over hard structural shoreline stabilization.
- 18 3. Allow location, design, and construction of riprap and other bank stabilization
19 measures primarily to prevent damage to existing development or to protect
20 the health, safety and welfare of City of Grand Coulee's residents.
- 21 N. Utilities Policies:
22 1. Allow for utility maintenance and extension with criteria for location and
23 vegetation restoration as appropriate.
- 24 2. Plan, design, and locate utility facilities to minimize harm to shoreline
25 functions, preserve the natural landscape, and minimize conflicts with present
26 and future planned land and shoreline uses while meeting the needs of future
27 populations in areas planned to accommodate growth.
- 28 3. Primary utility facilities, such as wastewater treatment plants and including
29 expansion of existing facilities, should be located in shoreline jurisdiction
30 only if no practical upland alternative or location exists. Such facilities and
31 expansions should be designed and located to minimize impacts on shoreline
32 ecological functions, including riparian and aquatic areas, and to the natural
33 landscape and aesthetics. Public health and safety should be the highest
34 priority for the planning, development and operation of primary utility
35 facilities.
- 36 4. Locate utility transmission facilities for the conveyance of services, such as
37 power lines, cables, and pipelines, outside of shoreline jurisdiction where
38 feasible. Where permitted within shoreline jurisdiction, such facilities should
39 be located within existing or approved road crossings, right-of-way and
40 corridors or in such a way as to minimize potential adverse impacts on

- 1 shoreline areas. Joint use of rights-of-way and corridors in shoreline areas
2 should be encouraged.
- 3 5. Locate new utility facilities so as not to require extensive shoreline protection
4 works.
- 5 6. Locate utility facilities and corridors to protect scenic views from public parks
6 and trails. Whenever possible, such facilities should be placed underground,
7 or alongside or under bridges.
- 8 7. Design utility facilities and rights-of-way to preserve the natural landscape
9 and to minimize conflicts with present and planned land uses.

10 **Conservation Element**

- 11 A. Goal A: The City should conserve or enhance important natural, cultural, and scenic
12 resources.
- 13 B. Goal B: Ensure that development minimizes impacts upon significant natural,
14 historic, and cultural features and to preserve their integrity (Comp Plan Environment
15 & Critical Area Goal).
- 16 C. Policies:
- 17 1. The city's wetlands and critical areas will be protected to the greatest extent
18 possible to preserve the important functions which help preserve the quality of
19 the natural environment (Comp Plan Environment & Critical Area Goal).
- 20 2. Protect fish and wildlife habitat areas as an important natural resource for the
21 city, particularly in regard to their economic, aesthetic and quality of life
22 values (Comp Plan Environment & Critical Area Goal).
- 23 3. Control of erosion at its source as a means of controlling water pollution,
24 flooding, and habitat damage downstream should be encouraged.
- 25 4. Control stormwater runoff in a manner consistent with low impact
26 development practices which utilize natural detention, retention and recharge
27 techniques to the maximum extent possible.
- 28 5. Enhance the values and functions of parks, wildlife preserves, nature
29 conservancies or sanctuaries, or other open space lands.
- 30 6. Protect shoreline processes and ecological functions through regulatory and
31 non-regulatory means to encourage ecologically sound design and
32 implementation of best land management practices.
- 33 7. Enhance and restore areas which are biologically and aesthetically degraded to
34 the greatest extent feasible while maintaining appropriate use of the shoreline.

35 **Historic, Cultural, Scientific, and Educational Resources Element**

- 36 A. Goal A: Identify, preserve and protect historic, cultural and archaeological resources
37 found to be significant by regional, local, state or federal processes.
- 38 B. Goal B: Encourage educational and scientific projects and programs that foster a
39 greater appreciation of the importance of shoreline management, water-oriented

1 activities, environmental conservation and local historic connections with City of
2 Grand Coulee’s shoreline.

3 C. Policies:

- 4 1. Identify, protect, preserve, and restore important archeological, historical, and
5 cultural sites located in shorelands.
- 6 2. Prior to demolition, moving, or alteration to any designated historic, cultural,
7 and archaeological landmark, ensure that due consideration is given to
8 preservation or, at a minimum, documentation of its cultural or archaeological
9 value.

SECTION II: Shoreline Goals and Policies (RCW 90.58.100)

Article I. Authority and Purpose

17.82.010 Authority

- A. The Shoreline Management Act (SMA) of 1971, Chapter 90.58 RCW, is the authority for the enactment and administration of this Shoreline Master Program (SMP).

17.82.020 Applicability

- A. This SMP applies to all development, the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, minerals or vegetation; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any stage of water level. Development does not include the following activities:

- a. Interior building improvements;
- b. Exterior structure maintenance activities, including painting and roofing, as long as it does not expand the existing footprint of the structure;
- c. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning and weeding;
- d. Maintenance of the following existing facilities that does not expand the affected area: septic tanks (routine cleaning), wells, and individual utility service connections;
- e. Dismantling or removing structures if there is no other associated development or redevelopment;
- f. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to RCW 70.305, or to Ecology when it conducts a remedial action under RCW 70.305;
- g. Pursuant to RCW 90.58.355, any person installing site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit;
- h. Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356;
- i. Projects consistent with an environmental excellence program agreement pursuant to RCW 90.58.045 and RCW 43.21K;
- j. Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to RCW 80.50; and
- k. Areas and uses in those areas that are under exclusive federal jurisdiction as established through federal or state statutes are not subject to the jurisdiction of RCW 90.58.

- 1 B. This Program shall apply to all of the shorelands and waters within the City of Grand
2 Coulee as described in the City’s SMP Section I, Profile of the Shoreline Jurisdiction
3 within the City of Grand Coulee.
- 4 C. All proposed uses, activities, or development occurring within shoreline jurisdiction
5 must conform to the intent and requirements of Chapter 90.58 RCW, the SMA, and
6 this SMP whether or not a permit or other form of authorization is required, except
7 when specifically exempted by statute. See the City’s SMP Section I for the shoreline
8 jurisdiction description and Section 17.82.760 for the definition of uses, activities,
9 and development.
- 10 D. The SMP applies to shoreline jurisdiction within the City limits.
- 11 E. Pursuant to WAC 173-27-060, federal agency activities may be required by other
12 federal laws to meet the permitting requirements of chapter 90.58 RCW. This
13 Program shall apply to all nonfederal developments and uses undertaken on federal
14 lands and on lands subject to nonfederal ownership, lease or easement, even though
15 such lands may fall within the external boundaries of federal ownership.
- 16 F. As recognized by RCW 90.58.350, the provisions of this SMP shall not affect treaty
17 rights of Indian Nations or tribes.
- 18 G. Maps indicating the extent of shoreline jurisdiction and shoreline designations are
19 guidance only. They are to be used in conjunction with best available science, field
20 investigations and on-site surveys to accurately establish the location and extent of
21 shoreline jurisdiction when a project is proposed. All areas meeting the definition of a
22 shoreline of the state or a shoreline of statewide significance, whether mapped or not,
23 are subject to the provisions of this Program.

24 **17.82.030 Purpose**

- 25 A. The purposes of this SMP are:
 - 26 1. To promote the public health, safety, and general welfare of the City by
27 providing comprehensive policies and effective, reasonable regulations for
28 development, use and protection of jurisdictional shorelines; and
 - 29 2. To further assume and carry out the local government responsibilities
30 established by the SMA in RCW 90.58.050 including planning and
31 administering the regulatory program consistent with the policy and
32 provisions of the SMA in RCW 90.58.020; and
 - 33 3. To provide a high quality shoreline environment where:
 - 34 a. Recreational opportunities are abundant;
 - 35 b. The public enjoys access to and views of shoreline areas;
 - 36 c. Natural systems are preserved, restored or enhanced;
 - 37 d. Ecological functions of the shoreline are maintained and improved
38 over time; and
 - 39 e. Water-oriented uses are promoted consistent with the shoreline
40 character and environmental functions.

1 4. To apply special conditions to those uses which are not consistent with the
2 control of pollution and prevention of damage to the natural environment or
3 are not unique to or dependent upon use of the state's shoreline; and

4 5. To ensure no net loss of ecological functions associated with the shoreline.

5 **17.82.040 Relationship to Other Codes, Ordinances and Plans**

6 A. All applicable federal, state, and local laws shall apply to properties in the shoreline
7 jurisdiction. Where this Program makes reference to any RCW, WAC, or other state,
8 or federal law or regulation the most recent amendment or current edition shall apply.

9 B. In the event provisions of this SMP conflict with provisions of federal, state or City
10 regulations, the provision that is most protective of shoreline resources shall prevail.
11 It is understood that the provisions of this chapter may not allow development to
12 occur at what otherwise might be the property's full zoning potential.

13 C. The policies in the SMP, contained in the Shoreline Master Program Elements, state
14 the underlying objectives the regulations are intended to accomplish. The policies
15 guide the interpretation and enforcement of the SMP regulations contained in Chapter
16 17.82 GCMC. The policies are not regulations in themselves and, therefore, do not
17 impose requirements beyond those set forth in the regulations.

18 D. This Shoreline Master Program contains critical area regulations in Article V of this
19 Chapter, applicable only in shoreline jurisdiction that provide a level of protection to
20 critical areas assuring no net loss of shoreline ecological functions necessary to
21 sustain shoreline natural resources. (RCW 36.70A.480).

22 E. Projects in the shoreline jurisdiction that have either been deemed technically
23 complete through the application process or have been approved through local and
24 state reviews prior to the adoption of this Program are considered accepted. Major
25 changes or new phases of projects that were not included in the originally approved
26 plan will be subject to the policies and regulations of this Program.

27 **17.82.050 Liberal Construction**

28 A. As provided for in RCW 90.58.900, the SMA is exempted from the rule of strict
29 construction. The City shall therefore interpret the SMP not only on the basis of
30 actual words and phrases used in it, but by also taking purposes, goals, and policies
31 into account.

32 **17.82.060 Severability**

33 A. Should any section or provision of this SMP be declared invalid, such decision shall
34 not affect the validity of this SMP as a whole.

35 **17.82.070 Effective Date**

36 The SMP is hereby adopted on June 20, 2023. This SMP and all amendments thereto
37 shall become effective fourteen (14) days after final approval and adoption by
38 Ecology.

Article II: Environment Designations

17.82.100 Environment Designations

A. The City has designated shorelines pursuant to chapter 90.58 RCW by defining them, providing criteria for their identification and establishing the shoreline ecological functions to be protected. Project proponents are responsible for determining whether a shoreline exists and is regulated pursuant to this Program. The SMP classifies City of Grand Coulee’s shoreline into four shoreline environment designations consistent with the purpose and designation criteria as follows:

1. Aquatic
2. Urban Conservancy
3. High Intensity Public Facility
4. Shoreline Residential

17.82.110 Official Shoreline Maps

A. Shoreline Area Designations are delineated on a map, hereby incorporated as a part of this Program (Section 17.82.770) that shall be known as the Official Shoreline Map. The purpose of the Official Shoreline Map is to identify Shoreline Area Designations. Maps indicating the extent of shoreline jurisdiction and shoreline designations are guidance only. They are to be used in conjunction with best available science, field investigations and on-site surveys to accurately establish the location and extent of shoreline jurisdiction when a project is proposed.

17.82.120 Unmapped or Undesignated Shorelines

A. All areas meeting the definition of a shoreline of the state or a shoreline of statewide significance, whether mapped or not, are subject to the provisions of this Program.

17.82.130 Interpretation of Environment Designation Boundaries

- A. Whenever existing physical features are inconsistent with boundaries on the Official Shoreline Map, the Shoreline Administrator shall interpret the boundaries. Appeals of such interpretations may be filed pursuant to Section 17.82.710, Appeals.
- B. All shoreline areas waterward of the OHWM shall be designated Aquatic.
- C. Only one shoreline area designation shall apply to a given shoreland area.
- D. All areas within shorelines that are not mapped and/or designated are automatically assigned Urban Conservancy designation.

17.82.140 Aquatic

- A. Purpose
 1. The purpose of the “Aquatic” shoreline designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark (OHWM).

- 1 B. Designation Criteria
- 2 1. An Aquatic shoreline designation is assigned to lands and waters waterward
- 3 of the ordinary high-water mark.
- 4 C. Management Policies
- 5 1. In addition to the other applicable policies and regulations of this Program, the
- 6 following management policies shall apply:
- 7 a. New over-water structures should be allowed only for water-dependent
- 8 uses, public access, recreation, or ecological restoration.
- 9 b. Shoreline uses and modifications should be designed and managed to
- 10 prevent degradation of water quality and natural hydrographic
- 11 conditions.
- 12 c. In-water uses should be allowed where impacts can be mitigated to
- 13 ensure no net loss of shoreline ecological functions. Permitted in-water
- 14 uses must be managed to avoid impacts to shoreline ecological
- 15 functions. Unavoidable impacts must be minimized and mitigated.
- 16 d. On navigable waters or their beds, all uses and developments should
- 17 be located and designed to:
- 18 i. minimize interference with surface navigation;
- 19 ii. consider impacts to public views; and
- 20 iii. allow for the safe, unobstructed passage of fish and wildlife,
- 21 particularly species dependent on migration.
- 22 e. Multiple or shared use of over-water and water access facilities should
- 23 be encouraged to reduce the impacts of shoreline development and
- 24 increase effective use of water resources.
- 25 f. Structures and activities permitted should be related in size, form,
- 26 design, and intensity of use to those permitted in the immediately
- 27 adjacent upland area. The size of new over-water structures should be
- 28 limited to the minimum necessary to support the structure's intended
- 29 use.
- 30 g. Natural light should be allowed to penetrate to the extent necessary to
- 31 discourage salmonid predation and to support nearshore habitat unless
- 32 other illumination is required by state or federal agencies.
- 33 h. Aquaculture practices should be encouraged in those waters and beds
- 34 most suitable for such use. Aquaculture should be discouraged where
- 35 it would adversely affect the strength or viability of native stocks or
- 36 unreasonably interfere with navigation.
- 37 i. Shoreline uses, development, activities, and modifications in the
- 38 Aquatic shoreline designation requiring use of adjacent landside
- 39 property should be in a shoreline designation that allows that use,
- 40 development, activity or modification.

1 **17.82.150 Urban Conservancy**

2 A. Purpose

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

7 B. Designation Criteria

8 1. The following criteria are used to consider a Urban Conservancy shoreline
9 designation:

- 10 a. The shoreline is located within the urban growth area boundary or
11 within an unimproved area within the City limits;
- 12 b. The shoreline is a mix of areas with low to high ecological functions
13 and opportunity for protection and restoration;
- 14 c. The shoreline has potential for public, water-oriented recreation where
15 ecological functions can be maintained or restored; or
- 16 d. The shoreline has high scientific or educational value or unique
17 historic or cultural resources value.

18 C. Management Policies

19 1. In addition to the other applicable policies and regulations of this Program the
20 following management policies shall apply:

- 21 a. Allowed uses should be those that preserve the natural character of the
22 area and/or promote preservation and restoration within critical areas
23 and public open spaces either directly or over the long term.
- 24 b. Uses that result in restoration of ecological functions should be
25 allowed if the use is otherwise compatible with the purpose of the
26 environment and the setting.
- 27 c. Development, when feasible, should be designed to ensure that any
28 necessary shoreline stabilization, native vegetation removal, or other
29 shoreline modifications do not result in a net loss of shoreline
30 ecological function or further degrade other shoreline values.
- 31 d. Public access and recreational facilities should be promoted.
- 32 e. Water-oriented uses should be given priority over non-water-oriented
33 uses.

34 **17.82.160 High Intensity - Public Facility**

35 A. Purpose

36 1. The purpose of the "High Intensity – Public Facility" environment is to
37 provide for higher intensity public facility infrastructure that needs shoreline
38 location for operation and that are associated with high-intensity water-
39 oriented power generation, irrigation water supply conveyance, transportation

1 or navigation uses. This environment may also provide for some recreational
2 uses while protecting public safety, existing ecological functions, conserving
3 existing natural resources and restoring ecological functions in areas that have
4 been previously degraded.

5 B. Designation Criteria

6 1. The following criteria are used to consider a High Intensity- Public Facility
7 shoreline designation:

- 8 a. The shoreline has low to moderate ecological function with low to
9 moderate opportunity for preservation and low to moderate
10 opportunity for restoration;
- 11 b. The shoreline is highly developed and most development is public
12 utility or infrastructure-related with potential for additional related
13 development or facility rehabilitation or upgrade modifications; or are
14 suitable and planned for more intensive public facility uses;
- 15 c. Shoreline areas that are managed by public agencies to provide public
16 services, that operation of such services depend on proximity to water
17 and that includes high-intensity uses related to power generation,
18 irrigation water supply conveyance, transportation, or navigation uses;
19 or
- 20 d. The shoreline has limited scientific or educational value or unique
21 historic or cultural resources values.

22 C. Management Policies

23 1. In addition to the other applicable policies and regulations of this Program the
24 following management policies shall apply:

- 25 a. In regulating uses in the "High Intensity – Public Facility"
26 environment, first priority should be given to water-dependent public-
27 facility uses. Second priority should be given to water-related and
28 water-enjoyment uses that are not in conflict with the public-facility
29 uses. Nonwater-oriented uses should not be allowed except as part of
30 public facility operational needs.
- 31 b. Reasonable long-range projections of regional economic and growth
32 needs should guide the amount of shoreline designated "High Intensity
33 – Public Facility."
- 34 c. Policies and regulations shall ensure no net loss of shoreline ecological
35 functions as a result of redevelopment, facility upgrades and new
36 development. Where applicable, development shall include
37 environmental cleanup and restoration of the shoreline to comply in
38 accordance with any relevant state and federal law.
- 39 d. Where feasible, visual and physical public access should be required
40 as provided for in WAC 173-26-221 (4)(d).

2. 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.

17.82.170 Shoreline Residential

A. Purpose

1. The purpose of the “Shoreline Residential” designation is to accommodate primarily residential development and appurtenant structures, but to also allow other types of development that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

B. Designation Criteria.

1. Assign a "Shoreline Residential" environment designation to shoreline areas that have:
 - a. Low to moderate ecological function with low to moderate opportunity for restoration;
 - b. Mostly residential development at urban densities and does not contain resource industries (agriculture, forestry, mining);
 - c. Planned or platted for residential uses in the comprehensive plan; or
 - d. Low to moderate potential for low-impact, passive or active water-oriented recreation where ecological functions can be restored.

C. Management Policies.

1. In addition to the other applicable policies and regulations of this Program the following management policies shall apply:
 - a. Encourage regulations that ensure no net loss of shoreline ecological functions as a result of new development such as limiting lot coverage, providing adequate setbacks from the shoreline, promoting vegetation conservation, reducing the need for shoreline stabilization and maintaining or improving water quality to ensure no net loss of ecological functions.
 - b. The scale and density of new uses and development should be compatible with sustaining shoreline ecological functions and processes, and the existing residential character of the area.
 - c. Access, utilities, and public services to serve proposed development within shorelines should be constructed outside shorelines to the extent feasible, and be the minimum necessary to adequately serve existing needs and planned future development.

Article III: General Regulations

17.82.200 Shoreline Use and Modifications

- A. Table 17.82.200 (K) indicates which shoreline activities, uses, developments and modifications may be allowed or are prohibited in shoreline jurisdiction within each shoreline environment designation. Activities, uses, developments, and modifications are classified as follows:
 - 1. “Permitted Uses” require a Shoreline Substantial Development Permit or a Shoreline Exemption.
 - 2. “Conditional Uses” require a Shoreline Conditional Use Permit per Section 17.82.650.
 - 3. “Prohibited” activities, uses, developments, and modifications are not allowed and cannot be permitted through a Variance or Shoreline Conditional Use Permit.
 - 4. General Regulations per Article III of this Chapter and Shoreline Modifications and Uses Regulations per Article IV of this Chapter shall be considered for additional limitations.
- B. Accessory uses shall be subject to the same shoreline permitting process as their primary use.
- C. Where there is a conflict between the chart and the written provisions in this SMP, the written provisions shall control.
- D. Authorized uses and modifications shall be allowed only in shoreline jurisdiction where the underlying zoning allows for it and are subject to the policies and regulations of this SMP.
- E. A use is considered unclassified when it is not listed in Table 17.82.200 (K), Shoreline Use and Modification Matrix or in Shoreline Modifications and Uses Regulations, Per Article IV of this Chapter. Any proposed unclassified use may be authorized as a conditional use provided that the applicant can demonstrate consistency with the requirements of this Master Program and the requirements for conditional uses.
- F. Exemptions shall be narrowly construed. Only those developments that meet the precise terms of one or more of the listed exemptions in Section 17.82.670 may be granted exemption from the Substantial Development Permit process.
- G. If any part of a proposed activity, use, modification or development is not eligible for exemption per this Section 17.82.670, Exemptions from Shoreline Substantial Development Permits, then a Shoreline Substantial Development Permit or Shoreline Conditional Use Permit shall be required for the entire proposed development project.
- H. When a specific use or modification extends into the Aquatic environment and an abutting upland environment without clear separation (e.g., shoreline stabilization), the most restrictive permit process shall apply to that use or modification.

- 1 I. Shoreline and critical areas buffers found in Article V of this Chapter apply to all uses
- 2 and modifications unless stated otherwise in the regulations.
- 3 J. Administrative interpretation of these regulations shall be done according to Section
- 4 17.82.610, Interpretation, of this document.
- 5 K. Shoreline use and modification matrix:

Table 17.82.200 (K): Shoreline Use and Modification Matrix

Abbreviations PRM = Permitted use with Substantial Development Permit; CUP = Conditional Use Permit; X= Prohibited; N/A = Not Applicable;				
Use/ Modification	Aquatic	Urban Conservancy	High-Intensity Public Facility	Shoreline Residential
Boating Facilities				
Boat launch (motorized boats)	PRM	PRM	PRM	X
Boat launch (non-motorized boat - canoe / kayak)	PRM	PRM	PRM	X
Marina	PRM	CUP ¹	X	X
Docks and Piers	PRM	CUP	X	X
Dredging Activities				
Dredging	CUP	N/A	N/A	N/A
Dredge Material Disposal	CUP	X	CUP	CUP
Dredging & Disposal as part of Ecological Restoration/ Enhancement	PRM	PRM	PRM	PRM
Fill and Excavation				
Waterward of OHWM	CUP ²	N/A	N/A	N/A
Other upland fill	N/A	PRM	PRM	PRM
In-water Modifications				
Breakwater	CUP	X	X	X
Groins and Weirs	CUP	CUP	CUP	N/A
Recreational Development				
Water-dependent	PRM	PRM	PRM	PRM
Water-related/enjoyment (trails, accessory buildings)	CUP	PRM	PRM	PRM
Non-water-oriented	X	CUP	CUP	PRM
Residential Development	X	X	X	PRM
Shoreline Habitat and Natural Systems Enhancement Projects	PRM	PRM	PRM	PRM

Abbreviations PRM = Permitted use with Substantial Development Permit; CUP = Conditional Use Permit; X= Prohibited; N/A = Not Applicable; Use/ Modification	Aquatic	Urban Conservancy	High-Intensity Public Facility	Shoreline Residential
Shoreline Stabilization				
New				
Hard	CUP	CUP	CUP	CUP
Soft	PRM	PRM	PRM	PRM
Replacement ²	PRM	PRM	PRM	PRM
Transportation				
Highways, Arterials, Railroads (parallel to OHWM)	CUP	PRM	PRM	PRM
Secondary/Public Access Roads (parallel to OHWM)	X	PRM	PRM	PRM
Roads perpendicular to the OHWM	X	PRM	PRM	PRM
Bridges (perpendicular to shoreline)	CUP	CUP	PRM	CUP
Existing bridges, trails, roads, and parking facilities: improvement or expansion	PRM	PRM	PRM	PRM
New Parking, Accessory	Permitted under the primary use permit process			
New Parking, Primary ⁴	X	C	X	X
Utility				
Above and under-ground Utilities (parallel or cross shoreline)	CUP	PRM	PRM	PRM
1. On Lake Roosevelt only; not allowed on Crescent Bay 2. Habitat restoration and enhancement purposes only 3. Not allowed within 50 feet of edge of riparian vegetation corridor 4. Low intensity only				

1
2
3
4
5
6
7
8

17.82.210 Development standards

A. To preserve the existing and planned character of the shoreline consistent with the purposes of the shoreline environment designations, development standards are provided in Table 17.82.210 (A). These standards apply to all use and modification unless indicated otherwise. In addition, shoreline developments shall comply with all other dimensional requirements of the City of Grand Coulee Municipal Code.

1

Table 17.82.210 (A): Development Standards

	Aquatic	Urban Conservancy	High-Intensity Public facility	Shoreline Residential
Building Height: maximum in feet (according to 17.82.210.C)	15	35		
Impervious Surface Cover (%)	NA	10	NA	30
Riparian Buffer Width in feet ^{1,2}	NA	75	25	Not applicable; functionally disconnected by HWY 155
Trail width in feet	NA	Trails on private properties and not open for public use shall be up to 5 feet wide or as required by Americans with Disabilities Act (ADA) regulations		

1. Measured from the OHWM or top of bank, as applicable
2. Accompanied by stormwater management measures, as applicable

2 B. When a development or use is proposed that does not comply with the dimensional
 3 performance standards of this SMP not otherwise allowed by administrative reduction
 4 or administrative modification, such development or use can only be authorized by
 5 approval of a Shoreline Variance.

6 C. No permit shall be issued for any new or expanded building or structure of more than
 7 35 feet above average grade level on shorelines of the state that will obstruct the view
 8 of substantial number of residences on areas adjoining such shorelines, except for
 9 High Intensity – Public Facility environment designation areas, or where the SMP
 10 does not prohibit the same and then only when overriding considerations of the public
 11 interest will be served.

12 **17.82.220 Archaeological and Historic Resources**

13 A. In all developments, whenever an archaeological area or historic site is discovered by
 14 a development in the shoreline area, the developer shall immediately stop the work
 15 and notify the City of Grand Coulee, and the Department of Archaeology and Historic
 16 Preservation.

17 B. Upon receipt of application for a shoreline permit or request for a statement of
 18 exemption for development on properties within 500 feet of a site known to contain
 19 an historic, cultural or archaeological resource, or upon findings as described in
 20 Section 17.52.220 (A), the City shall require a cultural resource site assessment;
 21 provided that, the provisions of this section may be waived if the Administrator
 22 determines that the proposed development activities do not include any ground
 23 disturbing activities and will not impact a known historic, cultural or archaeological
 24 site. The site assessment shall be conducted by a professional archaeologist or historic
 25 preservation professional, as applicable, to determine the presence of significant
 26 historic or archaeological resources. The fee for the services of the professional
 27 archaeologist or historic preservation professional shall be paid by the landowner or

1 responsible party. The applicant shall submit a minimum of five (5) copies of the site
2 assessment to the Shoreline Administrator for distribution to the applicable parties for
3 review.

- 4 C. If the cultural resource site assessment identifies the presence of significant historic or
5 archaeological resources, a Cultural Resource Management Plan (CRMP) shall be
6 prepared by a professional archaeologist or historic preservation professional, as
7 applicable. The fee for the services of the professional archaeologist or historic
8 preservation professional shall be paid by the landowner or responsible party. In the
9 preparation of such plans, the professional archaeologist or historic preservation
10 professional shall solicit comments from the Washington State Department of
11 Archaeology and Historic Preservation, and the local tribes (Colville).

12 **17.82.230 Environmental Protection**

- 13 A. All project proposals, including those for which a Shoreline Substantial Development
14 Permit is not required, shall comply with RCW Chapter 43.21C, the Washington
15 State Environmental Policy Act.

- 16 B. Applicants shall apply the following sequence of steps in order of priority to avoid or
17 minimize significant adverse effects and significant ecological impacts, with 1) being
18 top priority:

- 19 1. Avoiding the adverse impact altogether by not taking a certain action or parts
20 of an action;
- 21 2. Minimizing adverse impacts by limiting the degree or magnitude of the action
22 and its implementation by using appropriate technology or by taking
23 affirmative steps to avoid or reduce impacts;
- 24 3. Rectifying the adverse impact by repairing, rehabilitating, or restoring the
25 affected environment to the conditions existing at the time of the initiation of
26 the project;
- 27 4. Reducing or eliminating the adverse impact over time by preservation and
28 maintenance operations;
- 29 5. Compensating for the adverse impact by replacing, enhancing, or providing
30 substitute resources or environments; and
- 31 6. Monitoring the adverse impact and the compensation projects and taking
32 appropriate corrective measures.

- 33 C. Projects that cause significant adverse environmental impacts, as defined in WAC
34 197-11-794 and the Definitions in Section 17.82.760 are not allowed unless mitigated
35 according to B, above, to avoid reduction or damage to ecosystem-wide processes and
36 ecological functions. As part of this analysis, the applicant shall evaluate whether the
37 project may adversely affect existing hydrologic connections between streams and
38 wetlands, and either modify the project or mitigate any impacts as needed.

- 39 D. When compensatory measures are appropriate pursuant to the mitigation priority
40 sequence above, preferential consideration shall be given to measures that replace the
41 adversely impacted functions directly and in the immediate vicinity of the adverse

1 impact. However, alternative compensatory mitigation may be authorized within the
2 affected drainage area or watershed that addresses limiting factors or identified
3 critical needs for shoreline resource conservation based on watershed or
4 comprehensive resource management plans, including the Shoreline Restoration Plan,
5 applicable to the area of adverse impact may be authorized. Authorization of
6 compensatory mitigation measures may require appropriate safeguards, terms or
7 conditions as necessary to ensure no net loss of ecological functions.

8 **17.82.240 Shoreline Vegetation Conservation**

- 9 A. Vegetation conservation standards shall not apply retroactively to existing uses and
10 developments. Vegetation associated with existing structures, uses and developments
11 may be maintained within shoreline jurisdiction as stipulated in the approval
12 documents for the development.
- 13 B. Regulations specifying establishment and management of shoreline buffers are
14 located in the Article V, Critical Areas, of this Chapter. Vegetation within shoreline
15 buffers, and wetlands and wetland buffers shall be managed consistent with the
16 Article V of this Chapter.
- 17 C. Vegetation outside of shoreline buffers, and wetlands and wetland buffers and within
18 shoreline jurisdiction shall be managed according to this Section 17.82.230,
19 Environmental Protection, and any other regulations specific to vegetation
20 management contained in other sections of this SMP.
- 21 D. Vegetation clearing outside of wetlands and wetland and riparian buffers shall be
22 limited to the minimum necessary to accommodate approved shoreline development
23 that is consistent with all other provisions of this SMP. Mitigation sequencing shall be
24 applied so that the design and location of the structure or development minimizes
25 native vegetation removal. Selective pruning of trees for safety and view protection is
26 allowed.

27 **17.82.250 Water Quality, Stormwater, and Nonpoint Pollution**

- 28 A. The location, design, construction, and management of all shoreline uses and
29 activities shall protect the quality and quantity of surface and groundwater adjacent to
30 the site.
- 31 B. When applicable, all shoreline development should comply with the requirements of
32 the latest version of the Washington State Department of Ecology's (Ecology)
33 Stormwater Management Manual for Eastern Washington.
- 34 C. Best management practices (BMPs) for control of erosion and sedimentation shall be
35 implemented for all shoreline development.
- 36 D. Potentially harmful materials, including but not limited to oil, chemicals, tires, or
37 hazardous materials, shall not be allowed to enter any body of water or wetland, or to
38 be discharged onto the land. Potentially harmful materials shall be maintained in safe
39 and leak-proof containers.
- 40 E. Within twenty-five (25) feet of a water body, herbicides, fungicides, fertilizers, and
41 pesticides shall only be applied in strict conformance to the manufacturer's
42 recommendations and in accordance with relevant state and federal laws.

- 1 F. New development shall provide stormwater management facilities designed,
2 constructed, and maintained in accordance with the latest version of the Washington
3 State Department of Ecology’s (Ecology) Stormwater Management Manual for
4 Eastern Washington, including the use of BMPs. Additionally, new development
5 shall implement low impact development techniques where feasible and necessary to
6 fully implement the core elements of the Surface Water Design Manual.
- 7 G. For development activities with the potential for adverse impacts on water quality or
8 quantity in a fish and wildlife habitat conservation area, a critical area report as
9 prescribed in the Article V, Critical Areas, of this Chapter shall be prepared. Such
10 reports should discuss the project’s potential to exacerbate water quality parameters
11 which are impaired and for which Total Maximum Daily Loads (TMDLs) for that
12 pollutant have been established, and prescribe any necessary mitigation and
13 monitoring.
- 14 H. All materials that may come in contact with water shall be constructed of materials,
15 such as untreated wood, concrete, approved plastic composites or steel, that will not
16 adversely affect water quality or aquatic plants or animals. Materials used for decking
17 or other structural components shall be approved by applicable state agencies for
18 contact with water to avoid discharge of pollutants from wave splash, rain, or runoff.
19 Wood treated with creosote, copper chromium arsenic, or pentachlorophenol is
20 prohibited in shoreline waterbodies.

21 **17.82.260 Public Access**

- 22 A. Applicants required to provide shoreline public access shall provide physical or visual
23 access, consistent with the City’s and other agencies management plans when
24 applicable, unless specifically exempted in this section. Examples of physical and
25 visual access are listed below.
- 26 1. Visual Access. Visual public access may consist of view corridors,
27 viewpoints, or other means of visual approach to public waters.
- 28 2. Physical Access. Physical public access may consist of a dedication of land or
29 easement and a physical improvement in the form of a walkway, trail,
30 bikeway, park, view platform, or other area serving as a means of physical
31 approach to public waters.
- 32 B. Existing shoreline public accesses shall be maintained. Except as provided in SMP
33 Section 17.82.260 (C), new uses shall provide for safe and convenient public access
34 to and along the shoreline where any of the following conditions are present:
- 35 1. New development is proposed by a public entity or on public lands;
- 36 2. The nature of the proposed use, activity, or development will likely result in
37 an increased demand for public access to the shoreline;
- 38 3. The proposed use, activity, or development is not a water-oriented or other
39 preferred shoreline use, activity or development under the Act, such as a non-
40 water-oriented commercial or recreational use;

- 1 4. The proposed use, activity, or development may block or discourage the use
2 of customary and established public access paths, walkways, trails, or
3 corridors; or
 - 4 5. The proposed use, activity, or development will interfere with the public use,
5 activity and enjoyment of shoreline areas or waterbodies subject to the public
6 trust doctrine.
 - 7 6. The proposed activity is a publicly financed shoreline erosion control measure
8 (when feasible).
- 9 C. New public access shall not be required where one or more of the following
10 conditions apply, provided such exceptions shall not be used to prevent implementing
11 the access and trail provisions mentioned in the City's and other agencies
12 management plans. In determining the infeasibility, undesirability, or incompatibility
13 of public access in a given situation, the City shall consider alternative methods of
14 providing public access, such as offsite improvements, viewing platforms, separation
15 of uses through site planning and design, and restricting hours of public access:
- 16 1. The nature of the proposed use, activity, or development or the characteristics
17 of the site make public access requirements inappropriate due to health,
18 safety, or environmental hazards; the proponent shall carry the burden of
19 demonstrating by substantial evidence the existence of unavoidable or
20 unmitigable threats or hazards to public health, safety, or the environment that
21 would be created or exacerbated by public access upon the site;
 - 22 2. An existing, new or expanded road or utility crossing through shoreline
23 jurisdiction shall not create the need for public access if the development
24 being accessed or served by the road or utility is located outside of shoreline
25 jurisdiction;
 - 26 3. The proposed use, activity, or development has security requirements that are
27 not feasible to address through the application of alternative design features
28 for public access such as offsite improvements, viewing platforms, and
29 separation of uses through site planning and design;
 - 30 4. The economic cost of providing for public access upon the site is
31 unreasonably disproportionate to the total long-term economic value of the
32 proposed use, activity, or development;
 - 33 5. Safe and convenient public access already exists in the general vicinity of the
34 site, and/or the City and agencies' plans show adequate public access at the
35 property; or
 - 36 6. Public access has reasonable potential to threaten or harm the natural
37 functions and native characteristics of the shoreline and/or is deemed
38 detrimental to threatened or endangered species under the Endangered Species
39 Act.
- 40 D. General Performance Standards
- 41 1. Uses, activities and developments shall not interfere with the regular and
42 established public use.

- 1 2. Shoreline substantial development or conditional uses shall minimize the
2 impact on views of shoreline waterbodies from public land or substantial
3 numbers of residences.
- 4 3. Proponents shall include within their shoreline applications an evaluation of a
5 proposed use, activity, or development’s likely adverse impact on current
6 public access and future demands for access to the site. Such evaluation shall
7 consider potential alternatives and mitigation measures to further the policies
8 of this SMP and the provisions of this section.
- 9 4. Public access easements, trails, walkways, corridors, and other facilities may
10 encroach upon any buffers or setbacks required in Article V, Critical Areas, or
11 under other provisions of this SMP, provided that such encroachment does not
12 conflict with other policies and regulations of this SMP, and that no net loss of
13 ecological function can be achieved. Any encroachment into a buffer or
14 setback must be as close to the landward edge of the buffer as possible.
- 15 5. Public access facilities shall accommodate persons with disabilities unless
16 determined infeasible by the Shoreline Administrator.
- 17 E. Trails
- 18 1. Existing trails shall be maintained and enhanced.
- 19 2. Where public access is to be provided by dedication of public access
20 easements along the OHWM, the minimum width of such easements shall be
21 10 feet. Total width of trail including shoulders shall be 10 feet maximum, or
22 as required by Americans with Disabilities Act (ADA) regulations.
- 23 3. Pervious pavings are encouraged for all trails, and are required for trail
24 shoulders
- 25 4. Trails shall be located, constructed, and maintained so as to avoid, to the
26 maximum extent possible, removal and other impacts to perennial native
27 vegetation consistent with the Habitat Management Plan
- 28 F. Signage
- 29 1. Signage to be approved by the Shoreline Administrator shall be conspicuously
30 installed along public access easements, trails, walkways, corridors, and other
31 facilities to indicate the public’s right of use and the hours of operation. The
32 proponent shall bear the responsibility for establishing and maintaining such
33 signs.
- 34 2. The Shoreline Administrator may require the proponent to post signage
35 restricting or controlling the public’s access to specific shoreline areas. The
36 proponent shall bear the responsibility for establishing and maintaining such
37 signage.

Article IV: Shoreline Modifications and Uses

17.82.300 Boating Facilities

A. General Requirements.

1. Boating and moorage facilities shall be allowed only in Lake Roosevelt and Crescent Bay shoreline areas.
2. All boating uses, development, and facilities shall protect the rights of navigation.
3. Boating and moorage facilities shall be sited and designed to ensure no net loss of shoreline ecological functions, and shall meet federal, state and local requirements, as applicable.
4. Boating and moorage facilities shall locate on stable shorelines in areas where:
 - a. Water depths are adequate to minimize spoil disposal, filling, beach enhancement, and other channel maintenance activities; and
 - b. Water depths are adequate to prevent the structure from grounding out at the lowest low water or else stoppers are installed to prevent grounding out.
5. Boating and moorage facilities shall not be located:
 - a. Where new or maintenance dredging will be required; or
 - b. Where wave action caused by boating use would increase bank erosion rates, unless “no wake” zones are implemented at the facility.
6. Boating uses and facilities shall be located far enough from public swimming beaches to alleviate any aesthetic or adverse impacts, safety concerns and potential use conflicts.
7. In-water work shall be scheduled to protect biological productivity.
8. Accessory use facilities shall be:
 - a. Limited to water-oriented uses, including uses that provide physical or visual shoreline access for substantial numbers of the general public; and
 - b. Located as far landward as possible while still serving their intended purposes.
9. Parking and storage areas shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas.
10. Boating and moorage facilities shall locate where access roads are adequate to handle the traffic generated by the facility and shall be designed so that lawfully existing or planned public shoreline access is not unnecessarily blocked, obstructed nor made dangerous.

- 1 11. All marinas and public launch facilities shall provide at least portable
2 restroom facilities for boaters' use that are clean, well-lighted, safe and
3 convenient for public use.
- 4 12. Installation of boat waste disposal facilities such as pump-outs and portable
5 dump stations are encouraged at all marinas and public boat launches, where
6 possible. The locations of such facilities shall be considered on an individual
7 basis in consultation with United States Bureau of Reclamation, the
8 Washington Departments of Health, Ecology, Natural Resources, Parks, and
9 WDFW, as necessary.
- 10 13. All utilities shall be placed at or below dock levels, or below ground, as
11 appropriate.
- 12 14. When appropriate, marinas and boat launch facilities shall install public safety
13 signs, to include the locations of fueling facilities, pump-out facilities, and
14 locations for proper waste disposal.
- 15 15. Boating and moorage facilities shall be constructed of materials that will not
16 adversely affect water quality or aquatic plants and animals over the long
17 term. Materials used for submerged portions, decking and other components
18 that may come in contact with water shall be approved by applicable state
19 agencies for use in water to avoid discharge of pollutants from wave splash,
20 rain or runoff. Wood treated with creosote, copper chromium, arsenic,
21 pentachlorophenol or other similarly toxic materials is prohibited for use in
22 moorage facilities.
- 23 16. Boating and moorage facilities in waters providing a public drinking water
24 supply shall be constructed of untreated materials, such as untreated wood,
25 approved plastic composites, concrete, or steel. (See Section 17.82.250, Water
26 Quality).
- 27 17. Vessels shall be restricted from extended mooring.
- 28 B. Boat Launch Facilities.
 - 29 1. Boat launch and haul-out facilities, such as ramps, marine travel lifts and
30 marine railways, and minor accessory buildings shall be designed and
31 constructed in a manner that minimizes adverse impacts on biological
32 functions, aquatic and riparian habitats, water quality, navigation and
33 neighboring uses.
 - 34 2. Boat launch facilities shall be designed and constructed using
35 methods/technology that have been recognized and approved by state and
36 federal resource agencies as the best currently available.
- 37 C. Marinas
 - 38 1. Marinas shall be designed to:
 - 39 a. Provide flushing of all enclosed water areas;
 - 40 b. Allow the free movement of aquatic life in shallow water areas; and

- 1 c. Avoid and minimize any interference with geohydraulic processes and
2 disruption of existing shore forms.
- 3 2. Open pile or floating breakwater designs shall be used unless it can be
4 demonstrated that riprap or other solid construction would not result in any
5 greater net impacts to shoreline ecological functions, processes, fish passage,
6 or shore features.
- 7 3. Wet-moorage marinas shall locate a safe distance from domestic sewage or
8 industrial waste outfalls.
- 9 4. To the maximum extent possible, marinas and accessory uses shall share
10 parking facilities.
- 11 5. If a marina is to include gas and oil handling facilities, such facilities shall be
12 separate from main centers of activity in order to minimize the fire and water
13 pollution hazard, and to facilitate fire and pollution control. Marinas shall
14 have adequate facilities and procedures for fuel handling and storage, and the
15 containment, recovery, and mitigation of spilled petroleum, sewage, and other
16 potentially harmful or hazardous materials, and toxic products.
- 17 6. The marina operator shall be responsible for the collection and dumping of
18 sewage, solid waste, and petroleum waste.

19 **17.82.310 Docks and Piers**

- 20 A. Location standards. Docks, swim floats, buoys, shall be located according to the
21 following criteria:
 - 22 1. They are only allowed on Crescent Bay and Lake Roosevelt shoreline and
23 allowed only for water-dependent uses or public access.
 - 24 2. Docks, swim floats, buoys, shall be sited to avoid adversely impacting
25 shoreline ecological functions or processes.
 - 26 3. Docks, swim floats, buoys, watercraft lifts, and moorage piles shall be spaced
27 and oriented in a manner that minimizes hazards and obstructions to public
28 navigation rights and corollary rights thereto such as, but not limited to,
29 fishing, swimming and pleasure boating.
 - 30 4. Covered docks or other covered structures are not permitted waterward of the
31 OHWM.
- 32 B. General design standards. Docks, swim floats, buoys, shall be designed according to
33 the following criteria:
 - 34 1. The following conditions apply for community docks:
 - 35 a. All over- and in-water structures shall be constructed and maintained
36 in a safe and sound condition. Abandoned or unsafe structures or
37 materials, including treated wood, pilings, derelict structures, vessels,
38 buoys, and equipment, shall be repaired promptly by the owner or
39 removed after obtaining any necessary permits.

- 1 b. Lighting is discouraged unless required by a federal or state agency for
2 navigation or safety and security purposes associated with overwater
3 structures shall be beamed, hooded or directed to avoid causing glare
4 on adjacent properties or waterbodies. In instances where lighting is
5 required for these purposes, illumination levels shall be the minimum
6 necessary for safety.
- 7 c. Temporary moorages shall be allowed for vessels used in the
8 construction of shoreline facilities. The design and construction of
9 temporary moorages shall be such that upon termination of the project,
10 the aquatic habitat in the affected area can be returned to its original
11 (pre-construction) condition within one year at no cost to the
12 environment or the public.
- 13 d. No skirting is allowed on any structure.
- 14 e. If a dock is provided with a safety railing, such railing shall meet
15 International Building Code requirements and shall be an open
16 framework, following appropriate safety standards, that does not
17 unreasonably interfere with shoreline views of adjoining properties.
- 18 f. Moorage facilities shall be marked with reflectors, or otherwise
19 identified to prevent unnecessarily hazardous conditions for water
20 surface users during the day or night. Exterior finish of all structures
21 shall be generally non-reflective.
- 22 2. Docks dimensional, material and other standards shall be according to the
23 State and Federal requirements. The length of piers and docks shall be limited
24 in constricted water bodies to ensure navigability and public use. The City
25 may require reconfiguration of piers and docks proposals where necessary to
26 protect navigation, public use, or ecological functions.

27 **17.82.320 Dredging and Dredge Material Disposal**

- 28 A. Dredging.
 - 29 1. New dredging shall be permitted only where it is demonstrated that the
30 proposed water dependent or water-related uses will not result in significant or
31 ongoing adverse impacts to water quality, fish and wildlife habitat
32 conservation areas and other critical areas, natural drainage and water
33 circulation patterns, significant plant communities, prime agricultural land,
34 and public access to shorelines, unless one or more of these impacts cannot be
35 avoided. When such impacts are unavoidable, they shall be minimized and
36 mitigated such that they result in no net loss of shoreline ecological functions.
 - 37 2. Dredging and dredge disposal shall be prohibited on or in archaeological sites
38 that are listed on the National Register of Historic Places and the Washington
39 Heritage Register until such time that they have been reviewed and approved
40 by the appropriate agency.

- 1 3. Dredging techniques that cause minimum dispersal and broadcast of bottom
2 material shall be used, and only the amount of dredging necessary shall be
3 permitted.
- 4 4. Dredging shall be permitted only:
 - 5 a. For navigation or navigational access;
 - 6 b. In conjunction with a water-dependent use of water bodies or adjacent
7 shorelands;
 - 8 c. As part of an approved habitat improvement project;
 - 9 d. To improve water flow or water quality, provided that all dredged
10 material shall be contained and managed so as to prevent it from re-
11 entering the water; or
 - 12 e. In conjunction with a bridge, navigational structure or wastewater
13 treatment facility for which there is a documented public need and
14 where other feasible sites or routes do not exist.
- 15 5. Dredging for fill is prohibited except where the material is necessary for
16 restoration and enhancement of shoreline ecological functions.
- 17 B. Dredge Material Disposal
 - 18 1. Upland dredge material disposal within shoreline jurisdiction is discouraged.
19 In the limited circumstances when it is allowed, it will be permitted under the
20 following conditions:
 - 21 a. Shoreline ecological functions and processes will be preserved,
22 restored or enhanced, including protection of surface and groundwater;
23 and
 - 24 b. Erosion, sedimentation, or runoff will not increase adverse impacts on
25 shoreline ecological functions and processes or property; and
 - 26 c. The site will ultimately be suitable for a use allowed by this SMP.
 - 27 2. Dredge material disposal shall not occur in wetlands, except as authorized by
28 Conditional Use Permit as part of a shoreline restoration and enhancement
29 project.
 - 30 3. Dredge material disposal within areas assigned an Aquatic environment
31 designation may be approved only when authorized by applicable agencies,
32 which may include the U.S. Army Corps of Engineers pursuant to Section 404
33 (Clean Water Act) permits, Washington State Department of Fish and
34 Wildlife Hydraulic Project Approval (HPA), and/or the Dredged Material
35 Management Program of the Washington Department of Natural Resources;
36 and when one of the following conditions apply:
 - 37 a. Land disposal is infeasible, less consistent with this SMP, or
38 prohibited by law; or
 - 39 b. Disposal as part of a program to restore or enhance shoreline
40 ecological functions and processes is not feasible.

- 1 4. Dredge materials approved for disposal within areas assigned an Aquatic
2 environment designation shall comply with the following conditions:
 - 3 a. Aquatic habitat will be protected, restored, or enhanced;
 - 4 b. Adverse effects on water quality or biologic resources from
5 contaminated materials will be mitigated;
 - 6 c. Shifting and dispersal of dredge material will be minimal; and
 - 7 d. Water quality will not be adversely affected.
- 8 5. When required by the City’s Shoreline Administrator, revegetation of land
9 disposal sites shall occur as soon as feasible in order to retard wind and water
10 erosion and to restore the wildlife habitat value of the site. Native species shall
11 be used in the revegetation.
- 12 6. Dredge material disposal operating periods and hours shall be limited to those
13 stipulated by the Washington Department of Fish and Wildlife and hours to
14 7:00 AM to 5:00 PM Monday through Friday, except in time of emergency as
15 authorized by the Shoreline Administrator. Provisions for buffers at land
16 disposal or transfer sites in order to protect public safety and other lawful
17 interests and to avoid adverse impacts shall be required.
- 18 C. Submittal Requirements: The following information shall be required for all dredging
19 applications:
 - 20 1. A description of the purpose of the proposed dredging and analysis of
21 compliance with the policies and regulations of this SMP.
 - 22 2. A detailed description of the existing physical character, shoreline
23 geomorphology, and biological resources provided by the area proposed to be
24 dredged, including:
 - 25 a. A site plan map outlining the perimeter of the proposed dredge area.
26 The map must also include the existing bathymetry (water depths that
27 indicate the topography of areas below the OHWM) and have data
28 points at a minimum of 2-foot depth increments.
 - 29 i. A critical areas report.
 - 30 ii. A mitigation plan if necessary to address any identified adverse
31 impacts on ecological functions or processes.
 - 32 iii. Information on stability of areas adjacent to proposed dredging
33 and spoils disposal areas.
 - 34 b. A detailed description of the physical, chemical and biological
35 characteristics of the dredge materials to be removed, including:
 - 36 i. Physical analysis of material to be dredged (material
37 composition and amount, grain size, organic materials present,
38 source of material, etc.).

- 1 ii. Chemical analysis of material to be dredged (volatile solids,
2 chemical oxygen demand (COD), grease and oil content,
3 mercury, lead and zinc content, etc.).
- 4 iii. Biological analysis of material to be dredged.
- 5 c. A description of the method of materials removal, including facilities
6 for settlement and movement.
- 7 d. Dredging procedure, including the length of time it will take to
8 complete dredging, method of dredging, and amount of materials
9 removed.
- 10 e. Frequency and quantity of project maintenance dredging.
- 11 f. Detailed plans for dredge spoil disposal, including specific land
12 disposal sites and relevant information on the disposal site, including,
13 but not limited to:
 - 14 i. Dredge material disposal area;
 - 15 ii. Physical characteristics including location, topography,
16 existing drainage patterns, surface and ground water;
 - 17 iii. Size and capacity of disposal site;
 - 18 iv. Means of transportation to the disposal site;
 - 19 v. Proposed dewatering and stabilization of dredged material;
 - 20 vi. Methods of controlling erosion and sedimentation;
 - 21 vii. Future use of the site and conformance with land use policies
22 and regulations;
 - 23 viii. Total estimated initial dredge volume;
 - 24 ix. Plan for disposal of maintenance spoils for at least a 20-year
25 period, if applicable; and
 - 26 x. Hydraulic modeling studies sufficient to identify existing
27 geohydraulic patterns and probable effects of dredging.

17.82.330 Fill and Excavation

- 29 A. Fill waterward of the OHWM, except fill to support ecological restoration and
30 enhancement, requires a Conditional Use Permit and may be permitted only when:
 - 31 1. In conjunction with water-dependent or public access uses allowed by this
32 SMP;
 - 33 2. In conjunction with a bridge or transportation facility of statewide significance
34 for which there is a demonstrated public need and where no feasible upland
35 sites, design solutions, or routes exist;
 - 36 3. In conjunction with implementation of an interagency environmental clean-up
37 plan to clean up and dispose of contaminated sediments;

- 1 4. Disposal of dredged material considered suitable under, and conducted in
2 accordance with, the Dredged Material Management Program of the
3 Washington Department of Natural Resources; or
- 4 5. In conjunction with any other environmental restoration or enhancement
5 project.
- 6 B. Waterward of the OHWM, pile or pier supports shall be utilized whenever feasible in
7 preference to fills. Fills for approved road development in wetlands shall be permitted
8 only if pile or pier supports are proven not feasible.
- 9 C. Fill upland and waterward of the OHWM, including in non-watered side channels,
10 shall be permitted only where it is demonstrated that the proposed action will not:
 - 11 1. Result in significant ecological damage to water quality, fish, and/or wildlife
12 habitat;
 - 13 2. Significantly reduce public access to the shoreline or significantly interfere
14 with shoreline recreational uses.
- 15 D. Fill shall be of the minimum amount and extent necessary to accomplish the purpose
16 of the fill.
- 17 E. Excavation waterward of the OHWM or within wetlands shall be considered dredging
18 for purposes of this Program.
- 19 F. Fills or excavation shall not be located where shore stabilization will be necessary to
20 protect materials placed or removed. Disturbed areas shall be immediately stabilized
21 and revegetated, as applicable.
- 22 G. Fills, beach nourishment and excavation shall be designed to blend physically and
23 visually with existing topography whenever possible, so as not to interfere with long
24 term appropriate use including lawful access and enjoyment of scenery.

25 **17.82.340 Groins and Weirs**

- 26 A. Breakwaters shall be prohibited.
- 27 B. New, expanded or replacement groins and weirs shall only be permitted if the
28 applicant demonstrates that the proposed groin or weir will not result in a net loss of
29 shoreline ecological functions, and the structure is necessary for water-dependent
30 uses, public access, shoreline stabilization, or other specific public purposes.
- 31 C. Groins and weirs shall require a Conditional Use Permit, except when such structures
32 are installed to protect or restore ecological functions, such as installation of groins
33 that may eliminate or minimize the need for hard shoreline stabilization.
- 34 D. Groins and weirs shall be located, designed, constructed and operated consistent with
35 mitigation sequencing principles, including avoiding critical areas, as provided in
36 Section 17.82.510.

1 **17.82.350 Recreational Development**

2 A. General Preferences

- 3 1. Recreational uses and facilities shall include features that relate to access,
4 enjoyment, and use of the City of Grand Coulee's shorelines.
- 5 2. Both passive and active shoreline recreation uses are allowed consistent with
6 the City's Comprehensive Plan.
- 7 3. Water-oriented recreational uses and activities are preferred in shoreline
8 jurisdiction. Water-dependent recreational uses shall be preferred as a first
9 priority and water-related and water-enjoyment recreational uses as a second
10 priority.
- 11 4. Existing passive recreational opportunities, including nature appreciation,
12 non-motorized trails, environmental interpretation and native habitat
13 protection, shall be maintained.
- 14 5. Preference shall be given to the development and enhancement of public
15 access to the shoreline to increase fishing, kayaking and other water-related
16 recreational opportunities.

17 B. General Performance Standards

- 18 1. The potential adverse impacts of all recreational uses shall be mitigated and
19 adequate provisions for shoreline rehabilitation shall be made part of any
20 proposed recreational use or development to ensure no net loss of shoreline
21 ecological function.
- 22 2. Sites with fragile and unique shoreline conditions, such as high-quality
23 wetlands and wildlife habitats, shall be used only for non-intensive recreation
24 activities, such as trails, viewpoints, interpretive signage, and similar passive
25 and low-impact facilities that result in no net loss of shoreline ecological
26 function, and do not require the construction and placement of permanent
27 structures.
- 28 3. For proposed recreation developments that require the use of fertilizers,
29 pesticides, or other toxic chemicals, the proponent shall specify the BMPs to
30 be used to prevent these applications and resultant leachate from entering
31 adjacent waters.
- 32 4. Recreational developments shall be located and designed to preserve, enhance
33 or create scenic views and vistas.
- 34 5. In approving shoreline recreational developments, the City shall ensure that
35 the development will maintain, enhance, or restore desirable shoreline features
36 including unique and fragile areas, scenic views, and aesthetic values. The
37 City may, therefore, adjust or prescribe project dimensions, on-site location of
38 project components, intensity of use, screening, lighting, parking, and setback
39 requirements.

- 40 C. Signs indicating the public's right to access shoreline areas shall be installed and
41 maintained in conspicuous locations at all points of access.

- 1 D. Recreational developments shall provide facilities for non-motorized access to the
2 shoreline such as pedestrian and bicycle paths, and equestrian, as applicable. New
3 motorized vehicle access shall be located and managed to protect riparian, wetlands
4 and shrub steppe habitat functions and value.
- 5 E. Proposals for recreational developments shall include a landscape plan indicating how
6 native, self-sustaining vegetation is incorporated into the proposal to maintain
7 ecological functions. The removal of on-site native vegetation shall be limited to the
8 minimum necessary for the development of permitted structures or facilities, and shall
9 be consistent with provisions of Section 17.82.240, Shoreline Vegetation
10 Conservation and Article V, Critical Areas.
- 11 F. Accessory uses and support facilities such as maintenance facilities, utilities, and
12 other non-water-oriented uses shall be consolidated and located in upland areas
13 outside shoreline, wetland, and riparian buffers unless such facilities, utilities, and
14 uses are allowed in shoreline buffers based on the regulations of this SMP.
- 15 G. Recreational facilities shall make adequate provisions, such as screening, landscaping
16 buffer strips, fences and signs, to prevent trespass upon adjacent properties and to
17 protect the value and enjoyment of adjacent or nearby private properties and natural
18 areas, as applicable.
- 19 H. No recreational buildings or structures shall be built over any natural body of water.
- 20 I. Recreational developments shall make adequate provisions for:
- 21 1. both on-site and off-site access and,
22 2. appropriate water supply and waste disposal methods; and
23 3. security and fire protection.
- 24 J. Structures associated with recreational development shall not exceed 35 feet in
25 height, except for as noted in Section 17.82.210, Development Standards when such
26 structures document that the height beyond 35 feet will not obstruct the view of a
27 substantial number of adjoining residences.
- 28 K. Recreational development shall minimize effective impervious surfaces in shoreline
29 jurisdiction and incorporate low-impact development techniques.

30 **17.82.360 Residential Development**

- 31 A. Single-family residential development is a preferred use when it is developed in a
32 manner consistent with pollution control and preventing damage to the natural
33 environment.
- 34 B. Residential development shall be located and constructed to result in no net loss of
35 shoreline ecological function. No net loss of shoreline ecological functions shall be
36 ensured through the implementation of buffers specified in Article V, Critical Areas
37 and other provisions of this SMP related to shoreline stabilization, vegetation
38 management, and on-site sewage disposal.
- 39 C. Lots for residential use shall have a maximum density consistent with the City of
40 Grand Coulee Comprehensive Plan.

- 1 D. All residential development shall be located or designed in such a manner as to
- 2 prevent measurable degradation of water quality from stormwater runoff. Adequate
- 3 mitigation measures shall be required and implemented where there is the reasonable
- 4 potential for such adverse effect on water quality.
- 5 E. New residential development shall connect with sewer systems, when available.
- 6 F. All new residential development shall be required to meet the vegetation management
- 7 provisions contained in Section 17.82.240, Shoreline Vegetation Conservation and
- 8 Section 17.82.540, Fish and Wildlife Habitat Conservation Areas.

9 **17.82.370 Shoreline Habitat and Natural Systems Enhancement Projects**

- 10 A. Shoreline restoration and enhancement activities designed to restore or enhance
- 11 shoreline ecological functions and processes and/or shoreline features should be
- 12 targeted toward meeting the needs of sensitive and/or regionally important plant, fish,
- 13 and wildlife species, and shall be given priority.
- 14 B. Shoreline restoration, enhancement, and mitigation activities designed to create
- 15 dynamic and sustainable ecosystems to assist the City in achieving no net loss of
- 16 shoreline ecological functions are preferred.
- 17 C. Restoration and enhancement activities shall be carried out in accordance with an
- 18 approved shoreline restoration plan, and in accordance with the provisions of this
- 19 SMP.
- 20 D. To the extent possible, restoration, enhancement, and mitigation activities shall be
- 21 integrated and coordinated with other parallel natural resource management efforts,
- 22 such as those identified in the shoreline restoration plan.
- 23 E. Habitat and expansion, restoration, and enhancement projects may be permitted
- 24 subject to required state or federal permits when the applicant has demonstrated that:
 - 25 1. The project will not adversely impact spawning, nesting, or breeding fish and
 - 26 wildlife habitat conservation areas;
 - 27 2. Upstream or downstream properties or fish and wildlife habitat conservation
 - 28 areas will not be adversely affected;
 - 29 3. Water quality will not be degraded; and
 - 30 4. Impacts to critical areas and buffers will be avoided and where unavoidable,
 - 31 minimized and mitigated.
- 32 F. The City shall review the projects for consistency with this SMP in an expeditious
- 33 manner upon receiving all materials necessary to review the request for exemption
- 34 from the applicant (see Exemptions from Shoreline Substantial Development Permits
- 35 section of this SMP).

36 **17.82.380 Shoreline Stabilization**

- 37 A. Shoreline restoration and enhancement activities designed to restore shoreline
- 38 ecological functions and processes and/or shoreline features should be targeted
- 39 toward meeting the needs of sensitive and/or regionally important plant, fish, and
- 40 wildlife species, and shall be given priority.

- 1 B. New shoreline stabilization for new development is prohibited unless it can be
2 demonstrated that the proposed use cannot be developed without shore protection or
3 is necessary to restore ecological functions or hazardous substance remediation.
- 4 C. Proposed designs for new or expanded shoreline stabilization shall be designed in
5 accordance with applicable state guidelines, must use best available science, must
6 document that alternative solutions are not feasible or do not provide sufficient
7 protection; must demonstrate that future stabilization measures would not be required
8 on the project site or adjacent properties; and be certified by a qualified professional.
- 9 D. Land subdivisions and lot line adjustments shall be designed to ensure that future
10 development of the newly created lots will not require structural stabilization for
11 subsequent development to occur.
- 12 E. New or expanded structural shoreline stabilization for existing primary structures,
13 including roads, railroads, and public facilities, etc., is prohibited unless there is
14 conclusive evidence documented by a geotechnical analysis that there is a significant
15 possibility that the structure will be damaged within three (3) years as a result of
16 shoreline erosion caused by wind/wave action or other hydraulic forces, and only
17 when significant adverse impacts are mitigated to ensure no net loss of shoreline
18 ecological functions and/or processes.
- 19 F. Replacement of an existing shoreline stabilization structure with a similar structure is
20 permitted if there is a demonstrated need to protect existing primary uses, structures
21 or public facilities including roads, bridges, railways, irrigation and utility systems
22 from erosion caused by stream undercutting or wave action; provided, that the
23 existing shoreline stabilization structure is removed from the shoreline as part of the
24 replacement activity. Replacement walls or bulkheads shall not encroach waterward
25 of the ordinary high water mark or existing structure unless the facility was occupied
26 prior to January 1, 1992, and there are overriding safety or environmental concerns.
27 Proposed designs for new or expanded shore stabilization shall be in accordance with
28 applicable state guidelines and certified by a qualified professional.
- 29 G. Where a geotechnical analysis confirms a need to prevent potential damage to a
30 primary structure, but the need is not as immediate as three (3) years, the analysis
31 may still be used to justify more immediate authorization for shoreline stabilization
32 using bioengineering approaches.
- 33 H. Shoreline stabilization projects that are part of a fish habitat enhancement project
34 meeting the criteria of RCW 77.55.181 will be authorized through a Shoreline
35 Exemption. Stabilization projects that are not part of such a fish enhancement project
36 will be regulated by this SMP.
- 37 I. Small-scale or uncomplicated shoreline stabilization projects (for example, tree
38 planting projects) shall be reviewed by a qualified professional to ensure that the
39 project has been designed using best available science.
- 40 J. Large-scale or more complex shoreline stabilization projects (for example, projects
41 requiring fill or excavation, placing objects in the water, or hardening the bank) shall
42 be designed by a qualified professional using best available science. The applicant

1 may be required to have a qualified professional oversee construction or construct the
2 project.

3 K. New stabilization structures, when found to be necessary, will implement the
4 following standards:

- 5 1. limit the size of the project to the minimum amount necessary;
- 6 2. include measures to ensure no net loss of shoreline ecological functions; and
- 7 3. use biotechnical bank stabilization techniques unless those are demonstrated
8 to be infeasible or ineffective before implementing “hard” structural
9 stabilization measures.

10 **17.82.390 Transportation: Trails, Roads, and Parking**

11 A. New or expanded motor vehicle transportation facilities shall not be located within
12 shoreline jurisdiction, unless:

- 13 1. The proponent demonstrates that no feasible upland alternatives exist;
- 14 2. The project represents the minimum development necessary to serve another
15 specific, localized, and permitted shoreline use; or
- 16 3. In the case of a water crossing, the proponent demonstrates that the project is
17 necessary to further a substantial public interest.

18 B. When new roads or road expansions are unavoidable in shoreline jurisdiction,
19 proposed transportation facilities shall be planned, located, and designed to achieve
20 the following:

- 21 1. Meet mitigation sequencing provisions of Section 17.82.230, Environmental
22 Protection;
- 23 2. Avoid adverse impacts on existing or planned water-oriented uses;
- 24 3. Set back from the OHWM to allow for a usable shoreline area for vegetation
25 conservation and any preferred shoreline uses unless infeasible;
- 26 4. Minimize grading, vegetation clearing, and alterations of the natural
27 topography; and
- 28 5. Use BMPs for preventing erosion and degradation of surface water quality.

29 C. Improvements to existing motor vehicle facilities shall not interfere with pedestrian
30 and bicycle access, and shall whenever possible, provide for expansion and
31 enhancement of pedestrian and bicycle transportation facilities.

32 D. The development, improvement, and expansion of pedestrian and bicycle
33 transportation facilities are allowed within all environments. Such transportation
34 facilities are a preferred use wherever they are compatible with the natural character,
35 resources, and ecology of the shoreline.

36 E. Pedestrian and bicycle transportation facilities shall be designed, located, and
37 constructed consistent with the policies and regulations for public access as provided
38 in Section 17.82.260, Public Access of this Chapter.

1 F. Parking facilities are not a water-dependent use and shall only be permitted in the
2 shoreline jurisdiction when located 50 feet upland of the edge of riparian vegetation
3 corridor and to support an authorized use where it can be demonstrated to the
4 satisfaction of the Shoreline Administrator that there are no feasible alternative
5 locations away from the shoreline. Parking as a primary use shall not be allowed in
6 any shoreline jurisdiction. Accessory parking facilities shall be subject to the same
7 permit type as the primary use.

8 G. Transportation and parking facilities shall be planned to avoid or minimize adverse
9 effects on unique or fragile shoreline features and shall not result in a net loss of
10 shoreline ecological functions or adversely affect existing or planned water-
11 dependent uses. Parking facilities shall be located upland of the principal structure,
12 building, or development they serve, and preferably outside of shoreline jurisdiction,
13 except:

- 14 1. Where the proponent demonstrates that an alternate location would reduce
15 adverse impacts on the shoreline and adjacent uses;
- 16 2. Where another location is not feasible; and/or
- 17 3. Except when Americans with Disability Act (ADA) standards require
18 otherwise.

19 In such cases, the applicant shall demonstrate use of measures to reduce adverse
20 impacts of parking facilities in shoreline jurisdiction, such as low impact development
21 techniques, buffering, or other measures approved by the Shoreline Administrator.

22 H. Parking facilities shall be landscaped in a manner to minimize adverse visual and
23 aesthetic impacts on adjacent shoreline and abutting properties.

24 I. All forms of transportation facilities shall, wherever feasible, consolidate water
25 crossings and make joint use of rights-of-way with existing or planned future primary
26 utility facilities and other transportation facility modalities.

27 J. Improvements to all existing transportation facilities shall provide for the
28 reestablishment and enhancement of natural vegetation along the shoreline when
29 appropriate.

30 K. Shoreline crossings and culverts shall be designed to minimize adverse impacts on
31 riparian and aquatic habitat and shall allow for fish passage. See Section 17.82.540,
32 Fish and Wildlife Habitat Conservation Areas for regulations governing crossings of
33 non-shoreline streams located in shoreline jurisdiction.

34 **17.82.400 Utilities**

35 A. Expansion of existing primary utility facilities within shoreline jurisdiction must
36 demonstrate:

- 37 1. The expansion is designed to protect adjacent shorelands from erosion,
38 pollution, or other environmentally detrimental factors during and after
39 construction.
- 40 2. The project is planned to fit existing natural topography as much as practical
41 and avoid alteration of the existing natural environment.

- 1 3. Debris, overburden, and other construction waste materials shall be disposed
2 of so as to prevent erosion or pollution of a waterbody.
- 3 B. New primary utility facilities and expansions shall include provisions to control the
4 quantity and quality of surface water runoff to natural waterbodies, using BMPs to
5 retain natural flow rates. A maintenance program to ensure continued proper
6 functioning of such new facilities shall be required.
- 7 C. Applications for installation of utility facilities shall include the following (at a
8 minimum):
 - 9 1. Reason why the utility facility must be in shoreline jurisdiction;
 - 10 2. Alternative locations considered and reasons for their elimination;
 - 11 3. Location of the same, similar, or other utility facilities in the vicinity of the
12 proposed project;
 - 13 4. Proposed method(s) of construction;
 - 14 5. Plans for reclamation of areas to be disturbed during construction;
 - 15 6. Landscape plans;
 - 16 7. Methods to achieve no net loss of ecological function and minimize clearing
17 of native vegetation; and
 - 18 8. Consistency with City comprehensive plans for utilities, where such plans
19 exist.
- 20 D. Where feasible, utilities shall be consolidated within a single easement and utilize
21 existing rights-of-way. Any utility located within property owned by the utility which
22 must of necessity cross shoreline jurisdiction shall be designed and operated to
23 reserve the option of general public recreational usage of the right-of-way in the
24 future. This option shall be exercised by the public only where:
 - 25 1. The public will not be exposed to dangers from the utility equipment; and
 - 26 2. The utility itself will not be subjected to unusual risks of damage by the
27 public.
- 28 E. In areas where utilities must cross shoreline jurisdiction, they shall do so by the most
29 direct route feasible, unless such a route would negatively affect an environmentally
30 critical area, or obstruct public access to the shoreline. See Section 17.82.540, Fish
31 and Wildlife Habitat Conservation Areas, for regulations governing crossings of
32 non-shoreline streams located in shoreline jurisdiction.
- 33 F. Utility facilities shall be designed and located in a manner that protects scenic views
34 and minimizes adverse aesthetic impacts.
- 35 G. New utilities which must be constructed across shoreline jurisdiction in previously
36 undisturbed areas must submit a mitigation plan demonstrating the restoration of the
37 shoreline to at least its existing condition. Upon completion of utility installation or
38 maintenance, any disturbed areas shall be regraded to be compatible with the natural
39 terrain of the area and revegetated with appropriate native plants to prevent erosion.

- 1 H. All underwater pipelines or those paralleling the waterway transporting liquids
2 potentially injurious to aquatic life or water quality shall be prohibited, unless no
3 other alternative exists to serve a public interest. In those limited instances where
4 permitted, shut-off valves shall be provided at both sides of the waterbody except for
5 public sanitary sewers of a gravity or siphon nature. In all cases, no net loss of
6 ecological functions shall be maintained.
- 7 I. Where utilities cannot cross a shoreline waterbody via a bridge or other existing water
8 crossing, the utilities shall evaluate site-specific habitat conditions and demonstrate
9 whether impacts can be mitigated to avoid negatively impacting substrate, or whether utilities will
10 need to be bored beneath the waterbody such that the substrate is not disturbed.
11 Construction of pipelines placed under aquatic areas shall be placed in a sleeve to
12 avoid the need for excavation in the event of a failure in the future.
- 13 J. Minor trenching to allow the installation of necessary underground pipes or cables is
14 allowed if no alternative, including boring, is feasible, and if:
- 15 1. Impacts on fish and wildlife habitat are avoided to the maximum extent
16 possible.
 - 17 2. The utility installation shall not increase or decrease the natural rate, extent, or
18 opportunity of channel migration.
 - 19 3. Appropriate BMPs are employed to prevent water quality impacts or other
20 environmental degradation.
- 21 K. Utility installation and maintenance operations shall be conducted in a manner that
22 does not negatively affect surface water quality or quantity. Applications for new
23 utility projects in shoreline jurisdiction shall include a list of BMPs to protect water
24 quality.
25

Article V: Critical Areas

17.82.500 General Provisions

A. Statutory Authorization

1. The City shall regulate in the shoreline jurisdiction all uses, activities, and development within, adjacent to, or likely to affect one or more critical areas, consistent with the provisions of Article V, Critical Areas.

B. Purpose

1. The purpose of these regulations is to designate ecologically sensitive and hazardous areas and to protect those areas and their functions and values within Shoreline Jurisdiction. These regulations are intended to:
 - a. Implement the City Comprehensive Plan (as amended) and comply with the requirements of the Shoreline Management Act;
 - b. Protect critical areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC 173-26-201(2)(a), and in consultation with state and federal agencies and other qualified professionals;
 - c. Protect the general public, resources (including cultural and historic resources), and facilities from injury, loss of life, property damage, or financial loss due to erosion, landslides, pollution, steep slope failure, ground shaking or seismic activity;
 - d. Protect the general public, resources, and facilities from injury, loss of life, property damage, or financial loss due to inundation of frequently flooded areas;
 - e. Protect unique, fragile and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats;
 - f. Prevent cumulative adverse environmental impacts to water quality and availability, wetlands, and fish and wildlife habitat.

C. Designation of Critical Areas

1. The City shall regulate all uses, activities, and developments within, adjacent to, or likely to affect, one or more critical areas located within the shoreline jurisdiction, consistent with the most current, accurate, and complete scientific or technical information available and the provisions herein.
2. The incorporated area of the City is hereby divided into the following critical areas, where appropriate:
 - a. Wetlands
 - b. Critical Aquifer Recharge Areas
 - c. Fish and Wildlife Habitat Conservation Areas
 - d. Geologically Hazardous Areas

- 1 D. Data Maps
- 2 1. The data maps maintained by the City shall be used as a general guide to
3 determine the location and extent of critical areas within the corporate limits.
4 The data maps shall be consulted when a development application is received
5 to determine if the site is within any areas shown as resource lands or critical
6 areas. The data maps are for reference only and not regulatory in nature. It
7 shall be the responsibility of the applicant to notify the city of any critical
8 areas which are on or near the site of the development application. The exact
9 location of critical areas shall be determined by a site analysis conducted by a
10 qualified professional using the requirements found within this chapter.
- 11 2. In addition to those maps and references identified in the relevant sections of
12 this Chapter, the following maps and documents may be used:
- 13 a. Critical area maps included in Comprehensive Plans of Grant County
- 14 b. Maps and reference documents in the Grant County SMP Inventory,
15 Characterization and Analysis report, as applicable
- 16 c. U.S.G.S. Topographic Quadrangle Maps
- 17 d. Aerial photos
- 18 e. Soil Survey of Grant County, Washington by the United States
19 Department of Agriculture, Soil Conservation Service
- 20 f. National Wetland Inventory maps; and
- 21 g. WDFW's Priority Habitats & Species maps
- 22 E. Interpretation of data maps.
- 23 1. The Shoreline Administrator is charged with administration of this title for the
24 purpose of interpreting data maps. An affected property owner or other party
25 with standing has a right to appeal the Shoreline Administrator's
26 determination according to the provisions of Section 17.82.710, Appeals.
- 27 2. All development applications are required to show the boundary(ies) of all
28 resource lands and critical areas on a scaled drawing prior to the development
29 application being considered complete for processing purposes.
- 30 3. Maps and reference documents in the City SMP Inventory, Analysis, and
31 Characterization report, may apply as applicable.
- 32 F. Applicability.
- 33 1. This chapter applies to all real property within the shoreline jurisdiction of the
34 corporate limits of the City of Grand Coulee, Washington, as it is now
35 configured or may, from time to time, be altered.
- 36 2. These critical areas regulations shall apply to critical areas located within the
37 shoreline jurisdiction.

- 1 3. No action shall be taken by any person or entity that results in any alteration
2 of any critical area located within the shoreline jurisdiction except as
3 consistent with the purposes, objectives and intent of these regulations.
- 4 4. Where two or more types of critical areas overlap, requirements for
5 development shall be consistent with the standards for each critical area.
- 6 5. These regulations shall apply concurrently with review conducted under the
7 State Environmental Policy Act (SEPA), as locally adopted. Any conditions
8 required pursuant to these regulations shall be included in the SEPA review
9 and threshold determination.
- 10 G. Exemptions.
- 11 1. The activities listed below are exempt from the provisions of this chapter.
12 Exempt activities shall be conducted using all reasonable methods to avoid
13 impacts to critical areas. The decision to declare an activity exempt shall be an
14 Administrative Decision, as set forth in Section 17.82.500 (L). Exemption
15 from the chapter shall not be considered permission to degrade a critical area
16 or ignore risks from natural hazards. Incidental damage to, or alteration of, a
17 critical area that is not a necessary outcome of the exempted activity shall be
18 repaired at the responsible party's expense.
- 19 a. Emergency modification or construction necessary to protect life or
20 real property from immediate damage by natural hazards innate to
21 critical areas. An emergency is an unanticipated event or occurrence
22 which poses an imminent threat to public health, safety, or the
23 environment, and which requires immediate action within a time too
24 short to allow full compliance. Once the threat to the public health,
25 safety, or the environment has dissipated, the actions undertaken as a
26 result of the previous emergency shall be subject to and brought into
27 full compliance with these regulations;
- 28 b. Normal maintenance or repair of existing buildings, structures, roads,
29 utilities, levees, or drainage systems, provided the activity does not
30 further alter, encroach upon, or increase impacts to critical areas or
31 associated buffers;
- 32 c. Site investigative work necessary for land use application submittals
33 such as surveys, soil logs, percolation tests and other related activities.
34 In every case, impacts to critical areas shall be minimized and areas
35 disturbed by such activity shall be immediately restored as directed by
36 the Shoreline Administrator to ensure no loss of functions and values;
37 and
- 38 d. Passive recreational activities, including, but not limited to: fishing,
39 bird watching, hiking, hunting, boating, horseback riding, skiing,
40 swimming, canoeing, and bicycling; provided the activity does not
41 alter the critical area or its buffer by changing drainage patterns,
42 topography, water conditions or water sources.

- 1 H. Permitting.
- 2 1. All applications for permits to conduct activities having a possible significant
3 impact on critical areas that are located on or near a project site must identify
4 the areas affected and make an estimate of the probable impact. The City shall
5 deny all requests for permits which would result in a net loss of ecological
6 functions, those activities degrading a wetland or fish and/or wildlife habitat
7 conservation area, which would put people or property in a position of
8 unacceptable risk with respect to floods or geologic hazards, which would
9 tend to aggravate geologic hazards, or which would harm critical recharging
10 areas for aquifers. The City may, however, grant permits which include
11 mitigation measures if the mitigation measures adequately protect the
12 ecological processes and functions of the critical area and people involved. In
13 granting a permit that includes mitigation measures, the most current,
14 accurate, and complete scientific or technical information available, which
15 shall be determined utilizing the criteria set out in WAC 173-26-201(2)(a),
16 shall be used to develop and approve the mitigation measures, per Section
17 17.82.510.
- 18 I. Determination.
- 19 1. Each development permit shall be reviewed to determine if the proposal is
20 within a critical area or critical area buffer. City staff shall use maps and data
21 maintained by the City and a site inspection if appropriate.
- 22 2. If it is determined that a critical area(s) is present additional assessments
23 prepared by a qualified professional best suited for the type of identified
24 critical area(s) may be required.
- 25 3. In cases related to geohazards, the assessment shall include a description of
26 the geology of the site and the proposed development; an assessment of the
27 potential impact the project may have on the geologic hazard; an assessment
28 of what potential impact the geologic hazard may have on the project;
29 appropriate mitigation measures, if any; a conclusion as to whether further
30 analysis is necessary; and be signed by and bear the seal of the engineer or
31 geologist that prepared it.
- 32 4. When a geotechnical report is required it shall include a certification from the
33 engineer preparing the report, including the engineer's professional stamp and
34 signature, stating all of the following:
- 35 a. The risk of damage from the project, both on- and off- site;
- 36 b. The project will not materially increase the risk of occurrence of the
37 hazard; and
- 38 c. The specific measures incorporated into the design and operational
39 plan of the project to eliminate or reduce the risk of damage due to the
40 hazard.
- 41 5. All mitigation measures, construction techniques, recommendations, and
42 technical specifications provided in the geotechnical report shall be applied

1 during the implementation of the proposal. The engineer of record shall
2 submit sealed verification at the conclusion of construction that development
3 occurred in conformance with the approved plans.

- 4 6. A proposed development cannot be approved if it is determined by the
5 geotechnical report that either the proposed development or adjacent
6 properties will be at risk of damage from the geologic hazard, or that the
7 project will increase the risk of occurrence of the hazard, and there are no
8 adequate mitigation measures to alleviate the risks.

9 J. Critical areas review process.

- 10 1. All land use and building permits shall require that applicants disclose
11 activities within two hundred (200) feet of a known or suspected critical area.
12 The provisions of this chapter shall apply to any such proposals. The review
13 process shall proceed as follows:

14 1. Pre-application meeting/site visit. Upon receiving a land use or
15 development proposal, the Shoreline Administrator shall schedule a
16 pre-application meeting and/or site visit with the proponent. The
17 purpose is to decide whether the proposal is likely to affect the
18 ecological functions of critical areas or pose health and safety hazards.
19 At the meeting, the Shoreline Administrator will:

- 20 i. Provide the applicant with the requirements of this chapter and
21 other applicable local regulations, including but not limited to
22 comprehensive plans, zoning maps, and overlays;
- 23 ii. Review critical areas maps and other available reference
24 materials with the applicant;
- 25 iii. Outline the review and permitting processes;
- 26 iv. Work with the applicant to identify any potential concerns with
27 regards to critical areas; and
- 28 v. Provide the applicant with the necessary application materials
29 and SEPA checklist form.

- 30 2. Exemption determination.

- 31 3. Agency consultation.

32 a. Because species populations and habitat systems are dynamic, agency
33 consultation shall be required where activities are proposed within two
34 hundred (200) feet of a designated Fish and Wildlife Habitat
35 Conservation Area. The Shoreline Administrator shall consult with
36 WDFW to determine the value of the site to priority habitats and
37 species.

38 b. Because site specific mapping has not been completed for many
39 critical areas within the City, staff may undertake agency consultation
40 in any instance in which activities are proposed within two hundred
41 (200) feet of a known or suspected critical area.

- 1 4. Application and SEPA Checklist.
 - 2 a. The applicant shall submit all relevant land use/development
3 applications.
 - 4 b. The applicant shall submit a completed SEPA Checklist, except in the
5 following cases:
 - 6 i. The use or activity has been found to be exempt from the
7 provisions of these regulations, as described under the heading
8 “Exemptions” above; or
 - 9 ii. The use or activity is categorically exempt from SEPA review.
- 10 5. Determination of need for critical areas report. Based upon the pre-application
11 meeting, application materials, SEPA Checklist, and in the case of Fish and
12 Wildlife Habitat Conservation Areas, the outcome of the agency consultation,
13 the Shoreline Administrator shall determine if there is cause to require a
14 critical areas report. In addition, the Shoreline Administrator may use critical
15 areas maps and reference materials, information and scientific opinions from
16 appropriate agencies, or any reasonable evidence regarding the existence of
17 critical area(s) on or adjacent to the site of the proposed activity. The
18 determination of need for a critical areas report shall be an Administrative
19 Decision, as set forth in Section 17.82.500 (L), of these regulations.
- 20 6. Documentation and notification. The Shoreline Administrator shall document
21 the pre-application meeting and/or site visit, application and SEPA threshold
22 determination, and any other steps or findings (including, in the case of Fish
23 and Wildlife Habitat Conservation Areas, the agency consultation) used to
24 decide whether a critical areas report shall be required. The applicant shall
25 receive notice of the determination and any findings that support it.
- 26 K. Critical Areas Report
 - 27 1. If the Shoreline Administrator determines that the site of a proposed
28 development includes, is likely to include, or is adjacent to one or more
29 critical areas, a critical areas report may be required. When required, the
30 expense of preparing the critical areas report shall be borne by the applicant.
31 The content, format and extent of the critical areas report shall be approved by
32 the Shoreline Administrator.
 - 33 2. The requirement for critical areas reports may be waived by the Shoreline
34 Administrator if there is substantial evidence that:
 - 35 a. There will be no alteration of the critical area(s) and/or the required
36 buffer(s); and
 - 37 b. The proposal will not impact the critical area(s) in a manner contrary
38 to the purpose, intent and requirements of this ordinance and the City’s
39 comprehensive plan; and,
 - 40 c. The minimum standards of this chapter will be met.

- 1 3. No critical areas report is required for proposals that are exempt from the
2 provisions of this chapter as set forth under Section 17.82.500 (G),
3 Exemptions, herein.
- 4 4. Every critical area report shall be completed by a qualified professional who is
5 knowledgeable about the specific critical area(s) in question, and approved by
6 the Shoreline Administrator.
- 7 5. At a minimum, a required critical areas report shall contain the following
8 information:
 - 9 a. Applicant’s name and contact information; permits being sought, and
10 description of the proposal;
 - 11 b. A copy of the site plan for the development proposal, drawn to scale
12 and showing:
 - 13 i. Identified critical areas, buffers, and the development proposal
14 with dimensions;
 - 15 ii. Limits of any areas to be cleared; and
 - 16 iii. A description of the proposed stormwater management plan for
17 the development and consideration of impacts to drainage
18 alterations.
 - 19 c. The names and qualifications of the persons preparing the report and
20 documentation of any fieldwork performed on the site;
 - 21 d. Identification and characterization of all critical areas within, or within
22 200’ (two hundred feet) of, the project area or within any proposed
23 buffer;
 - 24 e. An assessment of the probable cumulative impacts to critical areas
25 resulting from the proposed development of the site;
 - 26 f. An analysis of site development alternatives;
 - 27 g. A description of reasonable efforts made to apply mitigation
28 sequencing, as defined in these regulations, to avoid, minimize, and
29 otherwise mitigate impacts to critical areas;
 - 30 h. A mitigation plan as set forth in Section 17.82.510 of these
31 regulations;
 - 32 i. A discussion of the performance standards proposed to ensure that
33 ecological functions of critical areas are protected and health and
34 safety hazards associated with critical areas are precluded;
 - 35 j. Financial guarantees proposed to ensure compliance with mitigation
36 plan and performance standards; and
 - 37 k. Any additional information required for specific critical areas as listed
38 in subsequent sections of these regulations.

- 1 6. The Shoreline Administrator may request any other information reasonably
2 deemed necessary to understand impacts to critical areas.
- 3 L. Administrative Review.
- 4 1. Administrative decisions. Where these regulations call for an Administrative
5 Decision, the Shoreline Administrator shall submit his or her findings and
6 preliminary decision to the Shoreline Administrator. Administrative review
7 shall be processed according to Section 11.09, Review and Approval Process.
- 8 M. Surety/Bonding.
- 9 1. If a development proposal is subject to mitigation, maintenance or monitoring
10 plans, the City, in a form acceptable to the City Attorney, may require an
11 assurance device or surety.
- 12 2. When mitigation required pursuant to a development proposal is not
13 completed prior to the City final permit approval, such as final plat approval
14 or final building inspection, the City shall require the applicant to post a
15 performance bond or other security in a form deemed acceptable by the City.
16 If the development proposal is subject to mitigation, the applicant shall post a
17 mitigation bond or other security in a form and amount deemed acceptable by
18 the City to ensure mitigation is fully functional.
- 19 3. The bond shall be in the amount of 125 percent of the estimated cost of the
20 uncompleted actions or the estimated cost of restoring the functions and
21 values of the critical area that are at risk, whichever is greater, and the cost of
22 maintenance and monitoring for a 5-year period.
- 23 4. The bond shall be in the form of an assignment of savings account, or an
24 irrevocable letter of credit guaranteed by an acceptable financial institution
25 with terms and conditions acceptable to the City attorney or other method
26 acceptable to the Shoreline Administrator.
- 27 5. Bonds or other security authorized by this section shall remain in effect until
28 the city determines, in writing, that the standards bonded for have been met.
29 Bonds or other security shall be held by the city for a minimum of 5 years to
30 ensure that the required mitigation has been fully implemented and
31 demonstrated to function, and may be held for longer periods when necessary.
- 32 6. Depletion, failure, or collection of bond funds shall not discharge the
33 obligation of an applicant or violator to complete required mitigation,
34 maintenance, monitoring, or restoration.
- 35 N. Appeals.
- 36 1. Any decision of the Shoreline chapter may be appealed according to the
37 provisions of Section 17.82.710, Appeals. Such appeal shall be in writing and
38 must be submitted to the City within ten days from the date of the decision.
- 39 **17.82.510 General Performance Standards**
- 40 A. The following general performance standards shall apply to activities permitted with
41 in critical areas or critical area buffers located within the shoreline jurisdiction.

1 Additional standards may be necessary based on site specific considerations or
2 proposed development impacts.

3 B. General Performance Standards.

- 4 1. Areas of new permanent disturbance and all areas of temporary disturbance
5 shall be mitigated and/or restored pursuant to a mitigation and restoration
6 plan.
- 7 2. Mitigation, when allowed, shall ensure that development activity does not
8 yield a net loss of the area or function of the critical areas.
- 9 3. Mitigation Sequencing. Mitigation plans shall include a discussion of
10 mitigation alternatives (sequencing) as they relate to mitigation sequencing
11 provisions of Section 17.82.230, Environmental Protection.
- 12 4. Mitigation Plan. When mitigation is required, the applicant shall submit for
13 approval of a mitigation plan as part of the critical area report. The mitigation
14 plan shall include:
- 15 a. A written report identifying mitigation objectives, including:
- 16 i. A description of the anticipated impacts to the critical areas and
17 the mitigating actions proposed and the purposes of the
18 compensation measures, including the site selection criteria;
19 identification of compensation objectives; identification of
20 critical area functions and values; and dates for beginning and
21 completion of site compensation construction activities;
- 22 ii. A review of the most current, accurate, and complete scientific
23 or technical information available supporting the proposed
24 mitigation and a description of the report authors professional
25 qualifications; and
- 26 iii. An analysis of the likelihood of success of the compensation
27 project.
- 28 b. Measurable criteria for evaluating whether or not the objectives of the
29 mitigation plan have been successfully attained and whether or not the
30 requirements of this chapter have been met.
- 31 c. Written specifications and descriptions of the mitigation proposed,
32 including, but not limited to:
- 33 i. The proposed construction sequence, timing, and duration;
- 34 ii. Grading and excavation details;
- 35 iii. Erosion and sediment control features;
- 36 iv. A planting plan specifying plant species, quantities, locations,
37 size, spacing, and density; and
- 38 v. Measures to protect and maintain plants until established.

- 1 d. A program for monitoring construction of the compensation project,
2 and for assessing the completed project and its effectiveness over time.
3 The program shall include a schedule for site monitoring and methods
4 to be used in evaluating whether performance standards are being met.
5 A monitoring report shall be submitted as needed to document
6 milestones, successes, problems, and contingency actions of the
7 compensation project. The compensation project shall be monitored
8 for a period necessary to establish that performance standards have
9 been met, but not for a period less than 5 years.
- 10 e. Identify potential courses of action, and any corrective measures to be
11 taken if monitoring or evaluation indicates project performance
12 standards are not being met.
- 13 f. Additional provisions as required for specific critical area types (e.g.,
14 wetlands, etc.).
- 15 5. Mitigation, maintenance, monitoring and contingency plans shall be
16 implemented by the developer to protect critical areas and their buffers prior
17 to the commencement of any development activities. Where mitigation is
18 required herein, the following performance standards shall be met:
 - 19 a. Mitigation planting survival will be one hundred percent for the first
20 year, and eighty percent for each of the four years following.
 - 21 b. Mitigation must be installed no later than the next growing season
22 after completion of site improvements, unless otherwise approved by
23 the Shoreline Administrator.
 - 24 c. Where necessary, a permanent means of irrigation shall be installed for
25 the mitigation plantings that are designed by a landscape architect or
26 equivalent professional, as approved by the Shoreline Administrator.
27 The design shall meet the specific needs of the vegetation, as may be
28 applicable.
 - 29 d. Onsite monitoring and monitoring report shall be submitted to the city
30 annually for five years after mitigation installation. The length of time
31 involved in monitoring and monitoring reports may be increased by
32 the Shoreline Administrator for a development project on a case-by-
33 case basis when longer monitoring time is necessary to establish or re-
34 establish functions and values of the mitigation site. Monitoring
35 reports shall be submitted by a qualified professional biologist. The
36 biologist must verify that the conditions of approval and provisions in
37 the wetland management and mitigation plan have been satisfied.
 - 38 e. Monitoring reports by the biologist must include verification that the
39 planting areas have less than twenty percent total non-native /invasive
40 plant cover consisting of exotic and/or invasive species. Exotic and
41 invasive species may include any species on the state noxious weed
42 list, or considered a noxious or problem weed by the Grant County

- 1 Noxious Weed Board, local conservation districts, or other applicable
2 agencies.
- 3 f. Mitigation sites shall be maintained to ensure that the mitigation and
4 management plan objectives are successful. Maintenance shall include
5 corrective actions to rectify problems, include rigorous, as-needed
6 elimination of undesirable plants; protection of shrubs and small trees
7 from competition by grasses and herbaceous plants, and repair and
8 replacement of any dead plants.
- 9 g. During the application process, performance surety agreement shall be
10 submitted by the applicant and shall be reviewed and approved by the
11 appropriate authority in the City. The surety agreement must include
12 the complete costs for the mitigation and monitoring which may
13 include but not be limited to: the cost of installation, delivery, plant
14 material, soil amendments, permanent irrigation, seed mix, and three
15 monitoring visits and reports by a qualified professional biologist,
16 including Washington state sales tax.
- 17 h. Sequential release of funds associated with the surety agreement shall
18 be reviewed for conformance with the conditions of approval and the
19 mitigation and management plan. Release of funds may occur in
20 increments of one-third for substantial conformance with the plan and
21 conditions of approval. If the standards that are not met are only
22 minimally out of compliance and contingency actions are actively
23 being pursued by the property owner to bring the project into
24 compliance, the city may choose to consider a partial release of the
25 scheduled increment. Non-compliance can result in one or more of the
26 following actions: carry-over of the surety amount to the next review
27 period; use of funds to remedy the nonconformance; scheduling a
28 hearing with the appropriate hearing body to review conformance with
29 the conditions of approval and to determine what actions may be
30 appropriate.
- 31 C. Trails and trail-related facilities.
- 32 1. Construction of commercial, public and private trails, and trail-related
33 facilities, such as picnic tables, benches, interpretive centers and signs,
34 viewing platforms and campsites may be authorized within designated
35 resource lands and critical areas, subject to the following minimum standards:
- 36 a. Trail facilities shall, to the extent feasible, be placed on existing road
37 grades, utility corridors, or any other previously disturbed areas.
- 38 b. Trail facilities shall minimize the removal of trees, shrubs, snags and
39 important habitat features. Vegetation management performed in
40 accordance with best management practices as part of ongoing
41 maintenance to eliminate a hazard to trail users is considered
42 consistent with this standard.

- 1 c. Viewing platforms, interpretive centers, campsites, picnic areas,
2 benches and their associated access shall be designed and located to
3 minimize disturbance of wildlife and/or critical characteristics of the
4 affected conservation area.
- 5 d. All facilities shall be constructed with materials complementary to the
6 surrounding environment.
- 7 e. Trail facilities that parallel the shoreline may be located in the outer
8 twenty five percent of the buffer area.
- 9 f. Commercial and public trails shall not exceed ten feet in width.
- 10 g. Private trails shall not exceed four feet in width.
- 11 h. Trails that provide direct shoreline access shall not exceed four feet in
12 width and shall be kept to the minimum number necessary to serve the
13 intended purpose.
- 14 i. Review and analysis of a proposed trail facility shall demonstrate no
15 net loss of ecological functions and values in conformance with this
16 chapter.
- 17 j. Trail facilities shall not be exempt from special report requirements, as
18 may be required by this chapter.

19 **17.82.520 Wetlands**

20 A. Designation.

- 21 1. Wetlands are those areas, designated based on the definitions, methods and
22 standards set forth in the currently approved Federal Wetland Delineation
23 Manual and supplements. Wetland delineations are valid for 5 years, after
24 such date the City shall determine whether additional assessment is necessary.
25 All areas within the City meeting the wetland designation criteria in the
26 Delineation Manual and supplements are hereby designated critical areas and
27 are subject to the provisions of this Chapter.
- 28 2. Wetlands shall be rated according to the Washington State Wetlands Rating
29 System for Eastern Washington (Annotated Version), Washington State
30 Department of Ecology Publication No. #04-06-018, June 2014; or as revised
31 by Ecology. Other references for guidance and mitigations include Wetland
32 Mitigation in Washington State – Parts 1 and 2, Washington Department of
33 Ecology Publication #06-06-011a and b), March 2006), Wetlands in
34 Washington State- Volume 1: A Synthesis of the Science. Washington State
35 Department of Ecology. Publication #05-06-006; and Wetlands in Washington
36 State- Volume 2: Guidance for Protecting and Managing Wetlands.
37 Washington State Department of Ecology. Publication #05-06-008 or as
38 amended.

- 1 B. Classification.
- 2 1. Wetland Rating Classes shall be as follows:
- 3 a. Category I Wetlands: Those wetlands scoring a “Category I” rating
- 4 under the Washington State Department of Ecology (Ecology)
- 5 Washington State Wetlands Rating System for Eastern Washington
- 6 (Annotated Version), Publication #04-06-018, June 2014, as may be
- 7 amended in the future (hereinafter referred to as the Ecology Wetlands
- 8 Rating System);
- 9 b. Category II Wetlands: Those wetlands scoring a “Category II” rating
- 10 under the Ecology Wetlands Rating System;
- 11 c. Category III Wetlands: Those wetlands scoring a “Category III” rating
- 12 under the Ecology Wetlands Rating System; and
- 13 d. Category IV Wetlands: Those wetlands scoring a “Category IV” rating
- 14 under the Ecology Wetlands Rating System.
- 15 e. Irrigation-influenced Wetlands: Those wetlands that have resulted
- 16 from Columbia Basin Project irrigation system development and
- 17 irrigated agriculture and that are not intentionally created. These
- 18 wetlands are to be classified per Wetland Rating Classes Categories I -
- 19 IV.
- 20 f. Intentionally Created Artificial Wetlands: Wetlands and former
- 21 wetland areas not regulated are those intentionally created artificial
- 22 wetlands, or irrigation-influences wetlands that have dried up and are
- 23 no longer functioning as a wetland due to changes in farming
- 24 practices, or irrigation supply management and/or conservation
- 25 measures.

26 C. Site Assessment Requirements for Wetlands

27 In addition to the information described in Section 17.82.500(K), the wetlands site

28 assessment report shall include the following information:

- 29 1. Documentation of any fieldwork performed on the site, including field data
- 30 sheets for delineations, function assessments, baseline hydrologic data, soils,
- 31 and vegetative characteristics of the wetland including US Army Corps
- 32 delineation data sheets as applicable.
- 33 2. A description of the methodologies used to conduct the wetland delineations,
- 34 function assessments, or impact analyses including references.
- 35 3. Identification and characterization of all critical areas, wetlands, water bodies,
- 36 shorelines, floodplains, and buffers on or adjacent to the proposed project
- 37 area. For areas off site of the project site, estimate conditions within 200 feet
- 38 of the project boundaries using the best available information.
- 39 4. For each wetland identified on-site and within 200 feet of the project site
- 40 provide: the wetland rating per Wetland Ratings; required buffers;
- 41 hydrogeomorphic classification; wetland acreage based on a professional

1 survey from the field delineation (acres for on-site portion and entire
2 wetland area including off-site portions); Cowardin classification of
3 vegetation communities; habitat elements; soil conditions based on site
4 assessment and/or soil survey information; and to the extent possible,
5 hydrologic information such as location and condition of inlet/outlets (if they
6 can be legally accessed), estimated water depths within the wetland, and
7 estimated hydroperiod patterns based on visual cues (e.g., algal mats, drift
8 lines, flood debris, etc.). Provide acreage estimates, classifications, and
9 ratings based on entire wetland complexes, not only the portion present on the
10 proposed project site.

- 11 5. A description of the proposed actions including an estimation of acres of
12 impacts to wetlands and buffers based on the field delineation and survey and
13 an analysis of site development alternatives including a no-development
14 alternative.
- 15 6. An assessment of the probable cumulative impacts to the wetlands and buffers
16 resulting from the proposed development.
- 17 7. A discussion of measures, including avoidance, minimization, and
18 compensation, proposed to preserve existing wetlands and restore any
19 wetlands that were degraded prior to the current proposed land-use activity.
- 20 8. A conservation strategy for habitat and native vegetation that addresses
21 methods to protect and enhance on-site habitat and wetland functions.
- 22 9. An evaluation of the functions of the wetland and adjacent buffer.
- 23 10. A copy of the site plan sheet(s) for the project must be included with the
24 written report and must include, at a minimum:
 - 25 a. Maps (to scale) depicting delineated and surveyed wetland and
26 required buffers on-site, including buffers for off-site critical areas that
27 extend onto the project site; the development proposal; other critical
28 areas; grading and clearing limits; areas of proposed impacts to
29 wetlands and/or buffers (include square footage estimates);
 - 30 b. A depiction of the proposed stormwater management facilities and
31 outlets (to scale) for the development, including estimated areas of
32 intrusion into the buffers of any critical areas. The written report shall
33 contain a discussion of the potential impacts to the wetland(s)
34 associated with anticipated hydroperiod alterations from the project.

35 D. Alteration and Impacts to Wetlands

- 36 1. A regulated wetland or its required buffer can only be altered if the wetlands
37 site assessment pursuant to Section 17.82.520(C) shows that the proposed
38 alteration does not degrade the quantitative and qualitative functioning of the
39 wetland, or any degradation can be adequately mitigated to protect the
40 wetland function, and maintain no net loss of wetland functions and values as
41 a result of the overall project. Any alteration approved pursuant to this Section

- 1 shall include mitigation necessary to mitigate the impacts of the proposed
2 alteration on the wetland as described in Section 17.82.520(E), below.
- 3 2. The following activities are regulated if they occur in a regulated wetland or
4 its buffer:
- 5 a. The removal, excavation, grading, or dredging of soil, sand, gravel,
6 minerals, organic matter, or material of any kind.
 - 7 b. The dumping of, discharging of, or filling with any material.
 - 8 c. The draining, flooding, or disturbing the water level or water table.
 - 9 d. Pile driving.
 - 10 e. The placing of obstructions.
 - 11 f. The construction, reconstruction, demolition, or expansion of any
12 structure
 - 13 g. Activities that result in:
 - 14 i. A significant change in water temperature.
 - 15 ii. A significant change of physical or chemical characteristics of
16 the sources of water to the wetland.
 - 17 iii. A significant change in the quantity, timing or duration of the
18 water entering the wetland.
 - 19 iv. The introduction of pollutants
- 20 3. Storm water discharge: Storm water discharges to wetlands shall be controlled
21 and treated to provide all known and reasonable methods of prevention,
22 control, and treatment as mandated in the State Water Quality Standards,
23 Chapter 173-201A WAC, as required by state law, and consistent with the
24 Ecology Stormwater Manual for Eastern Washington. Changes in hydrology
25 that negatively impact functions of a wetland shall not be permitted, except
26 for intentionally created artificial wetlands, or irrigation influences wetlands
27 that have been modified so that it no longer has wetland characteristics due to
28 changes in farming practices or irrigation supply management and/or
29 conservation measures. Potential changes may include, but not be limited to,
30 flooding of plant communities resulting in changes in composition, flooding
31 of nests, or associated drawdowns that dehydrate nests, particularly amphibian
32 eggs.
- 33 4. Exceptions to Mitigation Requirements: Requirements for mitigation do not
34 apply under the following circumstances:
- 35 a. When a wetland alteration is intended exclusively for the
36 enhancement, rehabilitation or restoration of an existing regulated
37 wetland and the proposal will not result in a loss of wetland function
38 and value, subject to the following conditions:
 - 39 i. The enhancement or restoration project shall not be associated
40 with a development activity; and

- 1 ii. An enhancement or restoration plan shall be submitted for site
- 2 plan review. The restoration or enhancement plan must include
- 3 the information required under Section 17.82.520 (C).
- 4 b. When an artificial wetland is intentionally created from a non-wetland
- 5 site, or a former irrigation influences wetland was modified so that it
- 6 no longer has wetland characteristics due to changes in farming
- 7 practices or irrigation supply management and/or conservation
- 8 measures.
- 9 E. Development standards.
- 10 1. Lights shall be directed away from the wetland.
- 11 2. Activities that generate noise shall be located away from the wetland, or noise
- 12 impacts shall be minimized through design or insulation techniques.
- 13 3. Toxic runoff from new impervious surface area shall be directed away from
- 14 wetlands.
- 15 4. Treated storm water runoff may be allowed into wetland buffers. Channelized
- 16 flow should be prevented.
- 17 5. Use of pesticides, insecticides, and fertilizers within one hundred fifty feet of
- 18 wetland boundary shall be limited and follow Best Management Practices
- 19 (BMPs).
- 20 6. The outer edge of the wetland buffer shall be planted with dense native
- 21 vegetation and/or fencing to limit pet and human disturbance.
- 22 7. Measurement of wetland buffers. All buffers shall be measured from the
- 23 wetland boundary as surveyed in the field. The width of the wetland buffer
- 24 shall be determined according to the proposed land use
- 25 (Table 17.82.520 (E)(7)-1) and the wetland category
- 26 (Table 17.82.520 (E)(7)-2).
- 27

1

Table 17.82.520 (E)(7)-1. Land Use Intensity Table

Level of Impact from Proposed Change in Land Use	Types of Land Use Based on Common Zoning Designations
High	<ul style="list-style-type: none"> • Commercial • Urban • Industrial • Institutional • Retail sales • Residential (more than 1 unit/acre) • High-intensity recreation (golf courses, ball fields, etc.)
Moderate	<ul style="list-style-type: none"> • Residential (1 unit/acre or less) • Moderate-intensity open space (parks with biking, jogging, etc.) • Paved driveways and gravel driveways serving 3 or more residences • Paved trails
Low	<ul style="list-style-type: none"> • Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Timber management • Gravel driveways serving 2 or fewer residences • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management.

2

3

1

Table 17.82.520 (E)(7)-2. Buffer Widths

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
<i>Category IV Wetlands (For wetlands scoring less than 15 points or more for all functions)</i>		
Score for all 3 basic functions is less than 30 points	Low – 25 ft Moderate – 40 ft High – 50 ft	No recommendations at this time
<i>Category III Wetlands (For wetlands scoring 16–18 points or more for all functions)</i>		
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time
Not meeting above characteristic	Low – 40 ft Moderate – 60 ft High – 80 ft	No recommendations at this time
<i>Category II Wetlands (For wetlands that score 19–21 points or more for all functions or having the “Special Characteristics” identified in the rating system)</i>		
High level of function for habitat (score for habitat 29-36 points)	Low – 100 ft Moderate – 150 ft High – 200 ft	Maintain connections to other habitat areas.
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time
High level of function for water quality improvement and low for habitat (score for water quality 24-32 points; habitat less than 20 points)	Low – 50 ft Moderate – 75 ft High – 100 ft	No additional surface discharges of untreated runoff
Riparian forest	Buffer width to be based on score for habitat functions or water quality functions	Riparian forest wetlands need to be protected at a watershed or subbasin scale Other protection based on needs to protect habitat and/or water quality functions
Not meeting above characteristic	Low – 50 ft Moderate – 75 ft High – 100 ft	No recommendations at this time
<i>Category I Wetlands (For wetlands that score 22 points or more for all functions or having the “Special Characteristics” identified in the rating system)</i>		
Natural Heritage Wetlands	Low – 125 ft Moderate – 190 ft High – 250 ft	No additional surface discharges to wetland or its tributaries. No septic systems within 300 ft of wetland. Restore degraded parts of buffer.
Forested	Buffer width based on score for habitat functions or water quality functions	If forested wetland scores high for habitat, need to maintain connections to other habitat areas.

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
High level of function for habitat (score for habitat 29-36 points)	Low – 100 ft Moderate – 150 ft High – 200 ft	Restore degraded parts of buffer. Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time
High level of function for water quality improvement (24-32 points) and low for habitat (less than 20 points)	Low – 50 ft Moderate – 75 ft High – 100 ft	No additional surface discharges of untreated runoff
Not meeting above characteristics	Low – 50 ft Moderate – 75 ft High – 100 ft	No recommendations at this time

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
8. Wetland buffer zones shall be retained in their natural condition. Wetland buffers shall not be mowed. Where buffer disturbances are unavoidable during adjacent construction, re-vegetation with native plant materials will be required.
 9. Standard buffer widths shall be measured on the horizontal from the wetland boundary as surveyed in the field. Standard buffer widths may be modified by the review authority for a development proposal by averaging buffer widths based on a report submitted by the applicant and prepared by a qualified professional approved by the Shoreline Administrator (e.g., wetland biologist), and shall only be allowed where the applicant demonstrates all of the following:
 - a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property;
 - b. The designated wetland contains variations in sensitivity due to existing physical characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower-rated area;
 - c. The width averaging will not adversely impact the designated wetland’s functional value;
 - d. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging; and
 - e. The buffer at its narrowest point is never less than three-quarters of the required width.

10. Mitigation ratios shall be used when impacts to wetlands cannot be avoided.
The mitigation ratios by wetland type are an area replacement ratio of:

Table 17.82.520 (E)(10): Mitigation Ratios for Eastern Washington

Category and Type of Wetland Impacts	Re-establishment or Creation	Rehabilitation Only ¹	Re-establishment or Creation (R/C) and Rehabilitation (RH) ¹	Re-establishment or Creation (R/C) and Enhancement (E) ¹	Enhancement Only ¹
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II Forested	4:1	8:1	1:1 R/C and 4:1 RH	1:1 R/C and 6:1 E	16:1
All other Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible ²	6:1 Rehabilitation of a Natural Heritage site	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-base

1. These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.

2. Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference:

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

11. Water dependent uses, as defined in this Chapter, may be located within a wetland or wetland buffer when the applicant or property owner can demonstrate compliance with Section 17.82.510, General Performance Standards.

- a. Developments authorized within a wetland buffer shall comply with the following minimum standards:

- 1 i. Designated wetlands and their associated buffers shall be
2 delineated and disclosed on final plats, maps, documents, etc.,
3 as critical area tracts, non-buildable lots, buffer areas or
4 common areas. Ownership and control may be designated as an
5 easement or covenant encumbering the property.
- 6 ii. All lots within a major subdivision, short plat or binding site
7 plan shall have the outer edge of all required buffers clearly
8 marked on site with permanent buffer edge markers. Buffer
9 markers may be either buffer signs or steel posts painted with a
10 standard color and label, as approved by the Shoreline
11 Administrator. The markers shall be field verified by the
12 surveyor or biologist of record prior to final plat approval.
13 Each lot shall contain a minimum of three buffer area markers
14 located at the landward edge of the buffer perimeter for each
15 habitat type; one located at each side property line and one
16 midway between side property lines. Covenants for the
17 subdivision shall incorporate a requirement stating that buffer
18 area markers shall not be removed, or relocated, except as a
19 may be approved by the Shoreline Administrator.
- 20 12. The following activities are allowed to occur in wetlands and wetland buffer
21 zones subject to conditioning with appropriate best management practices to
22 minimize impacts on the functions and values of wetlands:
 - 23 a. Conservation and Restoration Activities. Conservation or restoration
24 activities aimed at protecting the soil, water, vegetation, or wildlife.
 - 25 b. Passive recreation. Passive recreation facilities designed and in
26 accordance with an approved critical area report, including:
 - 27 i. Walkways and trails, provided that those pathways are limited
28 to minor crossings having no adverse impact on water quality.
29 They should be generally parallel to the perimeter of the
30 wetland, located only in the outer twenty-five percent (25%) of
31 the wetland buffer area, and located to avoid removal of
32 significant trees. They should be limited to pervious surfaces
33 no more than five (5) feet in width for pedestrian use only.
34 Raised boardwalks utilizing non-treated pilings may be
35 acceptable.
 - 36 ii. Wildlife-viewing structure
 - 37 c. Educational and scientific research activities
 - 38 d. Normal and routine maintenance and repair of any existing public or
39 private facilities within an existing right-of-way, provided that the
40 maintenance or repair does not increase the footprint or use of the
41 facility or right-of-way.
 - 42 e. The harvesting of wild crops in a manner that is not injurious to
43 natural reproduction of such crops and provided the harvesting does

- 1 not require tilling of soil, planting of crops, chemical applications, or
2 alteration of the wetland by changing existing topography, water
3 conditions, or water sources.
- 4 f. Drilling for utilities/utility corridors under a buffer, with entrance/exit
5 portals located completely outside of the wetland buffer boundary,
6 provided that the drilling does not interrupt the ground water
7 connection to the wetland or percolation of surface water down
8 through the soil column. Specific studies by a hydrologist are
9 necessary to determine whether the ground water connection to the
10 wetland or percolation of surface water down through the soil column
11 is disturbed.
- 12 g. Enhancement of a wetland buffer through the removal of non-native
13 invasive plant species. Removal of invasive plant species shall be
14 restricted to hand removal. All removed plant material shall be taken
15 away from the site and appropriately disposed of. Plants that appear on
16 the Washington State Noxious Weed Control Board list of noxious
17 weeds must be handled and disposed of according to a noxious weed
18 control plan appropriate to that species. Revegetation with appropriate
19 native species at natural densities is allowed in conjunction with
20 removal of invasive plant species
- 21 13. Storm water management facilities shall be allowed within the outer 25% of a
22 wetland buffer around Category III or IV wetlands, provided that no other
23 location is feasible and that the location of such facilities will not degrade the
24 functions of the wetland or its buffer. All projects shall comply with the
25 applicable federal, state and local regulations regarding the species.
- 26 14. As a condition of any permit or authorization pursuant to these regulations,
27 the Shoreline Administrator may require temporary or permanent signs and/or
28 fencing along the perimeter of a wetland or buffer in order to protect the
29 functions and values of the wetland, or to minimize future impacts or
30 encroachment upon the wetland or buffer.
- 31 15. Wetland alteration proposals shall be approved only if no alternative is
32 available. If alteration is unavoidable, all adverse impacts shall be mitigated as
33 set forth in an approved Critical Areas Report and mitigation plan.
- 34 16. When feasible, mitigation shall be on-site and sufficient to maintain the
35 functions and values of the wetland and buffer areas. If on-site mitigation is
36 not feasible, then the applicant shall demonstrate that the mitigation site is the
37 nearest that can reasonably achieve the goals of mitigation with a high
38 likelihood of success.
- 39 17. As determined through the site-specific study, mitigation measures shall be
40 implemented that maintain the functions and values found in the particular
41 wetland.
- 42 18. As determined through the site-specific study, appropriate mitigation,
43 management and monitoring plan(s) shall be developed and implemented,

- 1 with any necessary surety to ensure compliance with such plan(s) being
2 provided as described herein above.
- 3 19. A legally established use or structure established prior to the effective date of
4 the ordinance codified in this chapter which does not conform to standards set
5 forth herein is allowed to continue and be reasonably maintained; provided,
6 that such activity or structure shall not be expanded or enlarged in any manner
7 that increases the extent of its nonconformity.
- 8 F. Wetland management and mitigation plan.
- 9 1. Compensatory Mitigation Plan. Where mitigation is required pursuant to
10 Section 17.82.510, the applicant shall prepare a Mitigation Plan. The
11 Mitigation Plan shall follow the general requirements described herein below
12 and Wetland Mitigation in Washington State – Part 2: Developing Mitigation
13 Plans (Version 1), Washington Department of Ecology (Publication #06-06-
14 011b, March 2006 or as revised), and Selecting Wetland Mitigation Sites
15 Using a Watershed Approach (Eastern Washington) (Publication #10-06-07,
16 November 2010, or as revised). The following items at a minimum are
17 required as part of a mitigation plan:
- 18 a. Description of project or activity, including a detailed narrative
19 describing the project or activity, its relationship to the wetland and its
20 potential impact to the wetland; and
- 21 b. Any proposed mitigation, including a discussion of how the project
22 has been designed to avoid and minimize adverse impacts to wetlands,
23 as well as the necessary monitoring and contingency actions for the
24 continued maintenance of the wetland and its associated buffer.
- 25 c. A report which includes, but is not limited to:
- 26 i. Location maps;
- 27 ii. A site map prepared at a scale no smaller than one inch = 200
28 feet indicating the boundaries of the identified wetlands; the
29 width and length of all existing and proposed structures,
30 utilities, roads, easements; wastewater and stormwater
31 management facilities; adjacent land uses, zoning districts, and
32 comprehensive plan designations;
- 33 iii. A description of the vegetation in the wetland, on the overall
34 project site, and adjacent to the site. A description of the
35 existing wetland and buffer areas proposed to be impacted;
- 36 iv. A discussion of any federal, state, or local wetland-related
37 permits required for the project;
- 38 v. A discussion of the following mitigation alternatives as they
39 relate to the proposal:
- 40 A. Avoiding the impact altogether by not taking a certain
41 action or parts of an action;

- 1 B. Minimizing impacts by limiting the degree or magnitude of
- 2 the action and its implementation, by using appropriate
- 3 technology, or by taking affirmative steps to avoid or
- 4 reduce impacts;
- 5 C. Rectifying the impact by repairing, rehabilitating, or
- 6 restoring the affected environment;
- 7 D. Compensating for functions affected by the proposed
- 8 project, with the intention to achieve functional
- 9 equivalency or improvement of functions.
- 10 d. Include a description of the compensatory mitigation site, including
- 11 location and rationale for selection. Describe how preferred order of
- 12 wetlands mitigation was followed: 1) restoration (including
- 13 reestablishment and rehabilitation), 2) creation (establishment), 3)
- 14 enhancement in combination with restoration or creation, and 4)
- 15 preservation of high-quality, at risk wetlands. Include an assessment of
- 16 existing conditions and estimate future conditions if actions are not
- 17 undertaken. Describe the proposed actions for compensating wetland
- 18 and upland areas affected by the project. Include the overall goals of
- 19 the proposed mitigation, including targeted functions. Describe the
- 20 proposed mitigation construction activities and timing of activities,
- 21 along with a detailed discussion of ongoing management and
- 22 monitoring practices which will protect the wetland after the project
- 23 site has been fully developed, including proposed monitoring,
- 24 contingency, maintenance and surety programs; and
- 25 e. Proposed mitigation ratios, including a discussion of functions and
- 26 values of and the variety of habitats provided by the proposed
- 27 replacement wetland. To more fully protect functions and values, and
- 28 as an alternative to the mitigation ratios found in the joint guidance
- 29 “*Wetland Mitigation in Washington State Parts I and II*” (Ecology
- 30 Publication #06-06-011a-b, Olympia, WA, March, 2006), the
- 31 Shoreline Administrator may allow mitigation based on the
- 32 “credit/debit” method developed by the Department of Ecology in
- 33 “*Calculating Credits and Debits for Compensatory Mitigation in*
- 34 *Wetlands of Eastern Washington: Final Report*” (Ecology Publication
- 35 #11-06-015, August 2012, or as revised).

36 **17.82.530 Critical Aquifer Recharge Area**

- 37 A. Classification.
- 38 1. Critical potential: Wellhead protection areas, streams, wetlands, and any other
- 39 lands that have been specifically identified as critical recharge areas based on
- 40 reliable scientific data.
- 41 2. High potential: Areas in which soils show permeability ratings of more than
- 42 20 inches per hour.

- 1 B. Development standards.
- 2 1. Development activities within an aquifer recharge area shall be designed,
3 developed and operated in a manner that will not potentially degrade
4 groundwater resources nor adversely affect the recharging of the aquifer.
- 5 2. All new development shall comply with the following requirements:
- 6 a. Applicable water source protection regulations set forth by the United
7 States Environmental Protection Agency, the Washington State
8 Department of Ecology, the Washington State Department of Health,
9 or the Grant County Health District.
- 10 b. Applicable ground water management area (GWMA) regulations.
- 11 c. Applicable regulations set forth by any Irrigation Districts regulated by
12 the United States Department of Interior, Bureau of Reclamation
13 (BOR).
- 14 d. State requirements regarding protection of upper aquifer zones and
15 ground water quality (Chapter 173-154 and 173-200 WAC,
16 respectively).
- 17 e. The Stormwater Management Manual for Eastern Washington
18 (Washington Department of Ecology Publication 04-10-076, or as
19 revised) shall provide the preferred guidance for stormwater best
20 management practices.
- 21 3. A hydrogeologic study and/or ongoing monitoring may be required to assess
22 impacts of development activities on groundwater resources.
- 23 4. All proposed activities within aquifer recharge areas must comply with the
24 water source protection requirements of the federal Environmental Protection
25 Agency, State Department of Health and the Grant County health district.
- 26 5. On-site stormwater facilities shall be designed and installed in all aquifer
27 recharge areas, so as to provide both detention and treatment of all runoff
28 associated with the development.
- 29 6. All development occurring within aquifer recharge areas shall be required to
30 connect to city sewer and water, and on-site sewage disposal shall be
31 prohibited.
- 32 7. Activities that could impair the critical aquifer recharge areas may be
33 permitted in areas with high or moderate recharge potential in accord with
34 applicable zoning regulations, providing the applicant can satisfactorily
35 demonstrate that potential negative impacts to groundwater can be prevented.
- 36 8. All storage tanks, whether above or underground, shall be required to be
37 constructed so as to protect against corrosion for the operational life of the
38 tank, to prevent any release of hazardous substances to the ground, ground
39 waters, or surface waters, and to utilize appropriate containment methods.

- 1 9. Application of pesticides, herbicides and fertilizers within aquifer recharge
2 areas shall comply with timing and rates specified on product packaging.
- 3 10. Vehicle repair and servicing activities must be conducted over impermeable
4 pads and within a covered structure capable of withstanding normally
5 expected weather conditions. Chemicals used in the process of vehicle repair
6 and servicing must be stored in a manner that protects them from weather and
7 provides containment should leaks occur.
- 8 C. Critical area report requirements.
- 9 1. In addition to the general requirements for Critical Areas Reports, a Critical
10 Areas Report for development activities within or adjacent to an aquifer
11 recharge area shall contain the following:
 - 12 a. A scaled development plan showing the recharge areas;
 - 13 b. Detailed information on the following items:
 - 14 i. Hydrogeological susceptibility to contamination and
15 contaminant loading potential;
 - 16 ii. Depth to ground water;
 - 17 iii. Hydraulic conductivity and gradient; and
 - 18 iv. Soil texture, permeability, and contaminant attenuation
19 potential.
 - 20 c. Vadose zone analysis, including implications of permeability and
21 attenuation properties;
 - 22 d. An analysis of the recharge area's toleration for impervious surfaces in
23 terms both of aquifer recharge and the effect on water quality; and
 - 24 e. A summary of the proposed development's effect on the recharge area.
- 25 2. When a proposed use presents a high risk of drinking water contamination, a
26 hydrogeologic assessment shall be required.
 - 27 a. A hydrogeologic assessment shall be required for the following land
28 uses:
 - 29 i. Hazardous substance processing and handling.
 - 30 ii. Hazardous waste treatment and storage facility.
 - 31 iii. Wastewater treatment plant sludge disposal.
 - 32 iv. Solid waste disposal facility.
 - 33 b. A required hydrogeologic assessment shall be submitted by a
34 hydrogeologist licensed by the state of Washington. The
35 hydrogeologic assessment shall use scientifically valid methods and
36 studies to establish existing (baseline) water quality and shall be used
37 to develop conditions of approval to ensure that the proposed
38 development will not contribute contaminants or facilitate degradation

of recharge areas. In addition to the information required in all critical areas reports, the assessment shall include, at a minimum:

- i. Pertinent well log and geologic data.
 - ii. Ambient groundwater quality.
 - iii. Groundwater elevation.
 - iv. Recharge potential of facility site.
 - v. Current data on wells and any springs located within one thousand feet (1,000') of the facility.
 - vi. Surface water location and potential recharge.
 - vii. Water supply source for the facility.
 - viii. Analysis and discussion of the effects of the proposed project on the groundwater resource.
- c. A required hydrogeologic assessment must demonstrate that the proposed use does not present a threat of contamination to the aquifer system. Successful demonstration of those findings warrants approval under this section.
 - d. Ongoing monitoring of uses that present high risk of drinking water contamination may be required to assess impacts of development activities on groundwater resources.

17.82.540 Fish and Wildlife Habitat Conservation Areas

A. Classification.

- 1. Fish and wildlife habitat conservation areas include those with the following characteristics:
 - a. Federally designated endangered, threatened and sensitive species. Areas with which federally designated endangered, threatened and sensitive species have a primary association. Federally designated endangered and threatened species are those fish and wildlife species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current listing status.
 - b. State designated endangered, threatened and sensitive species. Areas with which state designated endangered, threatened and sensitive species have a primary association.
 - c. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a

1 significant portion of their range within the state without cooperative
2 management or removal of threats. State designated endangered,
3 threatened, and sensitive species are periodically recorded in WAC
4 232-12-014 (state endangered species) and WAC 232-12-011 (state
5 threatened and sensitive species). The state Department of Fish and
6 Wildlife maintains the most current listing and should be consulted for
7 current listing status.

8 d. State Priority Habitats and Areas Associated With State Priority
9 Species. Priority habitats and species are considered to be priorities for
10 conservation and management. Priority species require protective
11 measures for their perpetuation due to their population status,
12 sensitivity to habitat alteration, and/or recreational, commercial, or
13 tribal importance. Priority habitats are those habitat types or elements
14 with unique or significant value to a diverse assemblage of species. A
15 priority habitat may consist of a unique vegetation type or dominant
16 plant species, a described successional stage, or a specific structural
17 element. Priority habitats and species are identified by the state
18 Department of Fish and Wildlife.

19 e. Habitats and Species of Local Importance. Habitats and species of
20 local importance are those identified by the city, including but not
21 limited to those habitats and species that, due to their population status
22 or sensitivity to habitat manipulation, warrant protection. Habitats may
23 include a seasonal range or habitat element with which a species has a
24 primary association, and which, if altered, may reduce the likelihood
25 that the species will maintain and reproduce over the long-term.

26 f. All areas within the city meeting the definition of one or more critical
27 areas defined above are hereby designated critical areas and are subject
28 to the provisions of this Chapter.

29 B. Development standards.

- 30 1. Flora (plant life) and Fauna (animal life) identified as protected, shall be
31 sheltered from construction activities using Best Management Practices.
- 32 2. Habitat conservation areas and buffers will be left undisturbed, unless the
33 development proposal demonstrates that impacts to the habitat conservation
34 area and/or buffer are unavoidable, demonstrated in a habitat management and
35 mitigation plan described in Section 17.82.540 (G).
- 36 3. Critical area reports for fish and wildlife habitat conservation areas shall
37 include a habitat assessment to evaluate the presence or absence of a potential
38 critical species or habitat.
- 39 4. The Washington State Department of Fish and Wildlife priority habitat and
40 species management recommendations shall be consulted in developing
41 specific measures to protect a specific project site.
- 42 5. All projects shall comply with the applicable federal, state and local
43 regulations regarding the species and habitats identified to be upon a site.

- 1 6. Establishment of Buffers. When needed to protect the functions and values of
2 habitat conservation areas, the Shoreline Administrator shall require the
3 establishment of buffer areas for activities in or adjacent to such areas. Buffers
4 shall consist of an undisturbed area of native vegetation, or areas identified for
5 restoration. Buffer widths shall reflect the sensitivity of the habitat and the
6 intensity of activity proposed, and shall be consistent with the management
7 recommendations issued by the State Department of Fish and Wildlife.
- 8 7. As determined through the site-specific study, mitigation measures shall be
9 implemented that maintain the base line populations and reproduction rates for
10 the particular species.
- 11 8. As determined through the site-specific study, appropriate habitat
12 conservation, management and monitoring plan(s) shall be developed and
13 implemented, with any necessary surety to ensure compliance with such
14 plan(s) being provided as described in this chapter.
- 15 9. Habitat Conservation Areas:
 - 16 a. Development occurring within a one thousand foot radius of a state or
17 federal threatened, endangered, or sensitive species den, nesting, or
18 breeding site, migration corridors or feeding areas of terrestrial species
19 shall require a habitat management and mitigation plan.
 - 20 b. Cliff, cave and talus slope habitats shall have at least a fifty-foot buffer
21 for safety and resource protection.
 - 22 c. Bald Eagles: an approved bald eagle management plan by the
23 Washington Department of Fish and Wildlife meeting the requirement
24 and guidelines of the Bald Eagle Protection Rules, WAC 232-12-292,
25 as amended, satisfies the requirements of a habitat management and/or
26 mitigation plan.
 - 27 d. Mule Deer Habitat: habitat connectivity and migration corridors for
28 mule deer shall be considered in habitat management and/or mitigation
29 plans.
 - 30 e. Development in or over all surface waters shall require a habitat
31 mitigation plan.
- 32 C. Riparian buffers for Banks Lake, Crescent Bay, and Lake Roosevelt in the City are
33 provided in Table 17.82.210. Administrative Buffer Width Averaging.
 - 34 1. The required buffer widths established in this SMP may be modified by the
35 Shoreline Administrator for a development on existing legal lots of record in
36 place at the time of adoption of this Program, in accordance with the
37 provisions of this section only where the applicant demonstrates all of the
38 following:
 - 39 a. Averaging is necessary to avoid an extraordinary hardship to the
40 applicant caused by circumstances peculiar to the property;

- 1 b. The designated buffer area contains variations in sensitivity to
2 ecological impacts due to existing physical characteristics or the
3 character of the buffer varies in slope, soils, or vegetation;
- 4 c. The total area contained within the buffer after averaging is no less
5 than that contained within the standard buffer prior to averaging;
- 6 d. The minimum buffer width at its narrowest point shall not be less than
7 thirty five (35) percent of the buffer width established under this SMP;
8 and
- 9 e. The buffer width averaging does not result in a net loss of ecological
10 function.
- 11 D. Shoreline Buffer Reductions. Shoreline buffers may be administratively modified
12 where a legally established road or other type of continuous development crosses or
13 extends along a shoreline or critical area buffer and is wider than 20 feet. The
14 Shoreline Administrator may approve a modification of the minimum required buffer
15 width to the waterward edge of the improved continuous development provided the
16 upland side of the continuous development areas outlined below:
 - 17 a. Does not provide additional protection of the shoreline water body or
18 stream; and
 - 19 b. Provides little (less than 20%) to no biological, geological or
20 hydrological buffer functions relating to the riparian and upland
21 portions of the buffer
- 22 E. Standard Buffer Reduction. Reductions of up to thirty-five (35) percent of the
23 standard buffer may be approved if the applicant demonstrates to the satisfaction of
24 the Shoreline Administrator that a mitigation plan developed by a qualified
25 professional pursuant to Section 17.82.520 (F) indicates that enhancing the buffer (by
26 removing invasive plants or impervious surfaces, planting native vegetation,
27 installing habitat features or other means) will result in a reduced buffer that functions
28 at a higher level than the existing standard buffer.
- 29 F. In Fill Development. In an effort to facilitate in-fill development in approved plats,
30 the City may approve requests to reduce the standard shoreline buffers up to a
31 maximum of 50 percent for a new single-family residence and appurtenant structures
32 in accordance with the following criteria:
 - 33 a. Where there are single family residences within 150 feet on either side
34 of the proposed residence in an existing plat, the buffer shall be
35 determined as the greater of one of the following three options: 1) a
36 common line drawn between the nearest corners of the nearest
37 residence, 2) a common line calculated by the average of the nearest
38 residences' existing buffer, or 3) a 50 percent reduction of the standard
39 buffer.
 - 40 b. Where there is only a residence located within 150 feet on one side of
41 the proposed residence in an existing plat, the standard buffer shall be
42 determined as the greater of a common line drawn between nearest

1 corner of the nearest residence and the nearest point of the standard
2 buffer on the adjacent vacant lot, a common line calculated by the
3 average of the nearest residence's setback and the standard buffer for
4 the adjacent vacant lot, or a 50 percent reduction of the standard
5 buffer.

6 G. Fish/wildlife habitat management and mitigation plan.

7 1. A fish/wildlife habitat management and mitigation plan shall be prepared by a
8 qualified professional biologist who is knowledgeable of fish and wildlife
9 habitat within North Central Washington.

10 2. In determining the extent and type of mitigation appropriate for the
11 development, the plan shall evaluate the ecological processes that affect and
12 influence critical area structure and function within the water shed or sub-
13 basin; the individual and cumulative effects of the action upon the functions of
14 the critical area and associated watershed; and note observed or predicted
15 trends regarding specific wetland types in the watershed, in light of natural
16 and human processes.

17 3. The fish/wildlife habitat management and mitigation plan shall demonstrate,
18 when implemented, no net loss of ecological functions of the habitat
19 conservation area and buffer.

20 4. The fish/wildlife habitat management and mitigation plan shall identify how
21 impacts from the proposed project shall be mitigated, as well as the necessary
22 monitoring and contingency actions for the continued maintenance of the
23 habitat conservation area and any associated buffer.

24 5. Mitigation for development may include a sequenced combination of the
25 mitigation measures included in Section 17.82.510, General Performance
26 Standards, as needed to achieve the most effective protection or compensatory
27 mitigation for critical area functions.

28 6. Mitigation Ratios.

29 a. Mitigation ratios shall be used when impacts to riparian areas, aquatic
30 habitat, and riparian buffers are unavoidable. Compensatory mitigation
31 shall restore, create, rehabilitate or enhance equivalent or greater
32 ecological functions. Mitigation shall be located onsite unless the
33 biologist can demonstrate, and the City approves that onsite mitigation
34 will result in a net loss of ecological functions. If offsite mitigation
35 measures are determined to be appropriate, offsite mitigation shall be
36 located in the same watershed as the development within City.

37 b. The onsite mitigation ratio shall be at a minimum area replacement
38 ratio of 1:1 for development within aquatic habitat, riparian areas and
39 riparian buffers. An area replacement ratio of 2:1 shall apply to native
40 vegetation removal within these areas. Mitigation for diverse, high
41 quality habitat or offsite mitigation may require a higher level of
42 mitigation. Mitigation and management plans shall evaluate the need
43 for a higher mitigation ratio on a site by site basis, dependent upon the

1 ecological functions and values provided by the habitat.
2 Recommendations by resource agencies in evaluating appropriate
3 mitigation shall be encouraged.

4 **17.82.550 Frequently Flooded Areas**

5 A. Designation

6 1. Frequently Flooded Areas

7 a. The city of Grand Coulee designates those areas of special flood
8 hazard indicated in the flood hazard boundary map/flood insurance
9 rate map (or as amended) and flood boundary/floodway map (or as
10 amended) as frequently flooded areas.

11 b. Since the above-referenced maps and flood insurance study are nearly
12 thirty years old, the city shall pursue remapping by FEMA to ensure
13 accuracy of the floodway and floodplain boundaries when funding is
14 available.

15 c. Flood hazards are not necessarily constrained to those areas detailed in
16 the flood insurance study and maps; therefore, mapping for the areas
17 of local concern shall be undertaken as information becomes available,
18 subject to availability of funds.

19 B. Mapping. The flood hazard boundary map/flood insurance rate map and flood
20 boundary/floodway map referred to above (or subsequent revisions to those maps)
21 shall serve as the official maps of frequently flooded areas. Official maps, along with
22 supporting documentation, shall be used to review development proposals.

23 C. Standards. In addition to the general provisions of this chapter and the requirements
24 of the underlying zone, the following minimum standards shall apply to development
25 activities within and adjacent to flood hazard areas:

26 1. All development within flood hazard areas shall be reviewed by the city
27 administrator, the administrator will complete a review of the FEMA flood
28 hazard maps, and other source documents, for any development to determine
29 whether the proposed project area for a regulated activity falls within a
30 potential flood hazard area. Prior to city approval of any proposed flood
31 hazard area development, any necessary permits from those governmental
32 agencies from which prior approval is required by federal or state law,
33 including but not limited to Section 404 of the Federal Water Pollution
34 Control Act Amendments of 1972, 33 U.S.C. 1334, must be provided to the
35 city by the applicant.

36 2. Where flood hazard areas coincide with other designated critical areas, critical
37 areas reports and mitigation plans shall address any combined functions and
38 values.

39 3. Structures shall be located outside of flood hazard areas except where no
40 alternative location exists.

- 1 4. Following construction of a structure within the floodplain where base flood
2 elevation is provided, the applicant shall obtain an elevation certificate that
3 records the elevation of the lowest floor. The elevation certificate shall be
4 completed by a surveyor licensed in the state of Washington and shall be
5 submitted to the city for recording.
- 6 5. Fill and grading in flood hazard areas shall occur only upon a determination
7 by a qualified professional that the fill or grading will not block side channels,
8 inhibit channel migration, increase flood hazards to others, or be placed within
9 a defined channel migration zone.
- 10 6. Subdivision in flood hazard areas is subject to the following:
 - 11 a. All lots created shall have adequate building space outside flood
12 hazard areas, including the floodway, one-hundred-year floodplain,
13 and channel migration zones;
 - 14 b. Plat maps shall indicate the floodway, one hundred-year floodplain
15 and channel migration zone;
 - 16 c. Subdivisions shall be designed to minimize or eliminate the potential
17 for flood damage; and
 - 18 d. Subdivisions shall provide for stormwater drainage, in accordance
19 with city standards, so as to reduce exposure to flood hazards.
- 20 7. Development within the severe hazard channel migration zone shall be
21 allowed only upon a determination by a qualified professional that the
22 development will not limit channel migration or avulsion; require current or
23 future bank stabilization; affect upstream or downstream properties; or result
24 in a net loss of ecological functions associated with rivers and streams.
- 25 8. Upon development of properties within channel migration zones under this
26 chapter, a notice shall be placed on the title of the property and recorded by
27 the Grant County auditor. The notice shall serve to notify future owners of the
28 property that the property and any structures on the property are subject to
29 potential risks related to channel migration.
- 30 9. Bank Stabilization Projects. Bank stabilization (and other actions to prevent
31 bank erosion and/or scour) within channel migration zones shall be subject to
32 the following standards:
 - 33 a. Protection of structures, public roadways or sole access routes in
34 existence before the effective date of this chapter;
 - 35 b. Within the severe channel migration hazard zone, no new bank
36 stabilization structures or maintenance of existing bank stabilization
37 structures will be allowed after the effective date of this chapter unless
38 the planning and design of the proposed bank stabilization project
39 incorporates an engineering assessment that includes evaluation of
40 potential impacts at a river-reach scale (i.e., evaluates impacts that
41 may occur as a result of the proposed project in up- and downstream
42 reaches from the project site). Means and methods for stabilizing

1 eroding stream banks shall look at erosion and/or scour issues at the
2 river-reach scale rather than relative to individual property boundaries.
3 Bank stabilization projects shall use soft approaches that assure no net
4 loss of ecological functions unless it can be demonstrated that a
5 different technique is needed because a structure is in imminent
6 danger. Proof of imminent danger must be demonstrated by a qualified
7 professional's report showing that damage to the structure can be
8 expected within three years as a result of erosion.

- 9 c. Bank stabilization projects shall be allowed in the moderate channel
10 migration hazard zone where such activity will not result in
11 interference with the process of channel migration that may cause
12 significant adverse impacts to property or public improvement and/or
13 result in a net loss of ecological functions associated with rivers and
14 streams, and subject to all other applicable regulations.

15 D. Additional Standards

- 16 1. All structures and other improvements shall be located on the buildable
17 portion of the site out of the area of flood hazard. Where necessary, residential
18 buildings may be elevated.
- 19 2. Utilities shall be located above the base flood elevation (BFE), preferably
20 three or more feet.
- 21 3. All new construction and substantial improvements shall be constructed using
22 flood resistant materials and using methods and practices that minimize flood
23 damage.
- 24 4. All new construction and substantial improvements shall be anchored to
25 prevent flotation, collapse, or lateral movement of the structure.
- 26 5. No rise in the BFE shall be allowed. Post and piling techniques are preferred
27 and are presumed to produce no increase in the BFE.
- 28 6. Modification of stream channels shall be avoided.

29 **17.82.560 Geologically Hazardous Areas**

30 A. Classification and Designation

- 31 1. Geologically hazardous areas include those with the following characteristics:
- 32 a. Erosion Hazard Areas. Erosion hazard areas are at least those areas
33 identified by the U.S. Department of Agriculture's Natural Resources
34 Conservation Service as having a "moderate to severe," "severe," or
35 "very severe" rill and inter-rill erosion hazard. Erosion hazard areas
36 are also those areas impacted by shore land and/or stream bank erosion
37 and those areas within a river's channel migration zone. Erosion
38 hazard areas are those that contain all three of the following
39 characteristics:
- 40 i. A slope of 30 percent or greater;

- 1 ii. Soils identified by the Soil Conservation Service as unstable
- 2 and having a high potential for erosion; and
- 3 iii. Areas that are exposed to the erosion effects of wind or water.
- 4 b. Landslide Hazard Areas. Landslide hazard areas are areas potentially
- 5 subject to landslides based on a combination of geologic, topographic,
- 6 and hydrologic factors. They include areas susceptible because of any
- 7 combination of bedrock, soil, slope (gradient), slope aspect, structure,
- 8 hydrology, or other factors. Landslide hazard areas are those that may
- 9 contain any of the following circumstances:
- 10 i. All areas that have historically been prone to landsliding;
- 11 ii. All areas containing soil types identified by the Natural
- 12 Resource Conservation Service (NRCS) as unstable and prone
- 13 to landslide hazard;
- 14 iii. All areas that show evidence of or are at risk from snow
- 15 avalanches; or
- 16 iv. All areas that are potential unstable as a result of rapid stream
- 17 incision or stream bank erosion.
- 18 c. Seismic Hazard Areas. Seismic hazard areas are areas subject to severe
- 19 risk of damage as a result of earthquake induced ground shaking, slope
- 20 failure, settlement, soil liquefaction, lateral spreading, or surface
- 21 faulting. Settlement and soil liquefaction conditions occur in areas
- 22 underlain by cohesionless, loose, or soft-saturated soils of low density,
- 23 typically in association with a shallow ground water table. Seismic
- 24 hazards shall be as identified in the Washington State Department of
- 25 Natural Resources seismic hazard and liquefaction susceptibility maps
- 26 for Eastern Washington and other geologic resources.
- 27 d. Other Hazard Areas. Geologically hazardous areas shall also include
- 28 areas determined by the Shoreline Administrator to be susceptible to
- 29 other geological events including mass wasting, debris flows, rock
- 30 falls, and differential settlement.
- 31 e. Known geologically hazardous areas within the City consist of erosion
- 32 hazard areas, including steep slopes. As more information is obtained
- 33 that demonstrates the existence of other types and/or areas of
- 34 geologically hazardous areas, these types and/or areas shall be
- 35 classified and protected in accordance with the provisions of this
- 36 chapter.
- 37 B. Development standards.
- 38 1. All projects shall be evaluated through a geotechnical report, completed by a
- 39 qualified professional with expertise in the particular hazard(s) present in a
- 40 given critical area, to determine whether the project is proposed to be located
- 41 in a geologically hazardous area, and if so, what is the project’s potential

- 1 impact on the geologically hazardous area and the potential impact of the
2 geologic hazard on the proposed project.
- 3 2. All projects shall comply with the applicable federal, state and local
4 regulations, including the International Building Code.
- 5 3. Alterations of geologically hazardous areas or associated buffers may only
6 occur for activities that:
- 7 a. Will not increase the threat of the geological hazard to adjacent
8 properties beyond pre-development conditions;
- 9 b. Will not adversely impact other critical areas;
- 10 c. Are designed so that the hazard to the project is eliminated or
11 mitigated to a level equal to or less than pre-development conditions;
12 and
- 13 d. Are certified as safe as designed and under anticipated conditions by a
14 qualified engineer or geologist, licensed in the state of Washington.
- 15 4. Mitigation plans for geologically hazardous areas shall establish setbacks and
16 buffer widths as needed to eliminate or minimize risks of property damage,
17 death, or injury resulting from development of the hazard area. Where
18 established, buffers shall be maintained between all permitted uses and
19 activities and the designated geologically hazardous area(s).
- 20 5. The existing native vegetation within the buffer area(s) shall be maintained,
21 except that normal, nondestructive pruning and trimming of vegetation for
22 maintenance purposes is allowed.
- 23 6. Unless otherwise provided or as part of an approved alteration, removal of
24 vegetation from an erosion or landslide hazard area or related buffer shall be
25 prohibited. Where removal of vegetation is unavoidable, reseeding and
26 replanting with native vegetation shall be preferred. In lieu of a native
27 restoration planting an erosion control mix recommended by the Natural
28 Resource Conservation Service, the Grant County Conservation District, the
29 WSU Cooperative Extension Office, or other qualified agent to assist in
30 stabilization of the areas and to discourage establishment of invasive plants
31 may be substituted.
- 32 7. As determined through the site-specific study, appropriate drainage, grading,
33 excavation and erosion control measures shall be implemented in the
34 geologically hazardous area(s).
- 35 8. Every Erosion Hazard Area mitigation plan shall include a run-off
36 management plan or an erosion control plan to reduce sedimentation
37 problems.

- 1 9. Development and activities located within landslide or erosion hazard areas
2 shall provide for long-term slope stability, and design shall incorporate the
3 following standards:
 - 4 a. Structures and improvements shall minimize alterations to the natural
5 contour of the slope and foundations shall be tiered where possible to
6 conform to existing topography;
 - 7 b. Structures and improvements shall be located to preserve the most
8 critical portion of the site and its natural landforms and vegetation;
 - 9 c. The proposed development shall not result in greater risk or a need for
10 increased buffers on neighboring properties;
 - 11 d. The use of retaining walls that allow the maintenance of existing
12 natural slope area is preferred over graded artificial slopes; and
 - 13 e. Development shall be designed to minimize impervious lot coverage.
- 14 10. Utility lines and pipes shall be permitted in erosion and landslide hazard areas
15 only when the applicant demonstrates that no other practical alternative is
16 available.
- 17 11. Subdivision of lands in erosion, landslide, and mine hazard areas is subject to
18 the following:
 - 19 a. Land that is located wholly within an erosion, landslide or mine hazard
20 area or its buffer may not be subdivided. Land that is located partially
21 within an erosion, landslide or mine hazard area or its buffer may be
22 divided provided that each resulting lot has sufficient buildable area
23 outside of, and will not affect, the geologic hazard area.
 - 24 b. Access roads and utilities may be permitted within the erosion,
25 landslide or mine hazard area and associated buffers only if no other
26 feasible alternative exists.
 - 27 c. As determined through the site-specific study, mitigation measures
28 shall be implemented that maintain the integrity of the geologically
29 hazardous area(s).
- 30 12. As determined through the site-specific study, appropriate management and
31 monitoring plan(s) shall be developed and implemented to preserve and
32 protect both the geologically hazardous area(s) and the project, with any
33 necessary surety to ensure compliance with such plan(s) being provided as
34 described herein above.
- 35 13. A use or structure established prior to the effective date of this chapter which
36 does not conform to standards set forth herein, is allowed to continue and be
37 reasonably maintained; provided, that such activity or structure shall not be
38 expanded or enlarged in any manner that increases the extent of its
39 nonconformity.

- 1 14. Additional Considerations
- 2 a. Site specific considerations may warrant additional performance
- 3 standards, to be determined during the permit process, to ensure the
- 4 protection of critical areas.
- 5 b. Development specific considerations may warrant additional
- 6 performance standards based on level of impact to critical areas.

7 **17.82.570 Existing structures and development.**

- 8 A. Lawfully existing structures and previously approved developments prior to the
- 9 adoption of this section shall be allowed to continue as exemptions from this chapter.
- 10 It is the intention of this chapter to allow these nonconforming uses to continue and to
- 11 allow previously approved developments to commence without any additional review
- 12 procedures.

13 **17.82.580 Warning and disclaimer of liability.**

- 14 A. This chapter does not imply that land outside resource lands and critical areas
- 15 activities that are permitted within such areas will be free from exposure or damage
- 16 resulting from catastrophic natural disasters which can, and will, occur on rare
- 17 occasions. This chapter shall not impose or create any liability on the part of the city,
- 18 elected or appointed officials, and/or employees thereof, for any damages that result
- 19 from reliance on this chapter or any administration decision lawfully made hereunder.

20

Article VI. Existing Uses, Structures and Lots

17.82.600 Applicability

- A. All nonconformances in shoreline jurisdiction shall be subject to the provisions of this article. For nonconformance of use, structures, and lots within shoreline critical areas, GCC 24.12, Article V, Critical Areas applies. When there is a conflict between this Section and the Critical Area Section as applicable to critical areas, the more restrictive standards shall apply.
- B. The provisions of this chapter do not supersede or relieve a property owner from compliance with:
 - 1. The requirements of the International Building and Fire Codes; or
 - 2. The provisions of the SMP beyond the specific nonconformance addressed by this chapter.
- C. A change in the required permit review process (e.g. Shoreline Substantial Development Permit versus a Shoreline Conditional Use Permit) shall not create a nonconformance.
- D. Any nonconformance that is brought into conformance for any period of time shall forfeit status as nonconformance, except as specified in GCC 24.12.610, Nonconforming Uses.
- E. A nonconforming lot, use, or structure may be deemed legally nonconforming by providing documentation that the use in question occurred prior to the effective date of this SMP, from one of the following:
 - 1. Local agency permit;
 - 2. Orthophoto, aerial photo or planimetric mapping recognized as legitimate by the agency; or
 - 3. Tax record

17.82.610 Nonconforming Uses

- A. If, at the effective date of the SMP and any amendment thereto, a lawful use of land exists that is made no longer permissible under the terms of this SMP or amendments thereto, such use may be continued as a nonconforming use so long as it remains otherwise lawful subject to the following conditions:
 - 1. No nonconforming use shall be intensified, enlarged, increased, or extended to occupy a greater area of land than was occupied on the effective date of the SMP or amendment that made the use no longer permissible. Provided that a nonconforming use may be enlarged, increased or extended in conformance with applicable bulk and dimensional standards of this SMP upon approval of a shoreline conditional use permit.
 - 2. No nonconforming use shall be moved in whole or in part to any other portion of the lot which contains the nonconforming use.

- 1 3. If any nonconforming use of land ceases for any reason for a period of one
- 2 year, any subsequent use of such land shall conform to the regulations
- 3 specified by this SMP for the use environment in which such land is located.
- 4 4. A structure which is being or has been used for a nonconforming use may be
- 5 used for a different nonconforming use only upon a finding that:
- 6 a. No reasonable alternative conforming use is practical;
- 7 b. The proposed use is equally or more appropriate to the shoreline
- 8 environment than the existing nonconforming use, and is at least as
- 9 consistent with the policies and provisions of the act and the SMP;
- 10 c. Such a change of use shall be subject to conditional use permit
- 11 approval. Conditions may be attached to the permit as are deemed
- 12 necessary to assure compliance with the above findings, the
- 13 requirements of the master program and the Act and to assure that the
- 14 use will not become a nuisance or a hazard.

15 **17.82.620 Nonconforming Structures**

- 16 A. If, at the effective date of the SMP or any amendment thereto, a lawful structure or
- 17 other improvement exists which is made no longer permissible under the terms of this
- 18 SMP or amendment thereto, such structure or other improvement may be continued
- 19 as a nonconforming structure or other improvement so long as it remains otherwise
- 20 lawful, subject to the following conditions:
- 21 1. No nonconforming structure or other improvement shall be altered or changed
- 22 in a way which increases its nonconformity except as allowed in “2”.
- 23 2. Expansions of structures that are nonconforming with respect to a required
- 24 shoreline buffer:
- 25 a. May not encroach any farther waterward into the required shoreline
- 26 buffer.
- 27 b. Expansions parallel to or landward of shoreline may be allowed
- 28 provided that said enlargement does not increase the extent of
- 29 nonconformity by further encroaching upon or extending into areas
- 30 where construction or use would not be allowed for new development
- 31 or uses. Expansions shall restore a portion of the shoreline buffer with
- 32 riparian vegetation at a 1:1 area ratio to offset the adverse impact.
- 33 When such expansions occur upland of an existing levee, the
- 34 applicant’s critical areas report may justify a smaller ratio provided
- 35 that the study demonstrates no net loss of ecological functions.
- 36 3. All expansion, extension, maintenance or repair activities of nonconforming
- 37 structures or improvements shall be consistent with all other provisions of this
- 38 Program, provided the cumulative cost of such maintenance or repair within
- 39 any 180-day period shall not exceed 50 percent of the assessed valuation of
- 40 such building, structure, or land (as applicable) at the time such maintenance
- 41 is completed.

- 1 4. When damaged, a nonconforming structure may be restored to the
2 configuration existing immediately prior to the time that the structure was
3 damaged, provided that:
- 4 a. The structure is damaged to an extent not exceeding seventy-five
5 percent of the replacement cost of the original development.
- 6 b. The applicant applies for permits needed to restore the development
7 within six months of the date the damage occurred.
- 8 c. Reconstruction is started within 12 months and is completed within 24
9 months of the date of damage, unless an extension of time is granted
10 by the Shoreline Administrative Official upon written petition
11 substantiating to the satisfaction of the Administrative Official due
12 cause for such extension;
- 13 d. The degree of the nonconforming use, building or structure is not
14 increased
- 15 5. Nothing in this section will prohibit vertical expansion up to the height
16 allowed in the applicable use environment, provided all other applicable
17 requirements of City development regulations are met.
- 18 6. Upkeep, repairs, and maintenance of a nonconforming structure or other
19 improvement shall be permitted.
- 20 B. Should such structure or other improvement be moved for any reason for any distance
21 whatever, it shall thereafter conform to the regulations for the use environment in
22 which it is located. Conformance shall be required when:
- 23 1. A change of use is proposed;
- 24 2. The use is terminated or discontinued for more than one year, or the
25 structure(s) that houses the use is vacated for more than one year; or
- 26 3. The structure(s) or activity that occurs on the land in which the use is
27 conducted is proposed for relocation.
- 28 C. Residential structures and appurtenant structures that were legally established and are
29 used for a conforming use, but that do not meet standards for the following shall be
30 considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or
31 density.
- 32 D. For purposes of this section, “appurtenant structures” means garages, sheds, and other
33 legally established structures. “Appurtenant structures” does not include bulkheads
34 and other shoreline modifications or over-water structures.
- 35 **17.82.630 Nonconforming lots**
- 36 A. A nonconforming lot may be developed if permitted by other land use regulations of
37 the local government and so long as such development conforms to all other
38 requirements of the applicable master program and the act.

Article VII: Administration and Enforcement

17.82.700 Roles and Responsibilities

A. Shoreline Administrator

1. The City Mayor or his/her designee shall serve as the Shoreline Administrator, and in the case of a Shoreline Substantial Development Permit (SDP) to grant or deny the permit. The Shoreline Administrator shall administer the shoreline permit and notification systems, and shall be responsible for coordinating the administration of shoreline regulations with zoning enforcement, building permits, and all other regulations regulating land use and development in the City.
2. The Shoreline Administrator or his/her shall be familiar with regulatory measures pertaining to shorelines and their use, and, within the limits of his or her authority, shall cooperate in the administration of these measures. Permits issued under the provisions of this shoreline regulation shall be coordinated with other land use and development regulatory measures of the City. The Shoreline Administrator shall establish procedures that advise all parties seeking building permits or other development authorization of the need to consider possible shoreline applications. It is the intent of the City, consistent with its regulatory obligations, to simplify and facilitate the processing of Shoreline Substantial Development Permits.
3. The Shoreline Administrator or his/her shall ensure that proposed regulatory or administrative actions do not unconstitutionally infringe upon private property rights. Shoreline goals and policies should be pursued through the regulation of development of private property only to an extent that is consistent with all relevant constitutional and other legal limitations (where applicable, statutory limitations such as those contained in chapter 82.02 RCW and RCW 43.21C.060) on the regulation of private property.
4. The Shoreline Administrator shall apply Section 17.82.500, General Provisions for shoreline critical areas.

B. Hearing Examiner

1. The Hearing Examiner shall have the authority to decide on appeals from administrative decisions issued by the Shoreline Administrator of this SMP.
 - a. The Hearing Examiner may grant or deny Shoreline Variances and Shoreline Conditional Use Permits, following an open record hearing.

C. Planning Commission

1. The Planning Commission is vested with the responsibility to review the SMP as part of regular SMP updates required by RCW 90.58.080 as a major element of the City's planning and regulatory program, and make recommendations for amendments thereof to the City Council.

- 1 D. City Council. The City Council is vested with authority to:
- 2 1. Initiate an amendment to this SMP according to the procedures prescribed in
- 3 WAC 173-26-100.
- 4 a. Adopt all amendments to this SMP. Substantive amendments shall
- 5 become effective immediately upon adoption by Ecology.

6 **17.82.710 Interpretation**

- 7 A. Under the administrative provisions, the Shoreline Administrator shall have authority
- 8 to interpret this SMP when such interpretation is clearly consistent with the goals and
- 9 policies of this SMP and the SMA.
- 10 B. The City shall consult with Ecology if formal written interpretations are developed as
- 11 a result of a lack of clear guidance in the Act, the SMP Guidelines, or this Master
- 12 Program to ensure that any are consistent with the purpose and intent of Chapter
- 13 90.58 and 173-26 WAC.

14 **17.82.720 Statutory Noticing Requirements**

- 15 A. At a minimum the City shall provide notice in accordance with WAC 173.27-110,
- 16 and may provide for additional noticing requirements.

17 **17.82.730 Application Requirements**

- 18 A. A complete application for a Shoreline Substantial Development, Shoreline
- 19 Conditional Use, or Shoreline Variance Permit shall contain, at a minimum, the
- 20 information listed in WAC 173-27-180.
- 21 B. The Shoreline Administrator shall provide written informational materials,
- 22 procedures, instructions, and forms, required to submit an application for a shoreline
- 23 substantial development permit, variance, or conditional use permit.
- 24 C. These materials should include but are not limited to a plan cover sheet; a Joint
- 25 Aquatic Resource Permits Application (JARPA) form; SEPA checklist; fee schedule;
- 26 review criteria; process and timelines to assist potential applicants and interested
- 27 parties on the permit application submittal and review process.
- 28 D. The Shoreline Administrator may vary or waive these requirements according to
- 29 administrative application requirements on a case-by-case basis.
- 30 E. The Shoreline Administrator may require additional specific information depending
- 31 on the nature of the proposal and the presence of sensitive ecological features or
- 32 issues related to compliance with other requirements, and the provisions of this SMP.

33 **17.82.740 Shoreline Substantial Development Permits**

- 34 A. A Shoreline Substantial Development Permit shall be required for all development on
- 35 shorelines, unless the proposal is specifically exempted per Section 17.82.670.
- 36 Shoreline Substantial Development permits shall be and shall be reviewed as Type II
- 37 administrative review as set forth in GCMC Chapter 11.09 and Section 17.82.700,
- 38 Review Process.

- 1 B. A Shoreline Substantial Development Permit shall be granted only when the
- 2 development proposed is consistent with:
 - 3 1. The policies and procedures of the Act, RCW 90.58;
 - 4 2. The applicable provisions of WAC 173-27; and
 - 5 3. This SMP.
- 6 C. The City may attach conditions to the approval of permits as necessary to ensure
- 7 consistency of the project with the SMA and this SMP.
- 8 D. Nothing shall interfere with the City's ability to require compliance with all other
- 9 applicable plans and laws.

10 **17.82.750 Shoreline Conditional Use Permits**

- 11 A. Uses specifically classified or set forth in this SMP as conditional uses shall be
- 12 subject to review and condition by the Shoreline Administrator and by Ecology.
- 13 Applications for a Shoreline Conditional Use Permit shall be processed as set forth in
- 14 the City's Code Chapter 17.64 Conditional Use Permit and shall be reviewed as a
- 15 Type III action subject to quasi-judicial review as set forth in GCMC Title 11.
- 16 B. Other uses which are not classified or listed or set forth in this SMP may be
- 17 authorized as conditional uses provided the applicant can demonstrate consistency
- 18 with the requirements of this Section and the requirements for conditional uses
- 19 contained in this SMP.
- 20 C. Uses which are specifically prohibited by this SMP may not be authorized as a
- 21 conditional use.
- 22 D. Review Criteria for SCUP. Uses which are classified or set forth in the applicable
- 23 master program as conditional uses may be authorized provided that the applicant
- 24 demonstrates all of the following:
 - 25 1. That the proposed use is consistent with the policies of RCW 90.58.020 and
 - 26 the master program;
 - 27 2. That the proposed use will not interfere with the normal public use of public
 - 28 shorelines;
 - 29 3. That the proposed use of the site and design of the project is compatible with
 - 30 other authorized uses within the area and with uses planned for the area under
 - 31 the comprehensive plan and shoreline master program;
 - 32 4. That the proposed use will cause no significant adverse effects to the shoreline
 - 33 environment in which it is to be located; and
 - 34 5. That the public interest suffers no substantial detrimental effect.
- 35 E. In the granting of all conditional use permits, consideration shall be given to the
- 36 cumulative impact of additional requests for like actions in the area. For example, if
- 37 conditional use permits were granted for other developments in the area where similar
- 38 circumstances exist, the total of the conditional uses shall also remain consistent with
- 39 the policies of RCW 90.58.020 and shall not produce substantial adverse effects to
- 40 the shoreline environment.

1 F. In authorizing a conditional use, special conditions may be attached to the permit by
2 the City or Ecology to prevent undesirable effects of the proposed use and/or to
3 ensure consistency of the project with the SMA and this SMP.

4 G. Nothing shall interfere with the City's ability to require compliance with all other
5 applicable plans and laws.

6 **17.82.760 Shoreline Variance Permits**

7 A. The purpose of a variance is to grant relief to specific bulk or dimensional
8 requirements set forth in this SMP where there are extraordinary or unique
9 circumstances relating to the property such that the strict implementation of this SMP
10 would impose unnecessary hardships on the applicant or thwart the policies set forth
11 in RCW 90.58.020. Variances from the use regulations of the SMP are prohibited.
12 Applications for Shoreline Variance Permits shall be processed with procedure as set
13 forth in GCMC Chapter 17.68 and shall be considered as an action subject to quasi-
14 judicial review as set forth in GCMC Chapter 11.09.

15 B. Review Criteria

16 1. Variance permits should be granted in circumstances where denial of the
17 permit would result in a thwarting of the policy enumerated in RCW
18 90.58.020. In all instances the applicant must demonstrate that extraordinary
19 circumstances shall be shown and the public interest shall suffer no substantial
20 detrimental effect.

21 2. Variance permits for development and/or uses that will be located landward of
22 the OHWM, as defined in RCW 90.58.030(2)(b), and/or landward of any
23 wetland as defined in RCW 90.58.030(2)(h), may be authorized provided the
24 applicant can demonstrate all of the following:

25 a. That the strict application of the bulk, dimensional or performance
26 standards set forth in the SMP precludes, or significantly interferes
27 with, reasonable use of the property;

28 b. That the hardship described in criterion 17.82.660 (B)(2)(a) of this
29 subsection is specifically related to the property, and is the result of
30 unique conditions such as irregular lot shape, size, or natural features
31 and the application of the SMP, and not, for example, from deed
32 restrictions or the applicant's own actions;

33 c. That the design of the project is compatible with other authorized uses
34 within the area and with uses planned for the area under the
35 comprehensive plan and SMP and will not cause adverse impacts on
36 the shoreline environment;

37 d. That the variance will not constitute a grant of special privilege not
38 enjoyed by the other properties in the area;

39 e. That the variance requested is the minimum necessary to afford relief;
40 and

41 f. That the public interest will suffer no substantial detrimental effect.

- 1 3. Variance permits for development and/or uses that will be located waterward
2 of the OHWM, as defined in RCW 90.58.030(2)(b), or within any wetland as
3 defined in RCW 90.58.030(2)(h), may be authorized provided the applicant
4 can demonstrate all of the following:
 - 5 a. That the strict application of the bulk, dimensional or performance
6 standards set forth in the applicable master program precludes all
7 reasonable use of the property;
 - 8 b. That the proposal is consistent with the criteria established under
9 Section 17.82.660 (B)(2) (a)-(f) above can be met; and
 - 10 c. That the public rights of navigation and use of the shorelines will not
11 be adversely affected.
- 12 4. In the granting of all variance permits, consideration shall be given to the
13 cumulative impact of additional requests for like actions in the area. For
14 example if variances were granted to other developments and/or uses in the
15 area where similar circumstances exist the total of the variances shall also
16 remain consistent with the policies of RCW 90.58.020 and shall not cause
17 substantial adverse effects to the shoreline environment.

18 **17.82.770 Exemptions from Shoreline Substantial Development Permits**

- 19 A. An exemption from the Shoreline Substantial Development Permit process is not an
20 exemption from compliance with the SMA or this SMP, or from any other regulatory
21 requirements. All proposed uses, activities, or development occurring within
22 shoreline jurisdiction must conform to the intent and requirements of Chapter 90.58
23 RCW, the SMA, and this SMP whether or not a permit or other form of authorization
24 is required.
- 25 B. Letters of exemption shall be issued by the City when an exemption applies or when a
26 letter of exemption is required by the provisions of WAC 173-27-050 and as follows:
 - 27 1. Any person claiming exemption from the substantial development permit
28 requirements shall make an application to the Shoreline Administrator for
29 such an exemption in the manner prescribed by the Shoreline Administrator,
30 except that no written statement of exemption is required for emergency
31 development pursuant to WAC 173-27-040(2)(d).
 - 32 a. The Shoreline Administrator is authorized to grant or deny requests for
33 statements of exemption from the shoreline substantial development
34 permit requirement for uses and developments within shorelines that
35 are specifically listed in Section 17.82.670 (D). The statement shall be
36 in writing and shall indicate the specific exemption of this Program
37 that is being applied to the development, and shall provide a summary
38 of the Shoreline Administrator’s analysis of the consistency of the
39 project with this Program and the Act. The letter shall be sent to the
40 applicant and maintained on file in the offices of the Shoreline
41 Administrator.

- 1 b. Statements of exemption may contain conditions and/or mitigating
- 2 measures of approval to achieve consistency and compliance with the
- 3 provisions of this Program and the Act.
- 4 c. A denial of an exemption shall be in writing and shall identify the
- 5 reason(s) for the denial. The Shoreline Administrator’s decision may
- 6 be appealed pursuant to Section 17.82.710.
- 7 d. Exempt activities requiring a JARPA shall not be conducted until a
- 8 statement of exemption has been obtained from the Shoreline
- 9 Administrator.

10 C. Interpretations of Exemptions

- 11 1. Exemptions shall be construed narrowly. Only those developments that meet
- 12 the precise terms of one or more of the listed exemptions may be granted
- 13 exemption from the Shoreline Substantial Development Permit process.
- 14 a. A development or use that is listed as a conditional use pursuant to this
- 15 SMP or is an unlisted use, must obtain a Shoreline Conditional Use
- 16 Permit even though the development or use does not require a
- 17 Shoreline Substantial Development Permit. When a development or
- 18 use is proposed that does not comply with the bulk, dimensional and
- 19 performance standards of this SMP, such development or use can only
- 20 be authorized by approval of a Shoreline Variance.
- 21 b. The burden of proof that a development or use is exempt from the
- 22 permit process is on the applicant.
- 23 c. If any part of a proposed development is not eligible for exemption,
- 24 then a Shoreline Substantial Development Permit is required for the
- 25 entire proposed development project.
- 26 d. The City may attach conditions to the approval of exempted
- 27 developments and/or uses as necessary to ensure consistency of the
- 28 project with the SMA and this SMP. Additionally, nothing shall
- 29 interfere with each responsible local government’s ability to require
- 30 compliance with all other applicable laws and plans.

31 D. The City shall exempt from the Shoreline Substantial Development Permit

32 requirement the shoreline developments listed below:

- 33 1. Any development of which the total cost or fair market value does not exceed
- 34 eight thousand, five hundred, four dollars (\$8,504.00) or as adjusted by the
- 35 State Office of Financial Management, if such development does not
- 36 materially interfere with the normal public use of the water or shorelines of
- 37 the state. For purposes of determining whether or not a permit is required, the
- 38 total cost or fair market value shall be based on the value of development that
- 39 is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c).
- 40 The total cost or fair market value of the development shall include the fair
- 41 market value of any donated, contributed, or found labor, equipment, or
- 42 materials.

- 1 2. Normal maintenance or repair of existing legally-established structures or
2 developments, including damage by accident, fire, or elements. Replacement
3 of a structure or development may be authorized as repair where such
4 replacement is the common method of repair for the type of structure or
5 development and the replacement structure or development is comparable to
6 the original structure or development including but not limited to its size,
7 shape, configuration, location, and external appearance and the replacement
8 does not cause substantial adverse effects to shoreline resources or
9 environment.

- 10 3. Emergency construction necessary to protect property from damage by the
11 elements. An "emergency" is an unanticipated and imminent threat to public
12 health, safety, or the environment that requires immediate action within a time
13 too short to allow full compliance with this chapter. Emergency construction
14 does not include development of new permanent protective structures where
15 none previously existed. Where new protective structures are deemed by the
16 Shoreline Administrator to be the appropriate means to address the emergency
17 situation, upon abatement of the emergency situation the new structure shall
18 be removed or any permit that would have been required, absent an
19 emergency, pursuant to RCW 90.58 these regulations, or this Program, shall
20 be obtained. All emergency construction shall be consistent with the policies
21 and requirements of this chapter, RCW 90.58, and this Program. As a general
22 matter, seasonal events that can be anticipated and may occur but that are not
23 imminent are not an emergency.

- 24 4. Construction and practices normal or necessary for farming, irrigation, and
25 ranching activities, including agricultural service roads and utilities on
26 shorelands, and the construction and maintenance of irrigation structures,
27 including but not limited to head gates, pumping facilities, and irrigation
28 channels. A feedlot of any size, all processing plants, other activities of a
29 commercial nature, alteration of the contour of the shorelands by leveling or
30 filling other than that which results from normal cultivation, shall not be
31 considered normal or necessary farming or ranching activities.

- 32 5. Construction on shorelands by an owner, lessee, or contract purchaser of a
33 single-family residence or appurtenance for their own use or for the use of
34 their family, which residence does not exceed a height of thirty-five (35) feet
35 above average grade level, and which meets all requirements of the City, other
36 than requirements imposed pursuant to RCW 90.58. Construction authorized
37 under this exemption shall be located landward of the ordinary high water
38 mark.

- 39 6. Construction of a dock, including a community dock, designed for pleasure
40 craft only, for the private non-commercial use of the owner, lessee, or contract
41 purchaser of a single-family or multiple-family residence. A dock is a landing
42 and moorage facility for watercraft and does not include recreational decks,
43 storage facilities or other appurtenances. This exception applies if the fair
44 market value of the dock does not exceed:

- 1 a. Twenty-two thousand five hundred dollars (\$22,500) for docks that are
2 constructed to replace existing docks, are of equal or lesser square
3 footage than the existing dock being replaced; or
- 4 b. Eleven thousand two hundred (\$11,200) dollars for all other docks
5 constructed in fresh waters.
- 6 c. However, if subsequent construction occurs within five years of
7 completion of the prior construction, and the combined fair market
8 value of the subsequent and prior construction exceeds the amount
9 specified above, the subsequent construction shall be considered a
10 substantial development for the purpose of this chapter.
- 11 7. Operation, maintenance, or construction of canals, waterways, drains,
12 reservoirs, or other facilities that now exist or are hereafter created or
13 developed as a part of an irrigation system, or similar facilities existing on
14 September 8, 1975, including return flow and artificially stored ground water
15 from the irrigation of lands.
- 16 8. The marking of property lines or corners on state-owned lands, when such
17 marking does not significantly interfere with normal public use of the surface
18 of the water.
- 19 9. Operation and maintenance of existing and future system of dikes, ditches,
20 drains, or other facilities on irrigable lands where water is being drained from
21 irrigation runoff or shallow groundwater levels artificially recharged through
22 irrigation, and that) are created, developed, or utilized primarily as a part of an
23 agricultural drainage or diking system.
- 24 10. Site exploration and investigation activities that are prerequisite to preparation
25 of an application for development authorization under this chapter, if:
 - 26 a. The activity does not interfere with the normal public use of surface
27 waters;
 - 28 b. The activity will have no significant adverse impact on the
29 environment including but not limited to fish, wildlife, fish or wildlife
30 habitat, water quality, and aesthetic values;
 - 31 c. The activity does not involve the installation of any structure, and
32 upon completion of the activity the vegetation and land configuration
33 of the site are restored to conditions existing before the activity; and
 - 34 d. A private entity seeking development authorization under this section
35 first posts a performance bond or provides other evidence of financial
36 responsibility to the local jurisdiction to ensure that the site is restored
37 to preexisting conditions.
- 38 11. The process of removing or controlling aquatic noxious weeds, as defined in
39 RCW 17.26.020, through the use of an herbicide or other treatment methods
40 applicable to weed control published by the Departments of Agriculture or
41 Ecology jointly with other state agencies under RCW 43.21C.

- 1 12. A public or private project that is designed to improve fish or wildlife habitat
2 or fish passage, consistent with RCW 90.58.147 and RCW 77.55.181.
- 3 13. Other than conversions to non-forest land use, forest practices regulated under
4 RCW 76.09 are not subject to additional regulations under the Act or this
5 Program (90.58.030(2)(d)(ii)).
- 6 14. The external or internal retrofitting of an existing structure with the exclusive
7 purpose of compliance with the Americans with Disabilities Act of 1990 (42
8 U.S.C. Sec. 12101 et seq.) or to otherwise provide physical access to the
9 structure by individuals with disabilities.

10 **17.82.780 Duration of Permits**

- 11 A. The duration of permits shall be consistent with WAC 173-27-090.

12 **17.82.790 Initiation of Development**

- 13 A. Each permit for a Substantial Development, Shoreline Conditional Use or Shoreline
14 Variance, issued by local government shall contain a provision that construction
15 pursuant to the permit shall not begin and is not authorized until twenty-one (21) days
16 from the date of filing with Ecology as defined in RCW 90.58.140(6) and WAC 173-
17 27-130, or until all review proceedings initiated within twenty-one (21) from the date
18 of filing of the decision. The date of filing for a Substantial Development Permit is
19 the date of actual receipt by the department of Ecology of a local government's final
20 decision on the permit. With regard to a permit for a Shoreline Variance or a
21 Shoreline Conditional Use, date of filing means the date a responsible local
22 government or applicant receives the written decision of Ecology. When a substantial
23 development permit and a conditional use or variance permit are required for a
24 development, the submittal on the permits shall be made concurrently.
- 25 B. Permits for Substantial Development, Shoreline Conditional use, or Shoreline
26 Variance may be in any form prescribed and used by the City including a combined
27 permit application form. Such forms will be supplied by the City.
- 28 C. A permit data sheet shall be submitted to Ecology with each shoreline permit. The
29 permit data sheet form shall be consistent with WAC 173-27-990.

30 **17.82.800 Review Process**

- 31 A. After the City's approval of a Shoreline Conditional Use or Variance Permit, the City
32 shall submit the permit to the Department of Ecology for approval, approval with
33 conditions, or denial. Ecology shall render and transmit to the City and the applicant
34 its final decision approving, approving with conditions, or disapproving the permit
35 within thirty days of the date of submittal by the City pursuant to WAC 173-27-110.
- 36 B. The Department of Ecology shall review the complete file submitted by the City on
37 Shoreline Conditional Use or Variance Permits and any other information submitted
38 or available that is relevant to the application. Ecology shall base its determination to
39 approve, approve with conditions or deny a conditional use permit or variance on
40 consistency with the policy and provisions of the SMA and, except as provided in
41 WAC 173-27-210, the criteria in WAC 173-27-160 and 173-27-170.

1 C. The City shall provide timely notification of the Department of Ecology’s final
2 decision to those interested persons having requested notification from local
3 government pursuant to WAC 173-27-130.

4 **17.82.810 Appeals**

5 A. Appeals of Shoreline Permit Decisions. The City of Grand Coulee's decisions on
6 Shoreline permits may be appealed to the following ‘bodies’ in this sequence, as
7 applicable:

- 8 1. The City of Grand Coulee Hearings Examiner or in accordance with GCMC
9 Chapter 11.11 Appeals (For Substantial Development Permits only).
- 10 2. State Shorelines Hearings Board (SHB) in Tumwater.
- 11 3. SHB decisions may be appealed to superior court.
- 12 4. Superior court decisions may be appealed to the Court of Appeals.
- 13 5. Appeals Court decisions may be appealed to the Washington Supreme Court.
- 14 6. Appeals to the SHB and courts are governed by RCW 90.58.180,
15 RCW 43.21B.001, RCW 34.05 Part V, and WAC 461.08.

16 B. All requests for review of any final permit decisions under chapter 90.58 RCW and
17 chapter 173-27 WAC are governed by the procedures established in RCW 90.58.180
18 and chapter 461-08 WAC, the rules of practice and procedure of the shorelines
19 hearings board.

20 **17.82.820 Amendments to Permits**

21 A. A permit revision is required whenever the applicant proposes substantive changes to
22 the design, terms, or conditions of a project from that which is approved in the permit.
23 Changes are substantive if they materially alter the project in a manner that relates to
24 its conformance to the terms and conditions of the permit, the SMP, and/or the
25 policies and provisions of chapter 90.58 RCW. Changes which are not substantive in
26 effect do not require approval of a revision.

27 B. Revisions to permits shall be considered consistent with WAC 173-27-100.

28 **17.82.830 Enforcement**

29 A. The Act provides for a cooperative program between the City of Grand Coulee and
30 the Department of Ecology to implement and enforce the provisions of the Act and
31 this Master Program. This Section provides for a variety of means of enforcement,
32 including civil and criminal penalties, orders to cease and desist, and orders to take
33 corrective action, in accordance with WAC 173-27-270, 173-27-280, 173-27-290,
34 173-27-300 and GCMC 11.13. The enforcement means and penalties provided herein
35 are not exclusive and may be taken or imposed in conjunction with, or in addition to,
36 any other civil enforcement actions and civil penalties, injunctive or declaratory
37 relief, criminal prosecution, actions to recover civil or criminal penalties, or any other
38 action or sanction authorized by this Section, or any other provision of the City of
39 Grand Coulee Code and Land Use Code, or any other provision of state or federal law
40 and regulation.

- 1 B. The Shoreline Administrator, with the assistance of the City's attorney, shall have
2 authority to commence and prosecute any enforcement action authorized by this
3 section. In determining the appropriate enforcement actions to be commenced and
4 prosecuted, the Administrator shall consider the following factors:
- 5 1. The nature of the violation;
- 6 2. The extent of damage or potential future risk to the shoreline environment and
7 its ecological functions or to the public health and safety, caused by or
8 resulting from, whether directly or indirectly, the alleged violation;
- 9 3. The existence of knowledge, intent, or malice on behalf of the violator;
- 10 4. The economic benefit or advantage that accrued to the violator(s) as a result
11 of the violation; and
- 12 5. The estimated actions and costs of providing adequate mitigation, restoration,
13 rehabilitation, or enhancement, to repair or minimize any substantial adverse
14 impacts upon the shoreline environment and its ecological functions, or the
15 public health and safety.
- 16 C. The Shoreline Administrator may commence and prosecute enforcement action
17 jointly with the Department of Ecology. Pursuant to WAC Chapter 173-27, the
18 Department of Ecology may initiate and prosecute enforcement action separate from
19 the Shoreline Administrator.

20 **17.82.840 Cumulative Effects of Shoreline Developments**

- 21 A. The City will periodically evaluate the effectiveness of the Shoreline Master Program
22 update for achieving no net loss of shoreline ecological functions with respect to
23 shoreline permitting and exemptions. At the end of 2015 and at the end of every other
24 year thereafter the Shoreline Administrator shall prepare a report of shoreline
25 development permits, conditional permits and variances including the exempt use
26 activity approvals and the locations and effects of each, by type and classifications.
27 The report should include activities involving development, conservation, restoration,
28 mitigation, and enforcement. It should summarize the net change of developments
29 (including new development, decommissioning of structures and protected areas)
30 using indicators such as linear length of stabilization and flood hazard structures,
31 number of overwater structures (piers, docks etc.), road length within shoreline,
32 number of water body road crossings, number of levees/dikes, acres of impervious
33 surface areas, acres of vegetation, acres of permanently protected areas or areas with
34 limited development. Compliance and enforcement activity will also be tracked.
- 35 B. The Shoreline Administrator will, to the extent feasible, coordinate with other
36 departments of the City or as adjacent jurisdictions, to assess cumulative effects of
37 shoreline development.

1 **17.82.850 Amendments to Shoreline Master Program**

2 A. Amendments to the Program shall be processed as legislative decisions pursuant to
3 WAC 173-26-110 as mentioned in this subsection. A complete submittal shall include
4 two copies of the following, where applicable:

- 5 1. Documentation (i.e., signed resolution or ordinance) that the proposal has
6 been approved by the local government.
- 7 2. If the proposal includes text amending a master program document of record,
8 it shall be submitted in a form that can replace or be easily incorporated within
9 the existing document.
- 10 3. Amended text shall show strikeouts for deleted text and underlining for new
11 text, clearly identifying the proposed changes. At the discretion of the
12 department, strikeouts and underlined text may not be required provided the
13 new or deleted portions of the master program are clearly identifiable.
- 14 4. Amended environment designation map(s), showing both existing and
15 proposed designations, together with corresponding boundaries described in
16 text for each change of environment. All proposals for changes in
17 environment designation and redesignation shall provide written justification
18 for such based on existing development patterns, the biophysical capabilities
19 and limitations of the shoreline being considered, and the goals and
20 aspirations of the local citizenry as reflected in the locally adopted
21 comprehensive land use plan.
- 22 5. A summary of proposed amendments together with explanatory text
23 indicating the scope and intent of the proposal, staff reports, records of the
24 hearing, and/or other materials which document the necessity for the proposed
25 changes to the master program.
- 26 6. Evidence of compliance with chapter 43.21C RCW, the State Environmental
27 Policy Act, specific to the proposal.
- 28 7. Evidence of compliance with the public notice and consultation requirements
29 of WAC 173-26-100.
- 30 8. Copies of all public, agency, and tribal comments received, including a record
31 of names and addresses of interested parties involved in the local government
32 review process or, where no comments have been received, a comment to that
33 effect.
- 34 9. A copy of the master program submittal checklist completed in accordance
35 with WAC 173-26-201 (2)(f) and (3)(a) and (h).
- 36 10. For comprehensive master program updates, copies of the inventory and
37 characterization, use analysis, restoration plan and cumulative impacts
38 analysis.

39 B. Any locally approved amendments to the SMP will not become effective until
40 approved by the State Department of Ecology.

1 **17.82.860 Definitions**

2 A. Definitions

3 1. “Act” means the Washington State Shoreline Management Act, chapter 90.58
4 RCW.

5 2. “Adjacent,” for purposes of applying Article V – Critical Areas, means
6 immediately adjoining (in contact with the boundary of the influence area) or
7 within a distance less than that needed to separate activities from critical areas
8 to ensure protection of the functions and values of the critical areas. Adjacent
9 shall mean any activity or development located:

10 a. On-site immediately adjoining a critical area; or

11 b. A distance equal to or less than the required critical area buffer width
12 and building setback.

13 3. “Adoption by rule” means an official action by the department to make a local
14 government shoreline master program effective through rule consistent with
15 the requirements of the Administrative Procedure Act, chapter 34.05 RCW,
16 thereby incorporating the adopted shoreline master program or amendment
17 into the state master program.

18 4. “Agency consultation” means consultation with state or federal agencies,
19 including but not limited to those listed below, for the intended purposes.
20 “Agency consultation” does not mean “Endangered Species Section 7
21 Consultation.”

22 a. Washington Department of Fish and Wildlife and/or the U. S. Fish and
23 Wildlife Service for the purpose of making a preliminary
24 determination regarding the presence of priority habitats and species
25 and the potential impacts of a development proposal on such habitats
26 and species.

27 b. The Washington State Department of Natural Resources Natural
28 Heritage Program for the purpose of making a preliminary
29 determination regarding impacts of a development proposal on rare or
30 sensitive plant and animal species associated with wetlands and
31 aquatic ecosystems.

32 c. The Washington State Department of Ecology for the purpose of
33 making a preliminary determination regarding impacts of a
34 development proposal on wetlands and aquatic ecosystems.

35 d. The Washington State Department of Ecology for the purpose of
36 making a preliminary determination regarding impacts of a
37 development on groundwater resources and aquifer recharge areas.

38 e. The Washington State Department of Natural Resources Division of
39 Geology and Earth Science for the purpose of making a preliminary
40 determination regarding geologically hazardous areas, especially
41 earthquakes and seismic activity.

- 1 f. The Natural Resource Conservation Service for the purpose of making
2 a preliminary determination regarding geologically hazardous areas as
3 they pertain to slope, soil type, other soil characteristics, and other
4 erosive properties of soils.
- 5 5. “Alteration,” for purposes of applying Article V – Critical Areas, means any
6 human-induced change in an existing condition of a critical area or its buffer.
7 Alterations include, but are not limited to: grading, filling, dredging,
8 channelizing, clearing (vegetation), applying pesticides, discharging waste,
9 construction, compaction, excavation, modifying for stormwater management,
10 relocating, or other activities that change the existing landform, vegetation,
11 hydrology, wildlife, or habitat value, of critical areas.
- 12 6. “Amendment” means a revision, update, addition, deletion, and/or
13 reenactment to an existing shoreline master program.
- 14 7. “Applicant” means a person who files an application for a permit under this
15 SMP and who is either the owner of the land on which that proposed activity
16 would be located, a contract purchaser, or the authorized agent of such a
17 person.
- 18 8. “Approval” means an official action by a local government legislative body
19 agreeing to submit a proposed shoreline master program or amendments to the
20 Department of Ecology for review and official action pursuant to this chapter;
21 or an official action by the Department of Ecology to make a local
22 government shoreline master program effective, thereby incorporating the
23 approved shoreline master program or amendment into the state master
24 program.
- 25 9. “Aquaculture” means the culture or farming of fish, shellfish, or other aquatic
26 plants and animals.
- 27 10. “Aquifer recharge area” means an area that, due to the presence of certain
28 soils, geology, and surface water, acts to recharge ground water by
29 percolation.
- 30 11. “Assessed value” means assessed valuation shall be as established by the
31 County assessor’s office, unless otherwise provided by a market appraisal
32 institute (MAI) appraisal.
- 33 12. “Associated wetlands” are those wetlands which are in proximity to, and
34 either influence or are influenced by, a stream subject to the Act.
- 35 13. “Average grade level” means the average of the natural or existing topography
36 of the portion of the lot, parcel, or tract of real property which will be directly
37 under the proposed building or structure: In the case of structures to be built
38 over water, average grade level shall be the elevation of the ordinary high
39 water mark. Calculation of the average grade level shall be made by averaging
40 the ground elevations at the midpoint of all exterior walls of the proposed
41 building or structure.

- 1 14. “Base flood” means a flood having a one percent chance of being equaled or
2 exceeded in any given year. Also referred to as the “100-year flood.”
3 Designated on flood insurance rate maps with the letters A or V.
- 4 15. “Base flood elevation” means the water surface elevation of the base flood.
5 “Basement” means any area of a building having its floor subgrade (below
6 ground level) on all sides.
- 7 16. “Best management practices” (BMPs) means conservation practices or
8 systems of practice and management measures that:
- 9 a. Control soil loss and reduce water quality degradation caused by high
10 concentrations of nutrients, animal waste, toxics, and sediment;
- 11 b. Minimize adverse impacts on surface water and ground water flow,
12 circulation patterns, and the chemical, physical, and biological
13 characteristics of wetlands;
- 14 c. Protect trees and vegetation designated to be retained during and
15 following site construction; and
- 16 d. Provides standards for proper use of chemical herbicides within
17 critical areas.
- 18 17. “Boating facilities” includes boat launches and upland boat storage, marinas
19 and other boat moorage structures or uses.
- 20 18. “Breakwater” means an offshore structure whose primary purpose is to protect
21 harbors, moorages, and navigation activity from wave and wind action by
22 creating stillwater areas along shore. A secondary purpose is to protect
23 shorelines from wave caused erosion. Breakwaters are generally built parallel
24 to shore, and may or may not be connected to land, and may be floating or
25 stationary.
- 26 19. “Buffer” means the zone contiguous with a critical area that is required for the
27 continued maintenance, function, and structural stability of the critical area.
- 28 20. “City” means the City of Grand Coulee.
- 29 21. “Clearing” means the cutting, killing, grubbing, or removing of vegetation or
30 other organic material by physical, mechanical, chemical, or any other similar
31 means.
- 32 22. “Community access” means a shoreline access available to a group or
33 community (e.g., homeowners association) which may not be accessible to
34 general public.
- 35 23. “Conservation Easement” - means a reservation or encumbrance on particular
36 piece of real property that precludes building improvement(s) intended for
37 human habitation or other structures or activities that would frustrate the
38 primary purpose of the easement as a buffer.
- 39 24. “Compensation project” means actions specifically designed to replace
40 project-induced critical area and buffer losses. Compensation project design

- 1 elements may include, but are not limited to, land acquisition, planning,
2 construction plans, monitoring, and contingency actions.
- 3 25. “Compensatory mitigation” means types of mitigation used to replace project-
4 induced critical area and buffer losses or impacts.
- 5 26. “Critical aquifer recharge area (CARA)” means areas designated by WAC
6 365-190-080(2) that are determined to have critical recharging effect on
7 aquifers used for potable water as defined by WAC 365-190-030(2).
- 8 27. “Critical facility” means a facility for which even a slight chance of impact
9 from a hazard event might be too great. Critical facilities include, but are not
10 limited to, schools, nursing homes, hospitals, police, fire and emergency
11 installations, and installations that produce, use, or store hazardous materials
12 or hazardous waste.
- 13 28. "Critical areas" include the following areas and ecosystems: aquifer recharge
14 areas (i.e., areas with a critical recharging effect on aquifers used for potable
15 water); fish and wildlife habitat conservation areas; frequently flooded areas;
16 geologically hazardous areas; and wetlands.
- 17 29. “Crown” means the area of a tree containing leaf- or needle-bearing branches.
- 18 30. “Cultural and historic resources” means buildings, sites and areas having
19 archaeological, historical, cultural or scientific value or significance.
- 20 31. “Data Maps” means that series of maps maintained by the Town of Hartline
21 for the purpose of graphically depicting the boundaries of resource lands and
22 critical areas.
- 23 32. “Developable area” means a site or portion of a site that may be utilized as the
24 location of development, in accordance with the rules of this SMP.
- 25 33. “Development” means a use consisting of the construction or exterior
26 alteration of structures; dredging; drilling; dumping; filling; removal of any
27 sand, gravel, or minerals; bulk heading; driving of piling; placing of
28 obstructions; or any project of a permanent or temporary nature which
29 interferes with the normal public use of the surface of the waters overlying
30 lands subject to the act at any stage of water level. “Development” does not
31 include dismantling or removing structures if there is no other associated
32 development or re-development.
- 33 34. “Development Application” means an application tendered under the
34 provision of subdivision and zoning ordinances for a conditional use permit,
35 rezone, or planned development, or an application submitted pursuant to the
36 subdivision and zoning ordinance for a preliminary major subdivision or short
37 plat.
- 38 35. “Development permit” means any permit issued by the City of Grand Coulee,
39 or other authorized agency, for construction, land use, or the alteration of land.
- 40 36. “DSH” means the diameter at standard height; the diameter of the trunk
41 measured 54 inches (4.5 feet) above grade.

- 1 37. “Ecological functions” or “shoreline functions” means the work performed or
2 role played by the physical, chemical, and biological processes that contribute
3 to the maintenance of the aquatic and terrestrial environments that constitute
4 the shoreline’s natural ecosystem.
- 5 38. “Ecology” means the Washington State Department of Ecology.
- 6 39. “Ecosystem-wide processes” means the suite of naturally occurring physical
7 and geologic processes of erosion, transport, and deposition; and specific
8 chemical processes that shape landforms within a specific shoreline ecosystem
9 and determine both the types of habitat and the associated ecological
10 functions.
- 11 40. “Erosion” means the process by which soil particles are mobilized and
12 transported by natural agents such as wind, rain, frost action, or stream flow.
- 13 41. “Erosion hazard area” means those areas that, because of natural
14 characteristics including vegetative cover, soil texture, slope gradient, and
15 rainfall patterns, or human-induced changes to such characteristics, are
16 vulnerable to erosion.
- 17 42. “Feasible” means, for the purpose of this chapter, that an action, such as a
18 development project, mitigation, or preservation requirement, meets all of the
19 following conditions: (a) The action can be accomplished with technologies
20 and methods that have been used in the past in similar circumstances, or
21 studies or tests have demonstrated in similar circumstances that such
22 approaches are currently available and likely to achieve the intended results;
23 (b) The action provides a reasonable likelihood of achieving its intended
24 purpose; and (c) The action does not physically preclude achieving the
25 project's primary intended legal use. In cases where these guidelines require
26 certain actions unless they are infeasible, the burden of proving infeasibility is
27 on the applicant. In determining an action's infeasibility, the reviewing agency
28 may weigh the action's relative public costs and public benefits, considered in
29 the short- and long-term time frames.
- 30 43. “FEMA – Federal Emergency Management Agency” means the agency that
31 oversees the administration of the National Flood Insurance Program (44
32 CFR).
- 33 44. “Fill” means the addition of soil, sand, rock, gravel, sediment, earth retaining
34 structure, or other material to an area waterward of the OHWM, in wetlands,
35 or on shorelands in a manner that raises the elevation or creates dry land.
- 36 45. “Fish and wildlife habitat conservation areas” means areas necessary for
37 maintaining species in suitable habitats within their natural geographic
38 distribution so that isolated subpopulations are not created as designated by
39 WAC 365-190-130. These areas include:
- 40 a. Federally designated endangered, threatened, and sensitive species.
41 Areas with which federally designated endangered, threatened and
42 sensitive species have a primary association. Federally designated
43 endangered and threatened species are those fish and wildlife species

- 1 identified by the U.S. Fish and Wildlife Service and the National
2 Marine Fisheries Service that are in danger of extinction or threatened
3 to become endangered. The U.S. Fish and Wildlife Service and the
4 National Marine Fisheries Service should be consulted for current
5 listing status.
- 6 b. State designated endangered, threatened, and sensitive species. Areas
7 with which state designated endangered, threatened, and sensitive
8 species have a primary association.
- 9 c. State designated endangered, threatened, and sensitive species are
10 those fish and wildlife species native to the state of Washington
11 identified by the Washington Department of Fish and Wildlife, that are
12 in danger of extinction, threatened to become endangered, vulnerable,
13 or declining and are likely to become endangered or threatened in a
14 significant portion of their range within the state without cooperative
15 management or removal of threats. State designated endangered,
16 threatened, and sensitive species are periodically recorded in WAC
17 232-12-014 (state endangered species) and WAC 232-12-011 (state
18 threatened and sensitive species). The state Department of Fish and
19 Wildlife maintains the most current listing and should be consulted for
20 current listing status.
- 21 d. State Priority Habitats and Areas Associated With State Priority
22 Species. Priority habitats and species are considered to be priorities for
23 conservation and management. Priority species require protective
24 measures for their perpetuation due to their population status,
25 sensitivity to habitat alteration, and/or recreational, commercial, or
26 tribal importance. Priority habitats are those habitat types or elements
27 with unique or significant value to a diverse assemblage of species. A
28 priority habitat may consist of a unique vegetation type or dominant
29 plant species, a described successional stage, or a specific structural
30 element. Priority habitats and species are identified by the state
31 Department of Fish and Wildlife.
- 32 e. Habitats and Species of Local Importance. Habitats and species of
33 local importance are those identified by the city, including but not
34 limited to those habitats and species that, due to their population status
35 or sensitivity to habitat manipulation, warrant protection. Habitats may
36 include a seasonal range or habitat element with which a species has a
37 primary association, and which, if altered, may reduce the likelihood
38 that the species will maintain and reproduce over the long-term.
- 39 f. All areas within the city meeting the definition of one or more critical
40 areas defined above are hereby designated critical areas and are subject
41 to the provisions of the SMP.
- 42 46. "Flood event" means any rise in the surface elevation of a water body to a
43 level that causes the inundation or submersion of areas normally above the
44 Ordinary High Water Mark.

- 1 47. “Flood” or “flooding” mean a general and temporary condition of partial or
2 complete inundation of normally dry land areas from the overflow of inland
3 waters and/or the unusual and rapid accumulation of runoff or surface waters
4 from any source.
- 5 48. “Flood hazard area” means any area subject to inundation by the base flood or
6 risk from channel migration including, but not limited to, an aquatic area,
7 wetland, or closed depression.
- 8 49. “Flood insurance rate map (FIRM)” means the official map on which the
9 Federal Insurance and Mitigation Administration has delineated both the areas
10 of special flood hazard and the risk premium zones (44 CFR Part 59).
- 11 50. “Flood insurance study” means the official report provided by the Federal
12 Insurance and Mitigation Administration that includes the flood profiles, the
13 FIRM, and the water surface elevation of the base flood (44 CFR Part 59).
- 14 51. “Flood protection elevation” means an elevation that is one foot or more
15 above the base flood elevation.
- 16 52. “Flood plain” is synonymous with the one hundred-year floodplain and means
17 that land area susceptible to inundation with a one percent chance of being
18 equaled or exceeded in any given year. The limit of this area shall be based
19 upon flood ordinance regulation maps or a reasonable method which meets
20 the objectives of the act.
- 21 53. “Floodproofing” means adaptations that ensure a structure is substantially
22 resistant to the passage of water below the flood protection elevation and
23 resists hydrostatic and hydrodynamic loads and effects of buoyancy.
- 24 54. “Floodway” means the area, as identified in a master program, that either: (i)
25 Has been established in federal emergency management agency flood
26 insurance rate maps or floodway maps; or (ii) consists of those portions of a
27 river valley lying stream ward from the outer limits of a watercourse upon
28 which flood waters are carried during periods of flooding that occur with
29 reasonable regularity, although not necessarily annually, said floodway being
30 identified, under normal condition, by changes in surface soil conditions or
31 changes in types or quality of vegetative ground cover condition, topography,
32 or other indicators of flooding that occurs with reasonable regularity, although
33 not necessarily annually. Regardless of the method used to identify the
34 floodway, the floodway shall not include those lands that can reasonably be
35 expected to be protected from flood waters by flood control devices
36 maintained by or maintained under license from the federal government, the
37 state, or a political subdivision of the state.
- 38 55. “Floodway dependent structure,” for purposes of applying Article V – Critical
39 Areas, means structures such as, but not limited to, dams, levees and pump
40 stations, stream bank stabilization, and related recreational structures, bridge
41 piers and abutments, and fisheries enhancement or stream restoration projects.
- 42 56. “Formation” means an assemblage of earth materials grouped together into a
43 unit that is convenient for description or mapping.

- 1 57. “Formation, confining” means the relatively impermeable formation
2 immediately overlaying a confined aquifer.
- 3 58. “Frequently flooded areas” means lands in the floodplain subject to a one
4 percent or greater chance of flooding in any given year and those lands that
5 provide important flood storage, conveyance, and attenuation functions, as
6 determined by the Shoreline Administrator, in accordance with WAC 365-
7 190-080(3). Classifications of frequently flooded areas include, at a minimum,
8 the 100-year floodplain designations of the Federal Emergency Management
9 Agency (FEMA) and National Flood Insurance Protection (NFIP).
- 10 59. “Functions” and “values,” for purposes of applying Article V – Critical Areas,
11 mean the beneficial roles served by critical areas, including, but not limited to,
12 water quality protection and enhancement, fish and wildlife habitat, food
13 chain support, conveyance and attenuation, ground water recharge and
14 discharge, erosion control, and recreation. “Functions” and “values” may be
15 considered independently, with functions being measured indicators such as
16 water quality, hydrologic functions, and habitat functions and values being
17 nonmeasured indicators such as local importance, potential qualities, or
18 recreational benefits.
- 19 60. “Geologically hazardous areas” means areas susceptible to erosion, sliding,
20 earthquake, or other geological events. They pose a threat to the health and
21 safety of citizens when incompatible commercial, residential, or industrial
22 development is sited in areas of significant hazard.
- 23 61. “Geotechnical report” or “geotechnical analysis” means a scientific study or
24 evaluation conducted by a qualified expert that includes a description of the
25 ground and surface hydrology and geology, the affected land form and its
26 susceptibility to mass wasting, erosion, and other geologic hazards or
27 processes, conclusions and recommendations regarding the effect of the
28 proposed development on geologic conditions, the adequacy of the site to be
29 developed, the impacts of the proposed development, alternative approaches
30 to the proposed development, and measures to mitigate potential site-specific
31 and cumulative geological and hydrological impacts of the proposed
32 development, including the potential adverse impacts on adjacent and down-
33 current properties. Geotechnical reports shall conform to accepted technical
34 standards and must be prepared by qualified professional engineers or
35 geologists who have professional expertise about the regional and local
36 shoreline geology and processes.
- 37 62. “Grading” means the movement or redistribution of the soil, sand, rock,
38 gravel, sediment, or other material on a site in a manner that alters the natural
39 contour of the land.
- 40 63. “Groin” means a barrier type of structure extending from the stream bank into
41 a waterbody for the purpose of the protection of a shoreline and adjacent
42 uplands by influencing the movement of water or deposition of materials.
- 43 64. “Ground cover” means all types of vegetation other than trees.

- 1 65. “Guidelines” means those standards adopted by the department to implement
2 the policy of chapter 90.58 RCW for regulation of use of the shorelines of the
3 state prior to adoption of master programs. Such standards shall also provide
4 criteria for local governments and the department in developing and amending
5 master programs.
- 6 66. “Hazard areas” means areas designated as geologically hazardous areas due to
7 potential for erosion, landslide, seismic activity, mine collapse, or other
8 geologically hazardous conditions, including steep slopes.
- 9 67. “Hazard tree” means any tree with any significant structural defect, disease,
10 extreme size, or combinations of these which make it subject to failure, as
11 determined by the Shoreline Administrator or her/his designee.
- 12 68. “Hazardous substance(s)” means:
- 13 a. A hazardous substance as defined by Section 101(14) of the
14 Comprehensive Environmental Response, Compensation, and Liability
15 Act (CERCLA); any substance designated pursuant to Section
16 311(b)(2)(A) of the Clean Water Act (CWA); any hazardous waste
17 having the characteristics identified under or listed pursuant to Section
18 3001 of the Solid Waste Disposal Act (but not including any waste the
19 regulation of which under the Solid Waste Disposal Act has been
20 suspended by Act of Congress); any toxic pollutant listed under
21 Section 307(a) of the CWA; or any imminently hazardous chemical
22 substance or mixture with respect to which the United States
23 Environmental Protection Agency has taken action pursuant to Section
24 7 of the Toxic Substances Control Act; and
- 25 b. Hazardous substances that include any liquid, solid, gas, or sludge,
26 including any material, substance, product, commodity, or waste,
27 regardless of quantity, that exhibits any of the physical, chemical, or
28 biological properties described in WAC 173-303-090 or 173-303-100.
- 29 69. “High-intensity land use” means land uses consisting of commercial, urban,
30 industrial, institutional, retail, residential with more than one unit per acre,
31 agricultural (dairies, nurseries, raising and harvesting crops, requiring annual
32 tilling, raising and maintaining animals), high-intensity recreation (golf
33 courses, ball fields), and hobby farms.
- 34 70. “Heavy equipment” means such construction machinery as backhoes, treaded
35 tractors, dump trucks, and front-end loaders.
- 36 71. “Hydraulic project approval (HPA)” means a permit issued by the state of
37 Washington’s Department of Fish and Wildlife for modification to waters of
38 the state in accordance with Chapter 77.55 RCW.
- 39 72. “Impervious surface area” means any non-vertical surface artificially covered
40 or hardened so as to prevent or impede the percolation of water into the soil
41 mantle including, but not limited to, roof tops, swimming pools, paved or
42 graveled roads and walkways or parking areas, and excluding landscaping and
43 surface water retention/detention facilities.

- 1 73. “Invasive, non-native vegetation species” means the plants listed for Eastern
2 Washington in Washington State Noxious Weed Board Publication # 820-
3 264E (N/6/09), or the latest version of this document.
- 4 74. “Isolated wetland” means those wetlands and their buffers that are outside of
5 the following critical areas and their buffers, where applicable: lake, river,
6 stream, or wetland. Isolated wetlands have no contiguous hydric soil or
7 hydrophytic vegetation between the wetland and any surface water.
- 8 75. “Landslide” means episodic down slope movement of a mass of soil or rock
9 that includes, but is not limited to, rock falls, slumps, mudflows, and earth
10 flows.
- 11 76. “Landslide hazard areas” means areas that are potentially subject to risk of
12 mass movement due to a combination of geologic, topographic, and
13 hydrologic factors.
- 14 77. “Low-intensity land use” includes, but is not limited to, forestry and open
15 space (such as passive recreation and natural resources preservation).
- 16 78. “May” means the action is acceptable, provided it conforms to the provisions
17 of this chapter.
- 18 79. “Mine Hazard Area” - areas underlain by, adjacent to, or affected by, mine
19 workings such as adits, gangways, tunnels, drifts or air shafts.
- 20 80. “Minor utility project” means the placement of a utility pole, street sign,
21 anchor, vault, or other small component of a utility facility, where the
22 disturbance of an area is less than 75 square feet.
- 23 81. “Mitigation sequencing” means the process of avoiding, reducing, or
24 compensating for the adverse environmental impact(s) of a proposal,
25 including the following actions, listed in the order of preference, a. being the
26 most preferred:
- 27 a. avoiding the adverse impact altogether by not taking a certain action or
28 parts of an action;
- 29 b. minimizing adverse impacts by limiting the degree or magnitude of the
30 action and its implementation by using appropriate technology or by
31 taking affirmative steps to avoid or reduce impacts;
- 32 c. rectifying the adverse impact by repairing, rehabilitating, or restoring
33 the affected environment;
- 34 d. reducing or eliminating the adverse impact over time by preservation
35 and maintenance operations during the life of the action;
- 36 e. compensating for the adverse impact by replacing, enhancing, or
37 providing substitute resources or environments; and
- 38 f. monitoring the adverse impact and the compensation projects and
39 taking appropriate corrective measures.

- 1 82. “Moderate-intensity land use” includes, but is not limited to, residential at a
2 density of one unit per acre or less, moderate intensity open space (parks),
3 agriculture (moderate intensity land uses such as orchards and hay fields).
- 4 83. “Monitoring” means the collection of data by various methods for the purpose
5 of understanding natural systems and features, evaluating the impact of
6 development proposals on such systems, and/or assessing the performance of
7 mitigation measures imposed as conditions of development.
- 8 84. “Must” means a mandate; the action is required.
- 9 85. “Native growth protection easement (NGPE)” means an easement granted to
10 the City of Grand Coulee for the protection of native vegetation within a
11 critical area or its associated buffer.
- 12 86. “Native vegetation” means plant species that are indigenous to the region.
- 13 87. “Nonconforming development” or “nonconforming structure” means an
14 existing structure that was lawfully constructed at the time it was built but is
15 no longer fully consistent with present regulations such as setbacks, buffers or
16 yards; area; bulk; height or density standards due to subsequent changes to the
17 master program.
- 18 88. “Nonconforming lot” means a lot that met dimensional requirements of the
19 applicable master program at the time of its establishment but now contains
20 less than the required width, depth or area due to subsequent changes to the
21 master program.
- 22 89. “Nonconforming use” means an existing shoreline use that was lawfully
23 established prior to the effective date of the act or the applicable master
24 program, but which does not conform to present use regulations due to
25 subsequent changes to the master program.
- 26 90. “New construction” means structures for which the start of construction
27 commenced on or after the effective date of the ordinance codified in this
28 SMP.
- 29 91. “Non-water-oriented uses” means those uses that are not water-dependent,
30 water-related, or water-enjoyment.
- 31 92. “Normal maintenance” means those usual acts that are necessary to prevent a
32 property’s decline, lapse, or cessation from a lawfully established condition.
- 33 93. “Normal repair” means to restore a structure or development to a state
34 comparable to its original condition including, but not limited to, its size,
35 shape, configuration, location and external appearance, within a reasonable
36 period after decay or partial destruction, except where repair causes
37 substantial adverse impacts on shoreline resources or environment.
38 Replacement of a structure or development may be authorized as repair where
39 such replacement is the common method of repair for the type of structure or
40 development, and the replacement structure or development is comparable to
41 the original structure or development including, but not limited to, its size,
42 shape, configuration, location and external appearance and the replacement

- 1 does not cause substantial adverse impacts on shoreline resources or
2 environment.
- 3 94. “Ordinary high water mark (OHWM)” means that mark that will be found by
4 examining the bed and banks and ascertaining where the presence and action
5 of waters are so common and usual, and so long continued in all ordinary
6 years, as to mark upon the soil a character distinct from that of the abutting
7 upland, in respect to vegetation as that condition exists on June 1, 1971, as it
8 may naturally change or change through hydrology thereafter, or as it may
9 change thereafter in accordance with permits issued by a local government or
10 the department. Where the OHWM cannot be found, it shall be the line of
11 mean high water.
- 12 95. “Practical alternative” means an alternative that is available and capable of
13 being carried out after taking into consideration cost, existing technology, and
14 logistics in light of overall project purposes, and having less impact on critical
15 areas.
- 16 96. “Primitive trail” means unimproved, unpaved, but physically defined pathway
17 for non-motorized movement.
- 18 97. “Priority habitat” means a habitat type with unique or significant value to one
19 or more species. An area classified and mapped as priority habitat must have
20 one or more of the following attributes: comparatively high fish or wildlife
21 density; comparatively high fish or wildlife species diversity; fish spawning
22 habitat; important wildlife habitat; important fish or wildlife seasonal range;
23 important fish or wildlife movement corridor; rearing and foraging habitat;
24 refugia habitat; limited availability; high vulnerability to habitat alteration;
25 unique or dependent species; or a priority habitat may be described by a
26 unique vegetation type or by a dominant plant species that is of primary
27 importance to fish and wildlife. A priority habitat may also be described by a
28 successional stage (such as, old growth and mature forests). Alternatively, a
29 priority habitat may consist of a specific habitat element (such as caves,
30 snags) of key value to fish and wildlife. A priority habitat may contain priority
31 and/or non-priority fish and wildlife.
- 32 98. “Priority species” means species requiring protective measures and/or
33 management guidelines to ensure their persistence at genetically viable
34 population levels. Priority species are those that meet any of the criteria listed
35 below.
- 36 a. Criterion 1. State-listed or state proposed species. State-listed species
37 are those native fish and wildlife species legally designated as
38 endangered (WAC 232-12-014), threatened (WAC 232-12-011), or
39 sensitive (WAC 232-12-011). State proposed species are those fish and
40 wildlife species that will be reviewed by the department of fish and
41 wildlife (POL-M-6001) for possible listing as endangered, threatened,
42 or sensitive according to the process and criteria defined in WAC 232-
43 12-297.

- 1 b. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include
2 those species or groups of animals susceptible to significant population
3 declines, within a specific area or statewide, by virtue of their
4 inclination to congregate.
- 5 c. Criterion 3. Species of recreational, commercial, and/or tribal
6 importance. Native and nonnative fish, shellfish, and wildlife species
7 of recreational or commercial importance and recognized species used
8 for tribal ceremonial and subsistence purposes that are vulnerable to
9 habitat loss or degradation.
- 10 d. Criterion 4. Species listed under the federal Endangered Species Act as
11 either proposed, threatened or endangered.
- 12 99. “Provisions” means policies, regulations, standards, guideline criteria or
13 environment designations.
- 14 100. “Public Access” means both physical and visual access. Public access
15 includes the ability of the general public to reach, touch, and enjoy the water's
16 edge, to travel on the waters of the state, and to view the water and the
17 shoreline from adjacent locations. Examples are listed below:
 - 18 a. Visual Access. Visual public access may consist of view corridors,
19 viewpoints, or other means of visual approach to public waters.
 - 20 b. Physical Access. Physical public access may consist of a dedication of
21 land or easement and a physical improvement in the form of a
22 walkway, trail, bikeway, park, canoe and kayak hand launch site, or
23 other area serving as a means of physical approach to public waters.
- 24 101. “Public agency” means every Town, City, state, or federal office, every
25 officer, every institution, whether educational, correctional, or other, and
26 every department, division, board, and commission that provides services or
27 recommendations to the public or other such agencies.
- 28 102. “Qualified professional” means a person with experience and training in the
29 pertinent discipline, and who is a qualified expert with expertise appropriate
30 for the relevant critical area or shoreline subject. A qualified professional must
31 have obtained a B.S., B.A. or equivalent degree or certification in biology,
32 engineering, environmental studies, fisheries, geomorphology, landscape
33 architecture, forestry or related field, and two years of related work
34 experience.
 - 35 a. A qualified professional for wildlife, habitats or wetlands must have a
36 degree in biology, zoology, ecology, fisheries, or related field, and
37 professional experience in Washington State.
 - 38 b. A qualified professional for a geological hazard must be a professional
39 engineer or geologist, licensed in the state of Washington.
 - 40 c. A qualified professional for critical aquifer recharge areas means a
41 hydrogeologist, geologist, engineer, or other scientist with experience
42 in preparing hydrogeologic assessments.

- 1 d. A qualified professional for vegetation management must be a
2 registered landscape architect, certified arborist, biologist, or
3 professional forester with a corresponding degree or certification.
- 4 e. A qualified archaeologist must be a person qualified for addressing
5 cultural and historical resources protection and preservation, with a
6 degree in archaeology, anthropology, history, classics or other
7 germane disciplines with a specialization in archaeology and/or
8 historic preservation and with a minimum of two years' experience in
9 preparing cultural resource site assessments reports.
- 10 103. "Recreational development" means the modification of the natural or existing
11 environment to accommodate commercial and public facilities designed and
12 used to provide recreational opportunities to the public. Commercial
13 recreational development should be consistent with commercial development
14 defined herein.
- 15 104. "Recreational vehicle" means a vehicle designed primarily for recreational
16 camping, travel, or seasonal use that has its own mode of power or is mounted
17 on or towed by another vehicle, including, but not limited, to travel trailers,
18 folding camping trailer, truck camper, motor home, , and multi-use vehicles.
- 19 105. "Residential development" entails one or more buildings, structures, lots,
20 parcels or portions thereof that are designed, used or intended to be used as a
21 place of abode for human beings. These include single-family residences,
22 residential subdivisions, short residential subdivisions, attached dwellings, and
23 all accessory uses or structures normally associated with residential uses.
24 Accessory residential uses include, but are not limited to, garages, sheds,
25 tennis courts, swimming pools, parking areas, fences, cabanas, saunas and
26 guest cottages. Hotels, motels, dormitories or any other type of overnight or
27 transient housing are excluded from the residential category and must be
28 considered commercial uses depending on project characteristics.
- 29 106. "Restore," "Restoration" or "ecological restoration" means the re-
30 establishment or upgrading of impaired natural or enhanced ecological
31 shoreline processes or functions. This may be accomplished through measures
32 including but not limited to re-vegetation, removal of intrusive shoreline
33 structures and removal or treatment of toxic materials. Restoration does not
34 imply a requirement for returning the shoreline area to aboriginal or pre-
35 European settlement conditions.
- 36 107. "Riparian habitat" means areas adjacent to aquatic systems with flowing water
37 that contains elements of both aquatic and terrestrial ecosystems that mutually
38 influence each other.
- 39 108. "Salmonid" means a member of the fish family Salmonidae.
- 40 109. "Section 404 Permit" means a permit issued by the Army Corp of Engineers
41 for the placement of dredge or fill material waterward of the OHWM or
42 clearing in waters of the United States, including wetlands, in accordance with
43 33 United States Code (USC) Section 1344.

- 1 110. “Seismic hazard areas” means areas that are subject to severe risk of damage
2 as a result of earthquake-induced ground shaking, slope failure, settlement, or
3 soil liquefaction.
- 4 111. “Shall” means a mandate; the action must be done.
- 5 112. “Shoreline areas” and “shoreline jurisdiction” means all “shorelines of the
6 state” and “shorelands” as defined in RCW 90.58.030.
- 7 113. “Shoreline master program” or “master program” means the comprehensive
8 use plan for a described area, and the use regulations together with maps,
9 diagrams, charts, or other descriptive material and text, a statement of desired
10 goals, and standards developed in accordance with the policies enunciated in
11 RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a
12 shoreline master program for a City or City approved under chapter 90.58
13 RCW shall be considered an element of the City or City’s comprehensive
14 plan. All other portions of the shoreline master program for a City or City
15 adopted under chapter 90.58 RCW, including use regulations, shall be
16 considered a part of the City or City’s development regulations.
- 17 114. “Shoreline modifications” means those actions that modify the physical
18 configuration or qualities of the shoreline area, usually through the
19 construction of a physical element such as a dike, weir, dredged basin, fill,
20 bulkhead, or other shoreline structure. They can include other actions, such as
21 clearing, grading, or application of chemicals.
- 22 115. “Shoreline stabilization” means actions taken to address erosion impacts to
23 property and dwellings, businesses, or structures caused by natural processes,
24 such as current, wind, or wave action. These actions include structural and
25 nonstructural methods. Nonstructural methods include building setbacks,
26 relocation of the structure to be protected, ground water management,
27 planning and regulatory measures to avoid the need for structural stabilization.
- 28 116. “Should” means that the particular action is required unless there is a
29 demonstrated, compelling reason, based on policy of the Shoreline
30 Management Act and this chapter, against taking the action.
- 31 117. “Significant vegetation removal” means the removal or alteration of trees,
32 shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical
33 means, or other activity that causes significant ecological impacts on functions
34 provided by such vegetation. The removal of invasive or noxious weeds does
35 not constitute significant vegetation removal. Tree pruning, not including tree
36 topping, where it does not affect ecological functions, does not constitute
37 significant vegetation removal.
- 38 118. “Snag” means the remaining trunk of a dying, diseased, or dangerous tree that
39 is reduced in height and stripped of all live branches.
- 40 119. “Species and habitats of local importance” means those species that may not
41 be endangered, threatened, or critical from a state-wide perspective, but are of
42 local concern due to their population status, sensitivity to habitat
43 manipulation, or other educational, cultural, or historic attributes. These

- 1 species may be priority habits, priority species, and those habitats and species
2 identified in the critical areas code as having local importance (e.g., elk).
- 3 120. “Species, threatened and endangered” means those native species that are
4 listed by the State Department of Fish and Wildlife pursuant to RCW
5 77.12.070 as threatened (WAC 232-12-011) or endangered (WAC 232-12-
6 014), or that are listed as threatened or endangered under the federal
7 Endangered Species Act (16 U.S.C. 1533).
- 8 121. “Start of construction” means and includes substantial improvement, and
9 means the date the building permit was issued, provided the actual start of
10 construction, repair, reconstruction, placement, or other improvement was
11 within 180 days of the permit issuance date. For cumulative tracking, the
12 permit may extend beyond the specified time frame to the time of permit
13 completion. The actual start means either the first placement of permanent
14 construction of a structure on a site, such as the pouring of slab or footings,
15 the installation of piles, the construction of columns, or any work beyond the
16 stage of excavation, or the placement of a manufactured home on a
17 foundation. Permanent construction does not include land preparation, such as
18 clearing, grading, and filling, nor does it include the installation of streets
19 and/or walkways, nor does it include excavation for a basement, footings,
20 piers, or foundation or the erection of temporary forms, nor does it include the
21 installation on the property of accessory buildings, such as garages or sheds
22 not occupied as dwelling units or not part of the main structure. For a
23 substantial improvement, the actual start of construction means the first
24 alteration of any wall, ceiling, floor, or other structural part of a building,
25 whether or not that alteration affects the external dimensions of the building.
- 26 122. “Steep slopes” means those slopes (excluding City-approved geotechnical
27 engineered slopes) 40 percent or steeper within a vertical elevation change of
28 at least 10 feet. A slope is defined by establishing its toe and top and is
29 measured by averaging the inclination over at least 10 feet of vertical relief.
- 30 123. “Stream” means any portion of a channel, bed, bank, or bottom waterward of
31 the ordinary high water line of waters of the state, including areas in which
32 fish may spawn, reside, or pass, and tributary waters with defined bed or
33 banks, which influence the quality of fish habitat downstream. This includes
34 watercourses which flow on an intermittent basis or which fluctuate in level
35 during the year and applies to the entire bed of such watercourse whether or
36 not the water is at peak level. This definition does not include irrigation
37 ditches, canals, storm water run-off devices, or other entirely artificial
38 watercourses, except where they exist in a natural watercourse that has been
39 altered by humans.
- 40 124. “Structure” means a permanent or temporary edifice or building, or any piece
41 of work artificially built or composed of parts joined together in some definite
42 manner, whether installed on, above, or below the surface of the ground or
43 water.

- 1 125. “Substantial damage” means damage of any origin sustained by a structure
2 whereby the cost of restoring the structure to its before-damaged condition
3 would equal or exceed 50 percent of the assessed value of the structure before
4 the damage occurred.
- 5 126. “Substantial improvement” means any repair, reconstruction, rehabilitation,
6 addition, or improvement of a building or structure, the cost of which exceeds
7 50 percent of the assessed value of the structure before the improvement or
8 repair is started. This term includes structures that have incurred “substantial
9 damage,” regardless of the actual repair work performed. The term can
10 exclude:
- 11 a. Any project for improvement of a structure to comply with existing
12 state or local health, sanitary, or safety code specifications that have
13 been identified by the local code enforcement or building official and
14 are the minimum necessary to ensure safe living conditions; or
- 15 b. Any alteration of a historic structure; provided, that the alteration will
16 not preclude the structure’s continued designation as a historic
17 structure.
- 18 127. “Substantially degrade” means to cause significant ecological impact.
- 19 128. “Topping” means the severing of main trunks or stems of vegetation at any
20 place above 25 percent of the vegetation height.
- 21 129. “Transportation facilities” are those structures and developments that provide
22 for the movement of people, goods and services. These include roads and
23 highways, railroad facilities, bridges, parking facilities, bicycle paths, trails
24 and other related facilities.
- 25 130. “Tree removal” means the removal of a tree, through either direct or indirect
26 actions, including but not limited to: (a) clearing, damaging or poisoning
27 resulting in an unhealthy or dead tree; (b) removal of at least half of the live
28 crown; or (c) damage to roots or trunk that is likely to destroy the tree’s
29 structural integrity.
- 30 131. “Trees” means any living woody plant characterized by one main stem or
31 trunk and many branches and having a diameter of four inches or more
32 measured 24 inches above ground level.
- 33 132. “Unavoidable” means adverse impacts that remain after all appropriate and
34 practicable avoidance and minimization have been achieved.
- 35 133. “Urban Growth” means activities that make intensive use of land for the
36 location of building, structures, and impermeable surfaces to such a degree as
37 to be incompatible with the primary use of such land for the production of
38 food, other agricultural products, or fiber, or the extraction of mineral
39 resources.
- 40 134. “Urban Growth, characterized by” means lands having urban growth on it, or
41 to land located in relationship to an area with urban growth on it as to be
42 appropriate for urban growth; or any and all incorporated areas.

- 1 135. “Utility” means a service and/or facility that produces, transmits, carries,
2 stores, processes, or disposes of electrical power, gas, potable water,
3 stormwater, communications (including, but not limited to, telephone and
4 cable), sewage, oil, and the like.
- 5 136. “Vegetation” means plant life growing below, at, and above the soil surface.
- 6 137. “Vegetation alteration” means any clearing, grading, cutting, topping,
7 limbing, or pruning of vegetation.
- 8 138. “Water-dependent use” means a use or portion of a use which cannot exist in a
9 location that is not adjacent to the water and which is dependent on the water
10 by reason of the intrinsic nature of its operations.
- 11 139. “Water-enjoyment use” means a recreational use or other use that facilitates
12 public access to the shoreline as a primary characteristic of the use; or a use
13 that provides for recreational use or aesthetic enjoyment of the shoreline for a
14 substantial number of people as a general characteristic of the use and which
15 through location, design, and operation ensures the public's ability to enjoy the
16 physical and aesthetic qualities of the shoreline. In order to qualify as a water-
17 enjoyment use, the use must be open to the general public and the shoreline-
18 oriented space within the project must be devoted to the specific aspects of the
19 use that fosters shoreline enjoyment.
- 20 140. “Water-oriented use” means a use that is water-dependent, water-related, or
21 water-enjoyment, or a combination of such uses.
- 22 141. “Water quality” means the physical characteristics of water within shoreline
23 jurisdiction, including water quantity, hydrological, physical, chemical,
24 aesthetic, recreation-related, and biological characteristics. Where used in this
25 chapter, the term "water quantity" refers only to development and uses
26 regulated under this chapter and affecting water quantity, such as
27 impermeable surfaces and storm water handling practices. Water quantity, for
28 purposes of this chapter, does not mean the withdrawal of ground water or
29 diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.
- 30 142. “Water-related use” means a use or portion of a use which is not intrinsically
31 dependent on a waterfront location but whose economic viability is dependent
32 upon a waterfront location because:
- 33 a. The use has a functional requirement for a waterfront location such as
34 the arrival or shipment of materials by water or the need for large
35 quantities of water; or
- 36 b. The use provides a necessary service supportive of the water-
37 dependent uses and the proximity of the use to its customers makes its
38 services less expensive and/or more convenient.
- 39 143. “Water resources inventory area (WRIA)” means one of 62 watersheds in the
40 state of Washington, each composed of the drainage areas of a stream or
41 streams, as established in Chapter 173-500 WAC as it existed on January 1,
42 1997.

- 1 144. “WDFW” means the Washington Department of Fish and Wildlife.
- 2 145. “Weir” means a structure generally built perpendicular to the shoreline for the
- 3 purpose of diverting water or trapping sediment or other moving objects
- 4 transported by water.
- 5 146. “Wetlands” are areas that are inundated or saturated by surface or ground
- 6 water at a frequency and duration sufficient to support, and that under normal
- 7 circumstances do support, a prevalence of vegetation typically adapted for life
- 8 in saturated soil conditions. Wetlands generally include swamps, marshes,
- 9 bogs and similar areas. Wetlands do not include those artificial wetlands
- 10 intentionally created from nonwetland sites, including, but not limited to,
- 11 irrigation and drainage ditches, grass-lined swales, canals, detention facilities,
- 12 wastewater treatment facilities, farm ponds, and landscape amenities, or those
- 13 wetlands created after July 1, 1990, that were unintentionally created as a
- 14 result of the construction of a road, street, or highway. Wetlands may include
- 15 those artificial wetlands intentionally created from nonwetland areas to
- 16 mitigate the conversion of wetlands.

17 **17.82.870 Shoreline Environment Designation Map**

