Shoreline Master Program

Skamania County

November 2020

Skamania County, Washington
Shoreline Master Program

Prepared for

Skamania County, Washington

November 2020

Prepared by

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SKAMANIA COUNTY
SHORELINE MASTER PROGRAM

TABLE OF CONTENTS

SECTION		PAGE
CHAPTER 1	INTRODUCTION	1
1.1	Title	1
1.2	Adoption Authority	1
1.3	Purpose of the Shoreline Master Program	1
1.4	Shoreline Jurisdiction	1
	1.4.1 Shoreline Management Act Jurisdiction Definition	1
	1.4.2 Applicable Shoreline Jurisdiction in Skamania County	2
1.5	Shoreline Master Program Applicability to Development	2
1.6	Relationship to Other Plans and Regulations	3
1.7	Liberal Construction	4
1.8	Effective Date	4
1.9	Organization of this Shoreline Master Program	4
CHAPTER 2	ADMINISTRATIVE PROVISIONS	5
2.1	Purpose and Applicability	5
2.2	Shoreline Administrator	5
2.3	Exceptions to Local Review and Permitting	7
2.4	Permit Application Requirements	7
2.5	Permit Process	9
2.6	Substantial Development Permits and Letters of Exemptions	11
2.7	Variances	14
2.8	Conditional Use Permit	15
2.9	Nonconforming Use and Development	17
	2.9.1 Nonconforming Structures	17
	2.9.2 Nonconforming Uses	18
2.10	Permit Revisions	18
2.11	Appeals	18
2.12	Enforcement and Penalties	19
2.13	Shoreline Master Program Periodic Review	19
2.14	Amendments to the Shoreline Master Program	19
2.15	Severability	19
2.16	Conflict of Provisions	19
CHAPTER 3	GOALS AND GENERAL PROVISIONS	20
3.1	Introduction	20
3.2	Goals of the Shoreline Master Program	20
3.3	Archaeological, Cultural, and Historic Resources	22
	3.3.1 Applicability	22

3.3.2 Policies 22
3.3.3 Regulations 22
3.4 Critical Areas 24
3.4.1 Applicability 24
3.4.2 Policies 24
3.4.3 General Critical Area Regulations 26
3.4.4 General Mitigation Requirements for All Critical Areas 32
3.4.5 General Critical Area Report Requirements 37
3.4.6 Wetlands 41
3.4.7 Critical Aquifer Recharge Areas 49
3.4.8 Fish and Wildlife Habitat Conservation Areas 54
3.4.9 Frequently Flooded Areas and Channel Migration Zones 58
3.4.10 Geologically Hazardous Areas 61
3.5 Environmental Protection and No Net Loss 65
3.6 Public Access 66
3.6.1 Applicability 66
3.6.2 Policies 67
3.6.3 Regulations 68
3.7 Shoreline Vegetation Conservation 70
3.7.1 Applicability 70
3.7.2 Policies 71
3.7.3 Regulations 71
3.8 Water Quality, Water Quantity, and Non-Point Source Pollution 76
3.8.1 Applicability 76
3.8.2 Policies 76
3.8.3 Regulations 76
3.9 Shorelines of Statewide Significance 77
3.9.1 Applicability 77
3.9.2 Policies 78
3.9.3 Regulations 78
3.10 Economic Development 79
3.10.1 Applicability 79
3.10.2 Policies 80
CHAPTER 4 SHORELINE ENVIRONMENT DESIGNATION PROVISIONS 81
4.1 Introduction 81
4.2 Environment Designations 81
4.2.1 Boundary Interpretation 81
4.2.2 Undesignated Areas 81
4.2.3 Aquatic Environment 82
4.2.4 Natural Environment 82
4.2.5 Rural Conservancy Environment 84
4.2.6 Shoreline Residential Environment 86
4.2.7 High Intensity Environment 87
CHAPTER 5 SPECIFIC SHORELINE USE REGULATIONS 88
5.1 Introduction 88
5.2 General Provisions 88
5.3 Shoreline Use Policies and Provisions 90
5.3.1 Agriculture 93
5.3.2 Aquaculture 94

5.3.3 Boating Facilities and Overwater Structures 96
5.3.4 Commercial Uses 107
5.3.5 Forest Practices 108
5.3.6 Industrial and Port Uses 111
5.3.7 Institutional Uses 113
5.3.8 Instream Structures 115
5.3.9 Mining 116
5.3.10 Recreational Uses 119
5.3.11 Residential Development 121
5.3.12 Transportation and Parking Facilities 124
5.3.13 Utilities 126

CHAPTER 6 SHORELINE MODIFICATION PROVISIONS 129
6.1 General Provisions for Shoreline Modifications 129
6.2 Shoreline Modifications Table 129
6.3 Specific Shoreline Modification Provisions 130
6.3.1 Shoreline Stabilization 130
6.3.2 Fills 135
6.3.3 Breakwaters, Jetties, Groins, and Weirs 136
6.3.4 Dredging and Dredge Material Disposal 137
6.3.5 Shoreline Enhancement and Restoration 140

CHAPTER 7 DEFINITIONS 142

LIST OF TABLES

Table 3-1. Measures to Minimize Impacts to Critical Areas 30
Table 3-2. Buffers Required to Protect Habitat Functions in Category I and II Wetlands 42
Table 3-3. Buffers Required to Protect Habitat Functions in Category III Wetlands 42
Table 3-4. Buffers Required to Protect Habitat Functions in Category IV Wetlands[1] 43
Table 3-5. Land Use Intensity Matrix[1] 43
Table 3-6. Standard Wetland Mitigation Ratios 48
Table 3-7. FWHCA Riparian Buffer Standards. 54
Table 3-8: Mitigation for Vegetation Removal within Shoreline Jurisdiction 72
Table 5-1. Shoreline Use and Standards 90
Table 6-1. Shoreline Modifications 130

LIST OF APPENDICES

Appendix A – Shoreline Environment Designation Maps
Appendix B – List of Shoreline Waterbodies
Appendix C – Cascade Mountain Range Divide in Skamania County

ACRONYMS AND ABBREVIATIONS

BMP	best management practice
CARA	critical aquifer recharge area
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
County	Skamania County
CRGNSA	Columbia River Gorge National Scenic Area
DAHP	Washington Department of Archaeology and Historic Preservation
DBH	diameter at breast height
DNR	Washington State Department of Natural Resources
Ecology	Washington State Department of Ecology
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FWHCA	fish and wildlife habitat conservation areas
Guidelines	Shoreline Master Program guidelines
HPA	Hydraulic Project Approval
JARPA	Joint Aquatic Resources Permit Application
LWD	large woody debris
OHWM	ordinary high water mark
RCW	Revised Code of Washington
RD	Riverfront District
SCC	Skamania County Code
SEPA	State Environmental Policy Act
SMA	Shoreline Management Act of 1971
SMP	Shoreline Master Program
SCUP	Shoreline conditional use permit
SSDP	Shoreline substantial development permit
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFS	U.S. Forest Service
USGS	U.S. Geological Survey
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife
WHPA	Wellhead Protection Areas
WRIA	Water Resource Inventory Area

SKAMANIA COUNTY
SHORELINE MASTER PROGRAM

CHAPTER 1 INTRODUCTION

1.1 Title

This document shall be known and may be cited as the Skamania County Shoreline Master Program (SMP).

1.2 Adoption Authority

This SMP is adopted under the authority granted by the Shoreline Management Act (SMA) of 1971 embodied in the Revised Code of Washington (RCW) Chapter 90.58, and is adopted in compliance with the Shoreline Master Program guidelines contained in Washington Administrative Code (WAC) 173-26 as may be hereafter amended.

1.3 Purpose of the Shoreline Master Program

The purpose of this SMP is:

1. To guide the future use and development of Skamania County's shorelines in accordance with local goals and objectives and in compliance with the requirements of the SMA.

2. To ensure that use and development under the SMP will result in no net loss of ecological functions.

3. To provide for the preservation and enhancement of shoreline ecological resources as part of coordinated planning for new use and development in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest.

4. To provide a fair and equitable process for applicants and the public to review and comment on development proposals within Skamania County's shorelines

1.4 Shoreline Jurisdiction

1.4.1 Shoreline Management Act Jurisdiction Definition

As defined by the SMA, "shorelines of the state" include certain waterbodies plus their associated "shorelands." At a minimum, the waterbodies designated as "shorelines" in Skamania County are streams and rivers whose mean annual flow is 20 cubic feet per second or greater and lakes of 20 acres or larger. Streams and rivers with mean annual flow of 200 cubic feet per second or greater (east of the Cascade Range) or 1,000 cubic feet per second or greater (west of the Cascade Range), and lakes of 1,000 acres or larger are designated as "shorelines of statewide significance." Collectively, shoreline jurisdiction includes these waters, the lands underlying them, all shorelands extending

landward a minimum of 200 feet in all directions, as measured on a horizontal plane from the ordinary high water mark (OHWM); floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams and lakes which are subject to the provisions of this chapter. Such associated wetlands may extend beyond the minimum distance. The County's shoreline jurisdiction does not include optional areas of 100-year floodplain, or buffers for critical areas.

The extent of the shoreline jurisdiction shall be determined for specific project proposals based on the actual location of the OHWM, floodway, and the presence and delineated boundary of associated wetlands as may be determined on a site-by-site basis based on adopted definitions and technical criteria.

1.4.2 Applicable Shoreline Jurisdiction in Skamania County

Skamania County includes a number of waterbodies which are regulated by this SMP, including the following shorelines of statewide significance: Swift Reservoir, Spirit Lake, Columbia River, White Salmon River, Little White Salmon River, Wind River, Lewis River, Lava Creek, and Trout Lake Creek. In addition, there are many other smaller streams, lakes, and associated wetlands, which are within shoreline jurisdiction of this SMP as depicted on the Shoreline Environment Designation maps in Appendix A to this SMP. Table B-1 in Appendix B provides an alphabetic listing of the names of all waterbodies within shoreline jurisdiction in Skamania County and the upstream latitude and longitude where jurisdiction begins. For those streams and rivers partly within shoreline jurisdiction, jurisdiction starts from an upstream point where the mean annual flow is 20 cubic feet per second and continues downstream from that point. In addition, shoreline jurisdiction also includes the associated wetlands of these waterbodies. Unnamed lakes can be found by locating the hydrologic unit code (HUC) on the Shoreline Environment Designation maps in Appendix A.

1. The approximate shoreline jurisdictional area and the Shoreline Environment Designations are delineated on a series of maps, hereby incorporated as a part of this SMP that shall be known as the Shoreline Environment Designation Maps (see Appendix A).

2. The boundaries of the shoreline jurisdiction on the maps are approximate. The actual extent of shoreline jurisdiction shall be based upon an on-site inspection and the definitions provided in accordance with sections 1.4.1 and 1.4.2 of this SMP, Chapter 7, and in accordance with RCW 90.58.030.

1.5 Shoreline Master Program Applicability to Development

The SMP shall apply to all land and waters under the jurisdiction of Skamania County as identified in sections 1.4.1 and 1.4.2 above. If the provisions of the SMP conflict with other applicable local ordinances, policies, and regulations, the requirement that most supports the provisions of the SMA as stated in RCW 90.58.020 and that provide the

greatest protection of shoreline ecological resources shall apply, as determined by the Shoreline Administrator.

This SMP shall apply to every person, individual, firm, partnership, association, organization, corporation, local or state governmental agency, public or municipal corporation, or other non-federal entity that develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the SMA. This SMP applies within the external boundaries of federally-owned lands (including but not limited to, private inholdings in a national forest or national wildlife refuge). The SMP shall not apply to:

1. Federal agency activities on federal lands;

2. Lands held in trust by the United States for Indian Nations, tribes or individuals, nor affect any rights established by treaty to which the United States is a party, pursuant to RCW 90.58.350;

3. Projects consistent with an Environmental Excellence Program agreement pursuant to RCW 90.58.045; or

4. Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to RCW 80.50.

Please see section 2.6 below for more information on when a permit is required. Regardless of their exempt status, exempt uses or activities that do not require a shoreline substantial development permit must continue to demonstrate compliance with the policies and regulations contained in the SMP in accordance with WAC 173-27-040(1)(b) and be authorized by a letter of exemption, as applicable. The SMP applies to all shoreline uses, development, and activities proposed within shoreline jurisdiction.

1.6 Relationship to Other Plans and Regulations

In addition to obtaining authority to undertake use, development, or activities in accordance with the SMP, applicants must also comply with all applicable federal, state, or local statutes or regulations. These may include, but are not limited to, a Section 404 Permit by the U.S. Army Corps of Engineers (USACE), Section 401 Permit by the Washington Department of Ecology (Ecology), Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW), and State Environmental Policy Act (SEPA) approval (RCW Chapter 43.21 and WAC Chapter 197-11). Skamania County's Code also applies, including Title 16 "Environment," Title 21 "Zoning," Title 21A "Critical Areas," Title 22 "Columbia River Gorge National Scenic Area," and Title 15 "Buildings and Construction," and all other applicable code provisions. Applicants must also comply with the Skamania County Comprehensive Plan and any applicable subarea plan. Along the Swift Reservoir, lands within the 10-foot contour above the OHWM are also subject to the provisions of the Lewis River Hydroelectric Projects Shoreline Management Plan. In addition, affected tribes within Skamania County have

treaty rights. Evaluation of treaty rights is conducted by state and federal permitting agencies as part of obtaining other permits (e.g., USACE Section 404 permits) outside of the shoreline permitting process outlined in this SMP.

The County's Shoreline Administrator or designee should inform applicants for shoreline development of all applicable regulations to the best of the Shoreline Administrator's knowledge, provided that the final responsibility for complying with all statutes and regulations shall rest with the applicant.

1.7 Liberal Construction

As provided for in RCW 90.58.900, Liberal Construction, the SMA is exempted from the rule of strict construction; the SMA and this SMP shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the SMA and this SMP were enacted and adopted.

1.8 Effective Date

This SMP and all amendments thereto shall take effect 14 days from the date of the Ecology's written notice of final action (RCW 90.58.090(7)), and shall apply to new applications submitted on or after that date and to applications that have not been determined to be fully complete by that date.

1.9 Organization of this Shoreline Master Program

This SMP is divided into seven chapters:

Chapter 1: Introduction – Provides general background information on the purpose of the SMP and explains shoreline jurisdiction, the SMP's applicability to development and actions within the shoreline, and the organization of the document.

Chapter 2: Administrative Provisions – Provides a system by which shoreline permits, including substantial development, conditional use, and variance, as well as letters of exemption, are considered.

Chapter 3: Goals and General Provisions – Articulates the goals and policies of the SMP that establish the foundation for all other portions of the SMP. In addition, this chapter contains general provisions which are policies and regulations that apply to all shoreline use and development regardless of its location or the Shoreline Environment Designation in which it is located. Topics addressed in this chapter include archaeological and historic resources, critical areas, public access, vegetation conservation, water quality, shorelines of statewide significance, and economic development.

Chapter 4: Shoreline Environment Designation Provisions – Defines the environmental designations of all the shorelines of the state in the County's jurisdiction. Designation criteria and management policies and regulations specific to the six

designated shoreline environments (Aquatic, Natural, Rural Conservancy, Shoreline Residential, and High Intensity) are detailed in this chapter.

Chapter 5: Specific Shoreline Use Provisions – Details the policies and regulations applicable to specific shoreline use categories such as, but not limited to, aquaculture, commercial, industrial, boating facilities and overwater structures, residential, recreation, transportation, and utilities, based on the Shoreline Environment Designation in which the use is proposed to locate.

Chapter 6: Shoreline Modification Provisions – Details the policies and regulations applicable to activities that modify the physical configuration or qualities of the land-water interface, including dredging, excavation, fill, restoration, and stabilization.

Chapter 7: Definitions - Provides definitions for words and terms used in the SMP.

CHAPTER 2 ADMINISTRATIVE PROVISIONS

2.1 Purpose and Applicability

This Chapter establishes an administrative system assigning responsibilities for implementation of the SMP and shoreline permit review, prescribing an orderly process by which to review proposals and permit applications, and ensuring that all persons affected by this SMP are treated in a fair and equitable manner. All proposed shoreline uses, activities, and development, including those that do not require a shoreline permit or a building permit must conform to the SMA and to the policies and regulations of this SMP. Where inconsistencies or conflicts with the Skamania County Code (SCC), this section shall prevail.

2.2 Shoreline Administrator

1. The Community Development Department Director herein referred to as the "Shoreline Administrator," or that person's designee, is hereby vested with:

    a. Overall responsibility for administering this SMP in compliance with the SMA.

    b. Authority to grant letters of exemption from the requirement for shoreline substantial development permits in accordance with the policies and provisions of this SMP.

    c. Authority to make recommendations to the Hearing Examiner on shoreline substantial development (SSDP), shoreline conditional use (SCUP), and shoreline variance permits.

2. The duties and responsibilities of the Shoreline Administrator or designee shall include:

    a. Preparing and using forms deemed essential for the administration of this SMP.

b. Advising interested citizens and applicants of the goals, policies, regulations, and procedures of this SMP.

c. Making administrative decisions and interpretations of the policies and regulations of this SMP and the SMA in consultation with Ecology.

d. Collecting applicable fees, as established by the Skamania County Board of County Commissioners.

e. Determining that all applications and necessary information and materials are submitted and are complete.

f. Conducting field inspections, as necessary.

g. Reviewing, insofar as possible, all provided and related information deemed necessary for review of SMP decisions.

h. Determining if a letter of exemption, shoreline substantial development permit, conditional use permit or shoreline variance permit is required.

i. Providing copies of permit applications to relevant staff and agencies for review and comment.

j. Conducting a thorough review and analysis of applications for letters of exemption, shoreline substantial development (SSDPs), conditional use permits (SCUPs) and variances; reviewing other staff and agency comments; making written findings and conclusions; and approving, approving with conditions, or denying exemptions and applications for shoreline permits and variances.

k. Submitting applications for letters of exemption, substantial development, and conditional use permits and variances and written recommendations and findings on such applications to the Hearing Examiner for consideration.

l. Investigating, developing, and proposing amendments to this SMP as deemed necessary to more effectively and equitably achieve its goals and policies.

m. Submitting shoreline master program amendment applications and written recommendations and findings on such to the Planning Commission and Board of County Commissioners.

n. Assuring that proper notice is given to appropriate persons and the public for all permit comment periods and hearings, consistent with WAC 173-27-110, and SCC section 21.16.090.

o. Providing technical and administrative assistance to the County's Hearing Examiner, Planning Commission, and Board of County Commissioners as required for effective and equitable implementation of this SMP and the SMA.

p. Enforcing and seeking remedies for alleged violations of this SMP, the provisions of the SMA and this SMP or of conditions of any approved shoreline permit issued by Skamania County. The Shoreline Administrator may delegate these enforcement duties to a designated representative.

q. Acting as the primary liaison between local and state agencies in the administration of the SMA and this SMP.

r. Forwarding shoreline permits to Ecology for filing or action.

s. Tracking permits through the County's electronic permit system so that the cumulative effects of all project review actions can be periodically evaluated.

2.3 Exceptions to Local Review and Permitting

1. As consistent with WAC 173-27-044, requirements to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

   a. Remedial actions. 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 70.105D, or to Ecology when it conducts a remedial action under RCW 70.105D.

   b. Boatyard improvements to meet NPDES permit requirements. 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.

   c. WSDOT facility maintenance and safety improvements. Pursuant to RCW 90.58.356, Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356 are not required to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other local review.

2.4 Permit Application Requirements

1. Proposals located within shoreline jurisdiction shall submit a Joint Aquatic Resource Permit Application (JARPA) to the County along with the following:

   a. Complete site plan, including parcel boundary, OHWM, a general indication of the character of vegetation found on the site, and dimensions and locations of all existing and proposed structures and improvements.

i. The OHWM may be an approximate location, provided that, for any development where a determination of consistency with the applicable regulations requires a precise location of the OHWM, the mark shall be located precisely with assistance from Ecology and County staff, or a qualified professional, and the biological and hydrological basis for the location shall be included in the development plan. Where the OHWM is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest OHWM of a shoreline.

b. A narrative describing the proposal in detail including how the proposal is consistent with the County's SMP.

c. Identification of all critical areas on the subject property

d. Maps and drawings

e. Project and construction details;

f. Grading plan

g. Proposed mitigation for unavoidable impacts, if necessary

h. Technical assessments prepared by a qualified professional. The County may require the applicant to submit a technical assessment addressing how the proposal incorporates the most current, accurate, and complete scientific or technical information available. The technical assessment shall be adequate for the Shoreline Administrator to evaluate the development proposal and all probable adverse impacts to critical areas regulated by this chapter. If adequate factual information exists to facilitate such evaluation, the Shoreline Administrator may determine that a technical assessment is not necessary. The Shoreline Administrator will advise the applicant of existing technical information that may be pertinent to their property. Technical assessments shall be attached to the development permit application package.

i. Fish and wildlife management plan, if applicable

j. If the proposal will require a shoreline variance permit, the applicant's plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

k. If it is determined that the information presented is not sufficient to adequately evaluate a proposal, the Shoreline Administrator shall notify the applicant that additional studies as specified herein shall be provided.

2. A pre-application meeting for all projects within shoreline is advisable, but not required, and is available upon request. The Shoreline Administrator may waive this requirement if the applicant requests such in writing and demonstrates that the usefulness of a pre-application meeting is minimal.

3. Upon the review of materials submitted by an applicant, the Shoreline Administrator can, at that person's discretion, require peer review to be completed by a consultant chosen by the Shoreline Administrator, at the sole expense of the applicant.

4. The Shoreline Administrator shall review the information on the forms submitted by the applicant, the critical areas maps, and any other resource information available as part of the determination process. Additionally, the Administrator may conduct a site visit to ascertain the characteristics of the subject property and to verify the presence of the critical area.

2.5 Permit Process

1. Unless specifically exempted by statute, all proposed uses and development occurring within shoreline jurisdiction must conform to chapter 90.58 RCW, the SMA and this SMP whether or not a permit is required.

2. Applicants shall apply for SSDPs and SCUPs and shoreline variances on the JARPA available through the City or online.

3. SSDPs and SCUPs and shoreline variances shall be processed according to the procedures in section 2.5. The Hearing Examiner shall review applications for shoreline substantial development permits in an open-record public hearing and issue a County decision on these permits, which shall be filed with the Ecology per WAC 173-27-130.

4. The Hearing Examiner shall review applications for SCUPs and shoreline variances in an open-record public hearing and issue a County decision on these permits and forward the decision along with all submittal items required by WAC 173-27-130 to Ecology. The County shall submit the SCUP or variance to Ecology for the agency's approval, approval with conditions, or denial, as provided in WAC 173-27-200. Ecology shall transmit its final decision to the County and the applicant within 30 calendar days of the date of submittal by the County.

5. A public notice of application shall be issued for all shoreline permit applications as provided for in WAC 173-27-110. The public comment period for the notice of application for a shoreline permit shall be not less than 30 days, per WAC 173-27-1 10(2)(e). The Yakama Nation Department of Natural Resources shall be notified on all shoreline permit applications.

6. The Shoreline Administrator and Hearing Examiner shall base their review, recommendation, and decision (in no order of priority) on (1) the policies and

procedures of the SMA and related WAC sections; (2) this SMP; and (3) written and oral comments from interested persons in a public hearing.

7. Each permit issued by the County shall contain a provision that construction pursuant to the permit shall not begin and is not authorized until 21 days from the date of filing with Ecology, per WAC 173-27-190 or as subsequently amended.

8. Construction, or the use or activity, shall commence within two years after approval of the permits. Authorization to conduct development activities shall terminate within five years after the effective date of a shoreline permit. The Shoreline Administrator may authorize a single extension before the end of either of these time periods, with prior notice to parties of record and Ecology, for up to one year based on reasonable factors. In addition, as permitted by WAC 173-27-090, the County may authorize time limits for the permits different than those specified above as part of action on an SSDP, SCUP, or variance.

9. Permit duration time periods in Item 8 above do not include the time when a use or activity was not actually pursued due to (1) the dependency on administrative appeals or legal actions or (2) the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

10. When permit approval includes conditions, such conditions shall be satisfied prior to occupancy or use of a structure or prior to commencement of a nonstructural activity.

11. The application of this SMP should be consistent with constitutional and other legal limitations on the regulation of private property. The Shoreline Administrator should give adequate consideration to setback averaging, mitigation measures, variances, and other flexibility allowed within the SMP to prevent undue or unreasonable hardships upon property owners.

12. The applicant's proposal is vested under this SMP once a valid and technically complete application for a shoreline substantial development, conditional use, or variance permit has been submitted. Submittal or approval of shoreline permits does not vest applicants for other County permits (e.g., preliminary plat, site plan, etc.).

13. Special procedures for WSDOT projects.

    a. Permit review time for projects on a state highway. Pursuant to RCW 47.01.485, the Legislature established a target of 90 days review time for local governments.

    b. Optional process allowing construction to commence twenty-one days after date of filing. Pursuant to RCW 90.58.140, Washington State Department of

Transportation projects that address significant public safety risks may begin twenty-one days after the date of filing if all components of the project will achieve no net loss of shoreline ecological functions.

14. SSDPs, SCUPs, and variances and letters of exemption may apply to multiple activities, uses, or developments across multiple project sites provided that all applicable requirements of this SMP are met.

15. Permit Filing. After all local permit administrative appeals or reconsideration periods are complete and the permit documents are amended to incorporate any resulting changes, the County will mail the permit using return receipt requested mail to the Department of Ecology regional office and the Office of the Attorney General. The permit and documentation of the final local decision will be mailed together with the complete permit application; a findings and conclusions letter; a permit data form (cover sheet); and applicable SEPA documents, per WAC 173-27-130. "Date of filing" of the County's final decision on SSDPs differs from the date of filing for a SCUP or variance:

    a. In the case of an SSDP, the date of filing is the date the County's decision on the permit is received by Ecology.

    b. In the case of a variance or SCUP, the date of filing means the date Ecology's final decision on the permit is transmitted to the County and applicant.

    c. If both an SSDP and either a SCUP or variance are issued and mailed simultaneously for a single project, the date of filing is the date Ecology transmits its decision on the SCUP or variance to the local government and applicant, per RCW 90.58.140(6).

    Ecology will notify the County and the applicant of the date of filing by telephone or electronic means followed by written communication.

2.6 Substantial Development Permits and Letters of Exemptions

1. Permits Required.

    a. A substantial development shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this SMP unless a SSDP has been obtained and the appeal period has been completed and any appeals have been resolved and/or the applicant has been given permission to proceed by the proper authority.

    b. Any person wishing to undertake substantial development on shorelines of the state shall apply to the Shoreline Administrator for an appropriate shoreline permit or letter of exemption, as applicable.

c. If a development, use or activity cannot comply with the regulations of the SMP, a shoreline variance must be obtained before commencement of development or construction, or beginning the use or activity.

d. Approved SSDPs must comply with the provisions of WAC 173-27-150.

2. Determination of Exemption. The following guidelines shall assist in determining whether or not a development proposal is exempt from the substantial shoreline development permit.

   a. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions in WAC 173-27-040 may be granted exemption from the substantial development permit process.

   b. An exemption from the SSDP process is not an exemption from compliance with the SMA or this SMP, or from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this SMP and the SMA. A development or use that is listed as a conditional use pursuant to this SMP or is an unlisted use, must obtain a conditional use permit in accordance with this SMP even though the development or use does not require a substantial development permit. When a development or use is proposed that does not comply with the bulk, dimensional, and performance standards of this SMP, such development or use can only be authorized by approval of a variance in accordance with the provisions of this chapter.

   c. The burden of proof that a development or use is exempt from the permit process is on the applicant.

   d. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.

3. The County shall prepare a letter of exemption addressed to the applicant and Ecology, whenever a development meets a specific exemption listed in WAC 173-27-040 and the development is subject to a USACE section 10 permit and/or a section 404 permit under the Federal Water Pollution Control Act of 1972. The County's Shoreline Administrator may attach conditions to the letter of exemption for developments and/or uses as necessary to assure consistency of the project with the SMA and this SMP.

4. The same measures used to calculate time periods for shoreline permits as set forth in WAC 173-27-090(4) shall be used for letters of exemption.

5. A notice of decision for shoreline letters of exemption shall be provided to the applicant/proponent and any party of record. Such notices shall also be filed with Ecology, pursuant to the requirements of WAC 173-27-050.

6. At a minimum, applicants for letters of exemption shall provide a letter stating the applicable exemption under WAC 173-27-040, why development proposed by the applicant qualifies as an exemption, and shall include a statement of compliance with applicable sections of the SMP. Information shall be provided that is sufficient for the Shoreline Administrator or designated signatory to determine if the proposal will comply with the requirements of this SMP which, if necessary, may include project site plan graphics, section drawings, or special studies showing how the project meets applicable sections of the SMP.

7. A denial of an exemption shall be in writing and shall identify the reason(s) for the denial. The Shoreline Administrator's decision on a letter of exemption is not subject to administrative appeal.

8. As determined by 2.5.2 above, only the exemptions as fully described and listed in WAC 173-27-040 shall be authorized, as summarized below:

    a. **Low Cost or Value –** when the total cost or fair market value is lower than $7,047, as allowed by WAC 173-27-040(2)(a).

    b. **Normal Maintenance or Repair –** actions to keep existing structures in sound condition and prevent dilapidation, to address damage by accident, fire, or elements, and some replacement in limited situations, as allowed by WAC 173-27-040(2)(b).

    c. **Single Family Bulkhead** - for the sole purpose of protecting an existing single-family residence from loss or damage by erosion, as allowed by WAC 173-27-040(2)(c).

    d. **Emergency Action** - to protect property from damage by the elements due to an unanticipated and imminent threat to public health, safety, or the environment, as allowed by WAC 173-27-040(2)(d).

    e. **Agriculture Operations –** common practices needed for farming, irrigation, and ranching activities, as allowed by WAC 173-27-040(2)(e).

    f. **Navigation Aids** - navigational aids such as channel markers and anchor buoys, as allowed by WAC 173-27-040(2)(f).

    g. **Single-family Home** - a single-family residence, no taller than 35′, with appurtenances for use by the applicant or their family, as allowed by WAC 173-27-040(2)(g).

h. **Residential Dock** - a single-user or community dock for private, noncommercial boating access by the owners or residents of single-family and multiple-family homes, as allowed by WAC 173-27-040(2)(h).

i. **Irrigation Systems** - canals, waterways, drains, reservoirs, or other facilities for the irrigation of lands, as allowed by WAC 173-27-040(2.i).

j. **Marking Property Lines or Corners** - on state-owned lands, as allowed by WAC 173-27-040(2.j).

k. **Agricultural Drainage & Diking** - system of dikes, ditches, drains, or other facilities, as allowed by WAC 173-27-040(2.k).

l. **Site Preparation** - exploration and investigation activities necessary to prepare a permit application, as allowed by WAC 173-27-040(2)(m).

m. **Aquatic Weeds** - removal or control of aquatic noxious weeds, as allowed by WAC 173-27-040(2)(n).

n. **Watershed Restoration** - projects as allowed by WAC 173-27-040(2)(o).

o. **Habitat & Fish Passage** - projects designed to improve fish or wildlife habitat or fish passage, as allowed by WAC 173-27-040(2)(p).

p. **ADA Retrofits** – altering an existing structure to provide physical access by individuals with disabilities, as allowed by WAC 173-27-040(2)(q).

2.7 Variances

1. The purpose of a shoreline variance is strictly limited to granting relief to specific bulk, dimensional, or performance standards set forth in the SMP where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the SMP would impose unnecessary hardship on the applicant or thwart the policies set forth in the SMA.

2. Shoreline variances my not be used to permit a use or development that is specifically prohibited in a shoreline designation.

3. Following an open-record public hearing, the Hearing Examiner shall have the authority to forward a recommendation to Ecology, who makes the final decision. Ecology's decision may be appealed to the state Shoreline Hearings Board per the provisions of section 2.11 of this SMP.

4. To approve a shoreline variance permit the applicant must demonstrate compliance with the following review criteria as listed in WAC 173-27-170:

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

b. That the hardship described in (a) above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the SMP and not, for example, from deed restrictions or the applicant's own actions.

c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and SMP and will not cause adverse impacts to the shoreline environment.

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

e. That the variance requested is the minimum necessary to afford relief.

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

5. Variance permits for development and/or uses that will be located waterward of the OHWM, as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in this SMP, may be authorized provided the applicant can demonstrate all of the following:

   a. That the strict application of the bulk, dimensional, or performance standards set forth in the applicable master program precludes all reasonable use of the property;

   b. That the proposal is consistent with the criteria established under subsection (2)(b) through (f) of this section; and

   c. That the public rights of navigation and use of the shorelines will not be adversely affected.

6. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

2.8 Conditional Use Permit

1. Purpose. The purpose of a conditional use permit is to provide a system within the SMP which allows flexibility in the application of use regulations in a manner

consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by Skamania County or Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the SMA and the SMP. Uses that are specifically prohibited by this SMP may not be authorized with the approval of a conditional use permit.

2. Following an open-record public hearing, the Hearing Examiner shall have the authority to forward a recommendation to Ecology who make the final decision. The Ecology decision may be appealed to the state Shoreline Hearings Board per the provisions of section 2.11 of this SMP.

3. If a development, use or activity is listed as a conditional use by the SMP, it shall not be undertaken within shoreline jurisdiction unless a SCUP has been obtained, the appeal period has been completed, any appeals have been resolved, and/or the applicant has been given permission to proceed by the proper authority.

4. Conditional Use Permits Criteria. Uses which are classified or set forth as conditional uses in the SMP may be authorized, provided the applicant demonstrates that the conditional use criteria listed in WAC 173-27-160 are met.

    a. That the proposed use is consistent with the policies of RCW 90.58.020 and the SMP;

    b. That the proposed use will not interfere with the normal public use of public shorelines;

    c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan, applicable subarea plan, and this SMP;

    d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

    e. That the public interest suffers no substantial detrimental effect.

5. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

6. Other uses which are not classified or set forth in this SMP may be authorized as conditional uses provided the applicant can demonstrate consistency with the

requirements of this section and the requirements for conditional uses contained in the SMP.

7. Uses that are specifically prohibited by the SMP may not be authorized.

2.9 Nonconforming Use and Development

"Nonconforming development" means a shoreline use, or structure that was lawfully constructed at the time it was built, but is no longer consistent with present regulations such as setbacks, buffers or yards; area; bulk; height or density standards due to subsequent changes to the master program. In such cases, the following standards shall apply:

2.9.1 Nonconforming Structures

1. Structures that were legally established and are used for a conforming use, but which are nonconforming with regard to setbacks, buffers, area, bulk, height, or density may be maintained and repaired.

2. Nonconforming structures may be altered, rebuilt, enlarged, or expanded provided the proposed alteration, enlargement, or expansion shall not intrude further into a restricted area such as a setback or critical area buffer, but may expand laterally or away from the restricted area. Structures shall be considered intruding further into a restricted area, if any portion of the altered, enlarged, or expanded structure is located closer to the restricted area than the existing structure. A shoreline variance permit is required for any alteration, enlargement, or expansion that increases the extent of nonconformity by intruding further into a restricted area.

3. A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.

4. A nonconforming structure which is moved any distance must be brought as closely as practicable into conformance with the SMP and the SMA.

5. A structure that is being or has been used for a nonconforming use may be used for a different nonconforming use only upon the approval of a conditional use permit. A conditional use permit may be approved only upon a finding that:

    a. No reasonable alternative conforming use is practical; and

    b. The proposed use will be at least as consistent with the policies and provisions of the SMA and this SMP and as compatible with the uses in the area as the preexisting use.

c. In addition, conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of this SMP and the SMA, and to assure that the use will not become a nuisance or a hazard.

6. If a nonconforming structure is damaged up to 100 percent of its real valuation exclusive of foundations, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within two years of the date the damage occurred.

2.9.2 Nonconforming Uses

1. Uses that were legally established and are nonconforming with regard to the use regulations of the master program may continue as legal nonconforming uses.

2. Non-conforming uses shall not be altered, enlarged, or expanded, except upon approval of a conditional use permit.

3. A use that is listed as a conditional use but existed prior to adoption of the master program or any relevant amendment and for which a conditional use permit has not been obtained shall be considered a nonconforming use.

4. A nonconforming use is that is discontinued for 12 consecutive months or for 12 months during any 2-year period, the nonconforming rights shall expire and any subsequent use shall be conforming unless reestablishment of the use is authorized through a conditional use permit which must be applied for within the 2-year period. Water-dependent uses should not be considered discontinued when they are inactive due to dormancy, or where the use includes phased or rotational operations as part of typical operations.

2.10 Permit Revisions

Revisions to previously approved SSDP, SCUP, and shoreline variances, must comply with the provisions of WAC 173-27-100.

2.11 Appeals

Any person aggrieved by the granting or denying of a Substantial Development Permit, variance, or conditional use permit, the upholding of an exemption appeal, or by the rescinding of a permit pursuant to the provisions of this SMP, may seek review from the State of Washington Shorelines Hearings Board. Such an appeal must be filed as a request for the same within 21 days of the date of filing and by concurrently filing copies of such request with Ecology and the Attorney General's office. The State Hearings Board regulations of RCW 90.58.180 and Chapter 461-08 WAC apply. A copy of such appeal notice shall also be filed promptly with Skamania County.

2.12 Enforcement and Penalties

All provisions of this SMP shall be enforced by the Shoreline Administrator and/or a designated representative. The enforcement procedures and penalties contained in WAC Chapter 173-27 and RCW Chapter 90.58 are hereby incorporated by reference.

2.13 Shoreline Master Program Periodic Review

1. This SMP shall be periodically reviewed and amendments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in state statutes and regulations.

2. The SMP review and amendment process shall be consistent with the requirements of RCW 90.58.080 and WAC 173-26-090 or its successor and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.

2.14 Amendments to the Shoreline Master Program

1. Any of the provisions of this SMP may be amended as provided for in RCW 90.58.120 and .200 and WAC Chapter 173-26.

2. Amendments or revisions to the SMP, as provided by law, do not become effective until approved by Ecology.

2.15 Severability

If any provisions of this SMP, or its application to any person or legal entity or parcel of land or circumstance, are held invalid, the remainder of the SMP, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

2.16 Conflict of Provisions

Should a conflict occur between the provisions of this SMP or between this SMP and the laws, regulations, codes or rules promulgated by any other authority having jurisdiction within the County, the requirement that most supports the purposes and provisions of the SMA, as detailed in RCW 90.58.020 shall apply, as determined by the County, except when constrained by federal or state law.

CHAPTER 3 GOALS AND GENERAL PROVISIONS

3.1 Introduction

The provisions of this section apply generally to all activities in shoreline jurisdiction within Skamania County without regard to environment designation, as appropriate. For example, all sites that contain critical areas or archaeological resources where development is proposed are required to meet the corresponding sections of this chapter. These provisions address certain elements as required by RCW 90.58.100(2) and implement the principles as established in WAC 173-26-186.

3.2 Goals of the Shoreline Master Program

The following goals are intended to reflect the values of Skamania County shoreline constituents in the use and development of the County's shorelines and to provide a framework upon which the regulations of the SMP are based.

1. Economic Development.

    a. Sufficient shoreline areas are reserved for water-oriented commerce and industry, such as active waterfronts and the Co-Ply site west of Stevenson.

    b. Partnerships between property owners and public agencies provide adequate infrastructure to support development of these sites.

    c. Recreational opportunities are optimized and contribute to the economic development of Skamania County.

2. Recreation and Public Access.

    a. Visitor lodging, such as shoreline camping and bed and breakfast facilities, is available in South Skamania County proximate to services.

    b. County parks are upgraded to provide more water-oriented recreational uses, such as rafting, kayaking, fishing, and swimming within shoreline jurisdiction, which contribute to the economic development of the County. Parks prioritized for improvement include Blue Hole County Park and Home Valley Park where non-water oriented uses are minimized or phased-out over time

    c. Existing public access areas and facilities are prioritized for maintenance, renovation, and upgrading before establishing new public access.

    d. BNSF Railway is an active partner in promoting public access to the Columbia River, including new trails along the water, where appropriate.

    e. Gifford Pinchot National Forest is an active partner in promoting public access by maximizing the open season for shoreline trails when appropriate.

f. Police agencies, the County sheriff, and the National Forest work together to provide better safety for public access and shoreline trails.

3. Property rights.

   a. Property rights are protected by applying only necessary regulations to meet 'no net loss and other development requirements. An option for regulatory relief, such as the variance process, is available for those unique situations when compliance would eliminate reasonable use of the property.

4. Water-dependent uses.

   a. The County conducts a feasibility study for placing a marina along the Columbia River.

   b. Boat access and fishing opportunities are optimized, especially on the west end of the County along the Washougal River and at Swift Reservoir.

   c. To expedite maintenance dredging for existing boating facilities, the County works with USACE to consider permit revisions or a programmatic approach for time and cost effectiveness.

5. Cultural, Archaeological and Historic Resources.

   a. Sites containing resources of cultural, archaeological, historic, educational or scientific value or significance are identified, protected, preserved, and restored.

6. Critical Areas.

   a. Critical areas as defined in RCW 36.70A.030 and WAC 365-190-030 (wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and critical aquifer recharge areas) are preserved for the ecological and human functions they perform including water quality, habitat, erosion control, bank stabilization, recreation, and other functions.

   b. Fish and wildlife habitat conservation areas within shoreline jurisdiction, especially those which provide habitat for Endangered Species Act-listed species, are protected and restored over time through a combination of voluntary actions conducted by the County and restoration partners, as well as mandatory actions resulting from development mitigation in accordance with the priorities established in the Skamania County Shoreline Restoration Plan on file with the County.

3.3 Archaeological, Cultural, and Historic Resources

3.3.1 Applicability

It is the intent of this section to preserve cultural, archaeological, educational, scientific, and historic resources from the impacts of development proposed within the shoreline due to the limited and irreplaceable nature of these resources. All sites which contain documented archaeological or historic resources that are either recorded at the state historic preservation office and/or by Skamania County or have been discovered inadvertently during development are subject to the provisions of this section. In addition to complying with the provisions of this chapter, archaeological sites are subject to RCW Chapter 27.44 (Indian graves and records) and RCW Chapter 27.53 (Archaeological sites and records). Developments or uses that may impact archaeological sites are subject to WAC Chapter 25-48.

3.3.2 Policies

1. Archaeological, cultural, and historic resource sites should be protected in collaboration with appropriate tribal, state, federal and local governments. Cooperation among public and private parties is encouraged for the identification, protection and management of cultural resources.

2. Any proposed site development and/or associated site demolition work should be planned and carried out to avoid impacts to archaeological, cultural, and historic resources.

3. Cooperation among involved private and public parties is encouraged to achieve this SMP's archaeological, historical, and cultural element goals and objectives.

4. Owners of property containing previously identified historic, cultural, or archaeological sites are encouraged to coordinate with the County and other appropriate agencies well before permit application. The intent is to allow these parties ample time to assess the site and make arrangements to preserve archaeological, cultural, and historic sites as applicable. These parties include the Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes, the Washington State Department of Archaeology and Historic Preservation (DAHP), and others.

5. If development or demolition is proposed adjacent to an identified historic, cultural, or archaeological site, then the proposed development should be designed and operated to be compatible with continued protection of the historic, cultural, or archaeological site.

3.3.3 Regulations

1. Areas of known archaeological, cultural, and historic resources; site inspections and evaluations; and surveys.

a. When a shoreline use or development is within 500 feet of an area documented to contain, or likely to contain, archaeological, cultural, or historic resources based on input from DAHP, affected tribes, or a prior archaeological report/survey, or based on a state or federal register , the applicant shall provide a site inspection and evaluation report prepared by a professional archaeologist prior to the County's issuance of any shoreline permit or approval, including a shoreline letter of exemption as determined by the County. Work may not begin until the inspection and evaluation have been completed, and the County has issued its permit or approval.

b. When an application for a shoreline permit or letter of exemption is submitted to the County for review, the County shall provide a 14-day notice period to affected tribes and DAHP to allow them to provide documentation regarding the presence of any known archaeological, cultural, or historic resource on the subject site. If such a resource is within 500 feet of the subject site as shown in documentation provided by affected tribes or DAHP, a site inspection and evaluation report shall be completed by a professional archaeologist.

c. An archaeological survey shall be required to be conducted based on the recommendations of an archaeologist contained in the site inspection and evaluation report. Any archaeological survey shall conform to DAHP's survey and reporting standards.

2. Cultural Resources Management Plan. If an archaeological site inspection or evaluation identifies the presence of significant archaeological, cultural, or historic resources that will be impacted by a project and if recommended by an archaeologist, a cultural resource management plan shall be prepared prior to the County's approval of the project. A professional archaeologist and/or historic preservation management professional, as appropriate, shall prepare the cultural resource management plan. Cultural resource management plans at a minimum shall conform to DAHP's current standards. In addition, a permit or other requirement administered by DAHP pursuant to RCW 27.44 and RCW 27.53 may apply. If the archaeologist determines that impacts to an archaeological, cultural, or historic resource can be adequately avoided by establishing a work limit area within which no project work or ground disturbance may occur, then a cultural resources management plan is not required.

3. Inadvertent discovery. If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:

a. All work shall stop immediately.

b. The County, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes shall be notified of the discovery.

c. A stop-work order shall be issued.

d. The shoreline permit shall be temporarily suspended.

e. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.

f. Development activities may resume only upon receipt of County approval.

g. If the discovery includes human skeletal remains, the find must be secured and protected from further disturbance; the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

4. Development actions located in the Columbia River Gorge National Scenic Area (CRGNSA) within shoreline jurisdiction are considered to be compliant with the provisions of this section pertaining to archaeological and historic resources if they demonstrate compliance with SCC Chapters 22.22 and 22.30, as applicable, and do not need to demonstrate compliance with any portion of SMP section 3.3.

3.4 Critical Areas

3.4.1 Applicability

The critical areas regulations in this section shall apply to all use and development activities proposed within critical areas or their buffers located in shoreline jurisdiction. Critical areas include: (1) wetlands, (2) areas with a critical recharging effect on aquifers used for potable water, (3) fish and wildlife habitat conservation areas, (4) frequently flooded areas, and (5) geologically hazardous areas.

3.4.2 Policies

1. Critical areas, as defined by this SMP and consistent with the SMA and RCW 36.70A.170 and 36.70A.050, should be protected to meet no net loss for the functions and values they provide to humans and the environment. Critical area functions include, but are not limited to, water quality, flood hazard reduction, habitat, water supply, and erosion control. Values include, but are not limited to, recreation,

aesthetic enjoyment, prevention of property and habitat damage, and preservation of rural character.

2. Critical freshwater habitats, which are streams, rivers, wetlands, and lakes, their associated channel migration zones (CMZs), and floodplains, should be protected as consistent with WAC 173-26-221(2)(c)(iii). The standard critical area categories in this chapter (i.e., wetlands, geologic hazards, flood hazards, critical aquifer recharge areas, and fish and wildlife habitat conservation areas) are designated and protected by the provisions of this chapter overlap to a large extent with critical freshwater habitats. Protections for critical areas are also protections for critical freshwater habitats. Hydrologic connections between water bodies, watercourses, and associated wetlands should be protected.

3. Consider conservation and protection measures to preserve or enhance resident and anadromous fish during project design and mitigation activities.

4. Use the most current, accurate, and complete scientific or technical information available in the delineation, classification, mitigation, protection, and restoration of critical areas.

5. Promote appropriate human uses of critical areas within shoreline jurisdiction, which further the objectives of the SMA, and which are compatible with the protection of critical areas, such as public access and low-intensity recreational uses.

6. Water-dependent uses, including recreational facilities, piers, and docks and essential public facilities should be permitted in critical freshwater habitat, provided the applicant demonstrates compliance with required mitigation sequencing and no net loss of ecological function.

7. Wetlands provide valuable ecological benefits, including decreased erosion and sedimentation for adjacent streams and rivers, absorption of pollutants, and habitat for rare plant and animal species. Development and uses should be directed away from wetlands and their buffers to preserve these functions and the potential for human enjoyment of these areas, such as wetland viewing and appropriate recreational activities adjacent to wetlands.

8. Critical aquifer recharge areas help protect groundwater quality and quantity for the public water supply and to maintain hydrologic functions of aquatic areas. Due to the prevailing geologic conditions associated with infiltration rates, aquifers have a high potential for contamination of ground water resources. Development should generally be directed away from these areas.

9. Frequently flooded areas and floodplains provide important hydrologic, geomorphic, and habitat functions that can reduce flood hazard risks. When present, functionally intact floodplains help prevent loss of life and property, help prevent

disruption of commerce and governmental services, minimize health and safety hazards, and reduce the need for extraordinary expenditures for flood protection and relief. New uses and development in flood hazard and CMZ areas should be limited.

10. Preference should be given to non-structural flood hazard reduction measures. Flood hazard reduction measures should result in no net loss of shoreline ecological functions.

11. Development in the CMZ has the potential to impact downstream properties by affecting the path and intensity of flooding downstream. In addition, development in the CMZ can lead to net loss of ecological functions. Development near streams and rivers should avoid impacting the CMZ where alternatives for avoidance exist.

12. Removal of artificial restrictions (e.g., dams, shoreline stabilization, channel barriers) should be encouraged where hydrologic studies indicate that it would be possible to do so without negatively impacting public safety, property, or structures. When artificial restrictions are considered for removal, the County should conduct an extensive public outreach process to property owners and affected stakeholders that communicates the effects, including advantages and disadvantages, of barrier removal.

13. Critical freshwater habitats, including streams, rivers, wetlands, and lakes; their associated CMZs; hyporheic zones; and floodplains should be protected.

3.4.3 General Critical Area Regulations

1. Through the implementation of standards in section 3.4 of this SMP, critical areas, including critical freshwater habitats, and the hydrologic connections between water bodies, watercourses, and associated wetlands shall be protected within shoreline jurisdiction to a level of no net loss of the shoreline ecological functions necessary to sustain shoreline natural resources.

2. Skamania County shall not approve any application for SSDP, SCUP, shoreline variance, or shoreline letter of exemption, or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a shoreline critical area or associated buffer, without first assuring compliance with the requirements of this chapter and the SMP.

3. The applicant shall determine and the County shall verify, on a case-by-case basis, whether any critical areas and/or critical freshwater habitat exist on or in close proximity to the subject property and the setback or buffer required under this chapter.

4. Bonds or Performance Security

a. Prior to issuance of any SSDP, SCUP, shoreline variance, or letter of exemption that authorizes site disturbance under the provisions of this chapter, the County may require performance security to assure that all work or actions required by this chapter are satisfactorily completed in accordance with the approved plans, specifications, permit or approval conditions, and applicable regulations. All work or actions which are not satisfactorily completed will be corrected to comply with approved plans, specifications, requirements, and regulations to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health safety and general welfare of the public.

b. The County shall require the applicant to post a performance bond or other security in a form and amount acceptable to the County for completion of any work required to comply with this code at the time of construction. If compensatory mitigation is required to offset impacts of the development proposal on critical areas, the applicant shall post a performance bond or other security in a form and amount deemed acceptable by the County to cover long-term monitoring, maintenance, and performance for mitigation projects to ensure that mitigation is fully functional for the duration of the monitoring period.

c. The performance bond or security shall be in the amount of 125 percent of the estimated cost of work required to comply with this code, including compensatory mitigation.

d. The bond or security shall be in the form of irrevocable letter of credit guaranteed by an acceptable financial institution, with terms and conditions acceptable to the County, or an alternative instrument or technique found acceptable by the County attorney.

e. Bonds or other security authorized for mitigation by this section shall remain in effect until the County determines, in writing, that the work has been completed and all requirements have been met. Bonds or other security for required mitigation projects shall be held by the County for a minimum of five years to ensure that the mitigation project has been fully implemented and is meeting performance standards. The bond may be held for longer periods upon written finding by the County that it is still necessary to hold the bond to ensure that the mitigation project has met all elements of the approved mitigation plan.

f. Depletion or failure to collect bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, and/or restoration.

g. Any failure to satisfy critical area requirements established by law or condition, including, but not limited to, the failure to provide a monitoring report within thirty days after it is due, or comply with other provisions of an approved

mitigation plan, shall constitute a default. The County may demand payment of any financial guarantees or require other action authorized by the law or condition.

h. Any funds recovered pursuant to this section shall be used to complete the required mitigation, maintenance, monitoring, and/or restoration.

5. Inspection and right of entry. The Shoreline Administrator may inspect any development activity or mitigation site to enforce the provisions of this chapter. The applicant consents to entry upon the site by the Shoreline Administrator during regular business hours for the purposes of making reasonable inspections to verify information provided by the applicant and to verify that work is being performed in accordance with the approved plans, permits, and requirements of this chapter.

6. Buffers.

a. All buffers shall be measured from the critical area boundary as determined in the field. The width of the buffer shall be determined according to the requirements of this SMP.

b. Critical area buffers shall consist of undisturbed areas of native vegetation, or of areas identified for restoration, as identified in a critical areas report or mitigation plan that has been established to protect or restore the integrity, functions, and values of the affected critical area to achieve no net loss of ecological functions. Areas identified as critical area buffers for protection or restoration shall be identified on the site plan per section 2.4 of this SMP.

c. The standard buffer widths presume the existence of a relatively intact native vegetation community and continuity in the buffer zone adequate to protect the critical area functions and values at the time of the proposed activity. When the conditions and setting show the buffer is unvegetated or sparsely vegetated, wider buffers or a revegetation plan may be needed.

d. Functionally isolated buffer areas may be excluded from buffers otherwise required by this SMP on a case-by-case basis subject to a critical area report and review as determined by the Shoreline Administrator. When a road, railroad, levee, or other improvement completely functionally isolates the buffer from the critical area, the buffer shall not extend beyond the edge of the road, railroad, levee, or other improvement closest to the critical area. However, it is also important to recognize that some functions and values may still occur on the landward side of roads, railroads, structures or vertical separation, such as shading, stabilization, hydraulic connectivity, and/or hyporheic influence, even if they may outwardly appear to provide no function or value, and shall be determined on a case-by-case basis.

e. When one type of critical area overlaps with or is contained within another type of critical area or buffer, the buffer width shall be the greatest distance required by the buffer width of the most restrictive critical area. For instance, if a buffer of a geologically hazardous area is 30 feet, but a wetland buffer is 100 feet, then the buffer shall be 100 feet.

f. Buffers shall be established and maintained as fully vegetated with native plantings; surfaces such as lawns, walkways, driveways, or paved areas, and non-water oriented use and development shall not be allowed in the buffer. Shoreline access trails/paths that meet wilderness trail building standards (e.g., U.S. Forest Service [USFS] Standard Trail Plans and Specifications) are allowed within buffers subject to permitting as required by this SMP.

g. Buffer averaging. The Shoreline Administrator will consider allowing critical area buffer averaging only when the buffer area and width after averaging will not impact the critical area and/or buffer functions and values adversely. At a minimum, any proposed buffer averaging shall meet all of the following criteria:

    i. The buffer area after averaging shall be no less than the area required without averaging.

    ii. The buffer width shall not be reduced by more than 25 percent. Buffers reduced beyond 25 percent shall require a variance per section 2.7.

    iii. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.

    iv. The critical area has significant differences in characteristics that affect its habitat functions, so that the buffer is increased adjacent to the higher-functioning area and decreased adjacent to the lower-functioning portion.

    v. The minimization measures in Table 3-1 are implemented, where applicable, to minimize impacts of the adjacent land use on the critical area.

    vi. The additional buffer area is contiguous with the standard buffer.

    vii. A reduced buffer is not located waterward of the top of an associated steep slope or geologically hazardous area, a frequently flooded area, or in a CMZ.

h. Buffer reduction. The Shoreline Administrator may allow a buffer reduction not to exceed 25 percent of the standard critical area buffer width and only if the reduction will not adversely impact the critical area and/or buffer functions and values. Buffer reduction cannot be applied in areas that lack a fully functioning, intact native vegetation community, without a replanting plan to enhance buffer functions and values. Unless otherwise stipulated elsewhere in this SMP, the

buffer reduction shall be subject to a critical area study performed by a qualified professional which finds that:

i. There are no feasible alternatives to the site design that could be accomplished without buffer reduction.

ii. Buffer impacts have been avoided and minimized to the greatest extent possible, and degraded portions of the remaining buffer are enhanced to meet no net loss.

iii. hThe minimization measures in Table 3-1 are implemented (where applicable), and are used to minimize impacts of the adjacent land use on the critical area.

iv. The reduction will not adversely affect water quality or disrupt a priority habitat.

v. The buffer width shall not be reduced by more than 25 percent. Buffers reduced beyond 25 percent shall require a variance per section 2.7.

vi. Wetland buffer reduction is limited to allowing High Intensity Uses to apply the Moderate Intensity Use buffers provided in Tables 3-2, 3-3 and 3-4, only when all of the following standards are met:

(a) The minimization measures in Table 3-1 are implemented; and

(b) For wetlands with a habitat score of 6 or more points, if an existing relatively undisturbed vegetated habitat corridor of at least 100-feet wide exists connecting the subject wetland to any other WDFW identified priority habitat, and the off-site portion of the corridor is already protected via an existing conservation easement, critical areas regulations, or other legal requirement, the portion of that corridor on the subject property shall be protected. The latest definitions of priority habitats and their locations are available on the WDFW web site. See also 3.4.6.

Table 3-1. Measures to Minimize Impacts to Critical Areas

Disturbance	Required Measures to Minimize Impacts
Lights	Direct lights away from critical areas and/or buffer
Noise	Locate activities that generate noise away from critical and/or area buffers. If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source. For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10 feet of native, heavily vegetated buffer strip immediately adjacent to the buffer.
Toxic runoff	Route all new, untreated runoff away from critical area.

Disturbance	Required Measures to Minimize Impacts
	Establish covenants limiting use of pesticides within 150 feet of critical areas and their buffers. Apply integrated pest management.
Stormwater runoff	Retrofit stormwater detention and treatment for roads and existing adjacent development . Prevent channelized flow from lawns that directly enters the buffer.
Change in water regime	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns.
Pets and human disturbances	Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion. Place critical areas and its buffer in a separate tract or protect with a conservation easement.
Vegetation disturbances	Conserve and enhance existing native vegetation in accordance with section 3.7.

i. Marking and/or fencing.

i. Temporary Markers. The outer perimeter of a critical area or buffer, whichever is greater, and the limits of the areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in a manner approved by the County to prevent unauthorized intrusion. Markers or fencing are subject to inspection by the Shoreline Administrator or designee prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction and shall not be removed until directed by the Shoreline Administrator, or until permanent signs and/or fencing, if required, are in place.

ii. Permanent Markers. Following the implementation of an approved development plan or alteration, the outer perimeter of the critical area or buffer, whichever is greater, shall be permanently identified. This identification shall include permanent wood or metal signs on wood or metal posts, or affixed to stone boundary markers at ground level. Such signage shall comply with SCC Title 22 "Columbia River Gorge National Scenic Area, when located within the Scenic Area. Signs shall be worded as follows: "CRITICAL AREA BOUNDARY. Protection of this natural area is in your care. Alteration or disturbance is prohibited. Please call Skamania County for more information. Removal of this sign is prohibited."

iii. Sign Locations. Signs shall be posted at an interval of one every 50 feet, or one per lot if the lot is less than 50 feet wide, and must be maintained by the property owner in perpetuity. Along residential boundaries, the signs shall be at least 6 inches by 12 inches in size. At road endings, road crossings, and other areas where public access to the critical area is allowed, the sign shall be a minimum of 18 inches by 24 inches in size and spaced one every 50 feet. Alternative sign type, size, and spacing may be approved by the County if

the alternative method of signage is determined to meet the purposes of this section.

iv. Permanent Fencing. The Shoreline Administrator shall require permanent fencing where there is a substantial likelihood of the intrusion into the critical area/buffer with the development proposal or when domestic grazing animals are present or may be introduced on site. The Shoreline Administrator shall also require such fencing when, subsequent to approval of the development proposal; intrusions result in damage to critical areas. The Shoreline Administrator may use any appropriate enforcement actions, including but not limited, to fines or abatement to ensure compliance. Fencing installed as part of a proposed activity or as required shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to the critical area/buffer.

3.4.4 General Mitigation Requirements for All Critical Areas

1. Skamania County will use the following general methods and mechanisms to accomplish the purposes of the critical areas regulations. This section shall apply to all shoreline uses and developments which result in critical area impacts.

2. Use and development in or near critical areas shall observe the mitigation sequence outlined in section 3.5 of this SMP.

3. When a critical area is created, restored, or enhanced as compensation for an approved alteration, the following shall apply:

   a. The required buffer distance is determined by this SMP. Buffers must be maintained as required by this SMP.

   b. Mitigation shall be completed before, concurrent with, or immediately following disturbances and prior to use or occupancy of the activity or development, or as soon as is seasonally appropriate.

4. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and water quality.

5. General mitigation requirements: The following section provides general mitigation requirements applicable to alteration of critical areas. Additional specific mitigation requirements are found under the sections for the particular type of critical area.

   a. Restoration is required when a critical area or its buffer has been altered in violation of County regulations and, as a consequence, its functions and values have been degraded. Restoration is also required when the alteration occurs in violation of County regulations during the construction of an approved

development proposal. At a minimum, all impacted areas shall be restored to their previous condition pursuant to an approved mitigation plan.

b. Restoration is required when the critical area or its buffer will be temporarily impacted during the construction of an approved development proposal. At a minimum, all impacted areas shall be restored to their previous condition pursuant to an approved mitigation plan. A qualified professional should determine whether restoration is possible before any temporary disturbance occurs.

c. Compensation. The goal of compensation is to achieve no net loss of critical area/or buffer functions. Compensation includes replacement, restoration, or enhancement of the critical area or its buffer depending on the scope of the approved alteration and what is needed to maintain or improve the critical area and/or buffer functions. Compensation for approved critical area or buffer alterations shall meet the following minimum performance standards and shall occur pursuant to an approved mitigation plan:

    i. On-site. Unless otherwise approved, compensation for all critical area impacts shall be in-kind, on-site, and of the same or higher critical area category. Mitigation shall be implemented prior to, concurrent with the approved alteration, or as soon as is seasonally appropriate and shall have a high probability of success, as verified during mitigation plan review.

    ii. Off-site. The Shoreline Administrator may consider and approve off-site compensation where the applicant demonstrates that greater ecological functions will be achieved. The compensation may include restoration, creation, or enhancement of critical areas. Off-site mitigation banking may be considered provided the bank has been established and approved through the Interagency Review Team in accordance with the state's wetland mitigation bank rule and the federal mitigation rule.

    iii. The compensation ratios specified by this SMP shall apply for both on-site and off-site compensation.

    iv. Increased Replacement Ratios. The Shoreline Administrator may increase the mitigation ratios under the following circumstances:

        (a) Uncertainty exists as to the probable success of the proposed compensation due to an unproven methodology or proponent; or

        (b) A significant period will elapse between impact and compensation of critical area functions; or

        (c) The impact was unauthorized.

v. Decreased Replacement Ratios. The Shoreline Administrator may decrease the mitigation ratios required in the on-site ratios specified under the compensation section of each critical area, when all the following criteria are met:

(a) minimum replacement ratio of 1:1 will be maintained,

(b) documentation by a qualified specialist demonstrates that the proposed mitigation actions are successful,

(c) documentation by a qualified specialist demonstrates that the proposed mitigation actions will provide functions and values that are significantly greater than the critical area being impacted; and

(d) the proposed mitigation actions are conducted in advance of the impact and have been shown to be successful. If a specific critical area has a greater ratio than the general ratio, then the more stringent ratio would apply.

vi. Restoration credits. Restoration and enhancement completed in advance of shoreline development may be used for future development-related mitigation purposes when:

(a) The restoration and enhancement is: either demonstrably related to the impacts of the proposed development (i.e., in-kind); or not demonstrably related to the impacts of the proposed development (i.e., out-of-kind), provided the restoration and enhancement will result in greater levels of ecological shoreline processes or functions than would in-kind restoration and enhancement;

(b) The restoration was initiated after the effective date of this SMP;

(c) The applicant/property owner can provide conclusive evidence of the pre-and post-restoration conditions using photographs, reports, plans, affidavits, or similar evidence;

(d) The County can verify through a site inspection, photographs, affidavits or other evidence that the restoration actions have improved shoreline conditions; and

vii. Protective measures are applied to the restored and enhanced area in the form of a tract, conservation easement, or similar preservation mechanism approved by the County. Critical Area Enhancement as Mitigation. Unless otherwise specified by this SMP, (a) Impacts to critical areas may be mitigated by enhancement of existing significantly degraded critical areas for

areas impacted at a required mitigation ratio of 2:1. For any remaining impacts not offset by mitigation, a 1:1 replacement mitigation ratio is required. Applicants proposing to enhance critical areas must produce a critical areas report that identifies how enhancement will increase the functions and values of the degraded critical areas and how this increase will adequately compensate for the loss of critical area function at the impact site.

d. Mitigation shall be completed concurrently with or immediately following impacts and prior to use or occupancy of the activity or development, or as soon as is seasonally appropriate. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, water quality, and vegetation.

6. Mitigation plans.

a. Mitigation or alterations to critical areas shall achieve equivalent or greater ecological functions. Mitigation sites for wetlands, streams, and fish and wildlife habitat conservation critical areas should be located to achieve contiguous habitat corridors in accordance with an approved mitigation plan in order to minimize the isolating effects of development on habitat areas. Mitigation of aquatic habitat shall be located within the same aquatic ecosystem as the area disturbed. Mitigation shall address each function affected by the alteration to achieve functional equivalency or improvement on a per function basis.

b. At a minimum, the following components shall be included in a complete mitigation plan:

i. Baseline Information. Provide existing conditions information for both the impacted critical areas and the proposed mitigation site as described in section 3.4 and "Additional report requirements" for each critical area.

ii. Environmental Goals and Objectives. The mitigation plan shall include a written report identifying environmental goals and objectives of the compensation proposed, and including:

(a) A description of the anticipated impacts to the critical areas, the mitigating actions proposed, and the purposes of the compensation measures, including the site selection criteria, identification of compensation goals, identification of resource functions, and dates for beginning and completing mitigation site construction activities. The goals and objectives shall be related to the functions and values of the impacted critical area; and

(b) A review of the science supporting the proposed mitigation.

iii. Performance Standards. The mitigation plan shall include measurable specific criteria for evaluating whether or not the goals and objectives of the mitigation project have been successfully attained and whether or not the requirements of this chapter have been met. They may include water quality standards, species diversity targets, habitat diversity indices, or other ecological, geological, or hydrological criteria.

c. In addition to the minimum requirements listed above, additional scope and content of a mitigation plan shall be decided on a case-by-case basis by the Shoreline Administrator. As the impacts to the critical area increase, the mitigation measures to offset these impacts will increase in number and complexity. Key factors in this determination shall be the size and nature of the development proposal, the nature of the impacted critical area, the magnitude of the impacts, and the degree of cumulative impacts on the critical area from other existing or anticipated development proposals.

d. Detailed Construction Plans. These are the written specifications and descriptions of mitigation technique. This plan should include the proposed construction sequencing, grading and excavation details, erosion and sedimentation control features, a native planting plan, and detailed site diagrams and any other drawings appropriate to show construction techniques and anticipated final outcome.

e. Monitoring and/or Evaluation Program. The mitigation plan shall include a program for monitoring construction of the compensation project, and for assessing a completed project, as detailed under SMP section 3.4.4.

f. Contingency Plan. This section identifies potential courses of action, and any corrective measures to be taken when monitoring or evaluation indicates that performance standards have not been met.

7. Monitoring.

a. The County will require long-term monitoring of mitigation sites where alteration of critical areas or their buffers are approved. Such monitoring shall be an element of the required mitigation plan and shall document and track impacts of development on the functions and values of critical areas, and the success and failure of mitigation requirements. Monitoring may include, but is not limited to:

i. Establishing vegetation transects or plots to track changes in plant species composition over time;

ii. Using aerial or other photography to evaluate vegetation community response;

iii. Sampling surface and ground waters to determine pollutant loading;

iv. Measuring base flow rates and stormwater runoff to model and evaluate water quantity predictions;

v. Measuring sedimentation rates;

vi. Sampling fish and wildlife populations to determine habitat utilization, species abundance, and diversity;

vii. Sampling of water temperatures for wetlands and streams;

viii. The property owner will be required to submit monitoring data and reports to the County on an annual basis or other schedule as required by the Shoreline Administrator. Monitoring shall continue for a minimum period of five years or for a longer period if necessary to establish that the mitigation performance standards have been met;

ix. Performance Bond. Prior to issuance of any permit or approval, which authorizes site disturbance under this chapter, the Shoreline Administrator may require performance security as specified in section 3.4.3.

8. Contingencies/adaptive management.

   a. When monitoring reveals a significant deviation from predicted impacts or a failure of mitigation measures, the applicant shall be responsible for appropriate corrective action. Contingency plans developed as part of the original mitigation plan shall apply, but may be modified to address a specific deviation or failure. Contingency plan measures shall be subject to the monitoring requirement to the same extent as the original mitigation measures.

3.4.5 General Critical Area Report Requirements

1. In addition to the information required for a SSDP, any development activity that will impact a critical area and/or critical area buffer or if an applicant proposes buffer averaging or reductions, the applicant is required to submit a critical areas report in compliance with section 3.4.5 and this section.

2. When sufficient information is not available to determine whether a critical area exists on a site based on County maps, development project files, or publicly available data (WDFW, the National Wetland Inventory, etc.) as determined by the County, the Shoreline Administrator shall notify the applicant that a critical areas study and report is required. The County may rely on input from a qualified representative of the appropriate resource agency to assist with the determination that a critical areas report is necessary. (For example, the WDFW regional

representative may be consulted to determine whether the presence of a fish and wildlife conservation area requires a critical areas study.)

3. Early disclosure and verification. When an applicant submits an application for any development proposal, it shall indicate whether any critical areas or buffers are located on or within 300 feet of the site. The presence of critical areas may require additional studies and time for review. However, disclosure of critical areas early will reduce delays during the permit review process. If the applicant states there are no known critical areas, the County should review and confirm whether critical areas exist, and, if critical areas are present, require the applicant to complete a critical areas report.

4. Professional Review and Preparation.

    a. If a critical area report is required, the Shoreline Administrator may retain independent qualified consultants, at the applicant's expense, to assist in review of studies that are outside the range of staff expertise. The County may develop a list of pre-qualified consultants that can be used by an applicant in order to preclude the need for peer review of submitted reports.

    b. Critical area reports shall be written by a qualified professional, as defined in the definitions section of this chapter. A critical areas report shall include all information required pursuant to section 3.4.5.

    c. Studies generated as part of SEPA review shall be provided and may be determined by the Administrator as adequate to satisfy the critical areas report requirements of this SMP if the project has been developed in enough detail to have evaluated site-specific impacts and mitigation measures.

5. Report Contents.

    a. A critical areas report shall have three components: (a) a site analysis; (b) an impact analysis, including assessment of cumulative impacts per SMP section 3.5; and (c) proposed mitigation measures. More or less detail may be required for each component depending on the size and intensity of the project and severity of potential impacts. The Shoreline Administrator may waive the requirement of any component when adequate information is otherwise available.

    b. In addition to the requirements specified under each critical area, all studies shall contain the following information unless it is already available in the application for a shoreline substantial development permit, shoreline conditional use permit, shoreline variance, or letter of exemption or if the information has been determined not to apply to the site by the Shoreline Administrator:

i. A site map or set of maps, of the project area at a scale of 1:20 or larger, including:

- Reference streets and property lines.
- Existing and proposed easements, rights-of-way, trail corridors, and structures. Highlighted 2-foot contour lines with steep slope areas highlighted.
- The edge of the 100-year floodplain and edge of the floodway, if appropriate.
- Channel migration zone boundaries, if appropriate, and required by section 3.4.9 of this SMP.
- SMP environmental designation and County zoning.
- Hydrology: Surface water features both on and adjacent to the site, showing any water movement into, through, and off the project area; all stream and wetlands classifications (e.g., hydrogeomorphic class, Cowardin class, etc.); seeps, springs, and saturated soil zones; and wetlands not found on the County inventory maps labeled as 'un-inventoried'.
- Identification of all site preparation, grading activities, and dimensioned location of proposed structures, roads, stormwater facilities, impervious surfaces, and landscaping.
- All drainage plans for discharge of stormwater runoff from developed areas.
- Location of critical area buffers
- Location of critical area tract and/or easement.

ii. A written report detailing:

- How and when the study was conducted, who conducted it, and who authored the report (including methodology and techniques for field studies).
- Weather conditions during and prior to any field studies if relevant to conclusions and recommendations.
- Description of the project site and its existing condition, including degraded critical areas.
- Description of existing critical area and buffer functions and values.
- Description of habitat features present and determination of potential use of the critical area by any endangered, threatened, rare, sensitive, or

unique species of plants or wildlife as listed by federal or state governments.

- The total acreage of the site in each type of critical area(s) and associated buffers.
- The proposed action, including but not limited to, descriptions of filling, dredging, modification for stormwater management, clearing, grading, restoring, enhancing, grazing or other physical activities that will change the existing vegetation, hydrology, soils, or habitat.
- When alteration to a critical area or its buffer is proposed, explain why the impact is unavoidable in accordance with this SMP.
- Description of potential environmental impact of the proposed project to the critical area(s)/buffers and demonstration of mitigation sequencing approach, and description of any proposed mitigation measures.
- Habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and critical area functions.
- The mitigation measures proposed to avoid or lessen the project impacts (during construction and permanently).
- When alteration to a critical area or its buffer is proposed, include a mitigation plan as specified by this chapter.
- A discussion of ongoing management practices that will protect habitat after the project site has been developed; including proposed monitoring and maintenance programs.
- Description of local, state, and federal regulations applicable to the critical area and permit requirements.

iii. The County may waive selected components of the report or accept an alternative form of the required information if the County determines, in consultation with the appropriate resource agency, that sufficient detail will be provided to determine whether all applicable criteria and standards are met.

6. To the degree that reports and studies prepared for other federal or state permit processes (such as biological opinions or biological evaluations) meet the critical areas report or habitat study requirements, they may be submitted and used to fulfill part or all of the critical area report requirements required under this section.

3.4.6 Wetlands

3.4.6.1 Applicability

The following regulations apply to all areas that meet the definitions of wetlands as defined in Chapter 7 of this document.

3.4.6.2 Regulations

Delineation and Rating

1. Wetlands shall be identified and delineated by a qualified wetland professional in accordance with WAC 173-22-035 and designated based on the definitions, methods and standards set forth in the currently approved Federal Wetland Delineation Manual and supplements.

2. Determination of wetland ratings will be based on the entire extent of wetlands, unrelated to property lines or ownership patterns. Wetlands shall be rated according to Ecology's publication Washington State Wetland Rating System for Eastern Washington and/or Western Washington, as amended. The division between eastern and western Washington is the Cascade Mountains from the international border to the top of Mount Adams, then the ridgeline dividing the White Salmon River drainage from the Lewis River drainage and the ridgeline dividing the Little White Salmon River drainage from the Wind River drainage to the Washington-Oregon state line (WAC 222-16-010) (see Appendix D).

Regulated Activities

1. The following activities are regulated if they occur in a wetland or buffer:

    a. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind.

    b. The dumping of, discharging of, or filling with any material.

    c. The draining, flooding, or disturbing of the water level or water table.

    d. Pile driving.

    e. The placing of obstructions.

    f. The construction, reconstruction, demolition, or expansion of any structure.

    g. The destruction or alteration of wetland vegetation through clearing, harvesting, shading, intentional burning, or planting of vegetation that would alter the character of a regulated wetland.

h. "Class IV - General Forest Practices" under the authority of the "1992 Washington State Forest Practices Act Rules and Regulations," WAC 222-12-030, or as thereafter amended.

i. Activities that result in:

   i. A significant change of water temperature.

   ii. A significant change of physical or chemical characteristics of the sources of water to the wetland.

   iii. A significant change in the quantity, timing, or duration of the water entering the wetland.

   iv. The introduction of pollutants.

Protection Standards

1. Required standard wetland buffers, based on wetland category, habitat score, and land use intensity, are as follows:

Table 3-2. Buffers Required to Protect Habitat Functions in Category I and II Wetlands

Habitat Score in the Rating Form	Low Intensity Use (ft)	Moderate Intensity Use (ft)	High Intensity Use (ft)
Western Washington[1]			
5 points or less	50	85	100
6	75	120	150
7	100	155	200
8	125	190	250
9	150	225	300
Eastern Washington[2]			
5 points or less	50	75	100
6	70	95	125
7	80	110	150
8	90	135	175
9	100	150	200

1 Modified from tables 8C-6 and 8C-7: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.

2 Modified from tables 8D-6 and 8D-7: Appendix 8-D: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Eastern Washington Wetland Rating System.

Table 3-3. Buffers Required to Protect Habitat Functions in Category III Wetlands

Habitat Score in the Rating Form	Low Intensity Use (ft)	Moderate Intensity Use (ft)	High Intensity Use (ft)
Western Washington[1]			
3	40	60	80
4	45	70	90

Habitat Score in the Rating Form	Low Intensity Use (ft)	Moderate Intensity Use (ft)	High Intensity Use (ft)
5	55	80	110
6	65	100	130
7	75	110	150
8	If wetland scores 8 habitat points, use Table 32 for Category II buffers.		
9	If wetland scores 9 habitat points, use Table 3-2 for Category II buffers.		
Eastern Washington[2]			
3	40	60	80
4	45	70	90
5	55	80	110
6	65	100	130
7	75	110	150
8	If wetland scores 8 habitat points, use Table 3-2 for Category II buffers.		
9	If wetland scores 9 habitat points, use Table 3-2 for Category II buffers.		

1 Modified from Table 8C-5: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.
2 Modified from tables 8D-5: Appendix 8-D: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Eastern Washington Wetland Rating System.

Table 3-4. Buffers Required to Protect Habitat Functions in Category IV Wetlands[1]

Habitat Score in the Rating Form	Low Intensity Use (ft)	Moderate Intensity Use (ft)	High Intensity Use (ft)
Western Washington			
3 - 6	25	40	50
Eastern Washington			
3 - 6	25	40	50

1 Modified from Table 8C-4: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.

Table 3-5. Land Use Intensity Matrix[1]

Intensity	Parks and Recreation	Streets and Roads	Stormwater Facilities	Utilities	Commercial/ Industrial	Residential[2]
Low	Natural fields and grass areas, viewing areas, split rail fencing	NA	Outfalls, spreaders, constructed wetlands, bioswales, vegetated detention basins, overflows	Underground and overhead utility lines, manholes, power poles (without footings)	NA	NA
Moderate	Impervious trails, engineered fields, fairways	Residential driveways and access roads	Wet ponds	Maintenance access roads	NA	Density less than 1 unit per acre
High	Greens, tees, structures, parking, lighting, concrete or	Public and private streets, security	Maintenance access roads, retaining walls, vaults, infiltration	Paved or concrete surfaces, structures,	All site development	Density higher than 1 unit per acre

Intensity	Parks and Recreation	Streets and Roads	Stormwater Facilities	Utilities	Commercial/ Industrial	Residential[2]
	gravel pads, security fencing	fencing, retaining walls	basins, sedimentation fore bays and structures, security fencing	facilities, pump stations, towers, vaults, security fencing, etc.		

1 The Shoreline Administrator shall determine the intensity categories applicable to proposals should characteristics not be specifically listed in Table 3-4.

2 Measured as density averaged over a site, not individual lot sizes.

a. Any wetland created as compensation for approved wetland alteration shall have the standard buffer required for the category, habitat score, and land-use intensity of the created wetland expected at the end of the monitoring period. Wetlands to be created shall be located such that the new associated wetland buffer does not cross onto adjacent property, unless the same property owner owns the adjacent property.

General Performance Standards

The requirements provided in this section supplement those identified in SMP section 3.4.3. Activities and uses shall be prohibited in wetlands and wetland buffers, except as provided by the SMP.

1. Permitted Alterations: The following activities may be permitted in a wetland or wetland buffer only if the applicant can demonstrate that the activity will result in no net loss of shoreline ecological functions. The Shoreline Administrator may require the preparation of a critical area report to confirm compliance with the requirements of this chapter.

   a. Conservation or preservation activities that improve the function of the wetland.

   b. Modifications to existing structures where no further alteration or increase in footprint will occur.

   c. Trails. Public and private trails may be allowed within all wetland buffers where it can be demonstrated in a critical areas report that the wetland and wetland buffer functions and values will not be degraded by trail construction or use. Trail planning, construction, and maintenance shall adhere to the following criteria:

      i. Trail alignment shall follow a path beyond a distance from the wetland edge equal to 75 percent of the buffer width for wetlands and equal to the setback distance for trails specified in Table 6-1 for fish and wildlife habitat conservation areas except as needed to access viewing platforms. Trails may be placed on existing levees or railroad grades within these limits.

ii. Trails and associated viewing platforms shall be constructed of pervious materials, unless necessary for conformance to the Americans with Disabilities Act (ADA). The trail surface shall meet all other requirements, including water quality standards set forth in Ecology's Stormwater Management Manual for Western Washington (as amended in 2014).

iii. Trail alignment shall avoid trees in excess of 6 inches diameter at breast height (DBH) of any tree trunk at a height of 4.5 feet above the ground on the upslope side of the tree.

iv. Trail alignment shall follow the natural contours of the terrain.

v. Trail construction and maintenance shall follow the U.S. Forest Service Trails Management Handbook (FSH 2309.18, June 1987) and Standard Specifications for Construction of Trails (EM-7720-102, June 1984 or as revised).

vi. Access trails to viewing platforms within the wetland may be provided. Trail access and platforms shall be aligned and constructed to minimize disturbance to ecological functions of the wetland or its buffer and still provide enjoyment of the resource.

vii. Buffer widths shall be increased, where possible, equal to the width of the trail corridor, including disturbed areas.

viii. Trails shall be located or measures provided to assure that runoff from the trail does not directly discharge to the wetland.

2. Public Roads and Utilities.

a. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way may occur, provided that the maintenance or repair does not increase the footprint or use of the facility or right-of-way.

b. Footprint expansion of public roads and utilities may occur not to exceed locally established levels of service, and to provide for and protect public safety when no lesser impacting option is feasible and the width of the corridor is minimized to the maximum extent possible.

c. Public and private utility corridors not covered by the exceptions section in this chapter may be allowed within wetland buffers for Category II, III, and IV wetlands when no lesser impacting alternative alignment is feasible, and wetland and wetland buffer functions and values will not be degraded. Utilities, whenever possible, shall be constructed in existing, improved roads, drivable

surface or shoulder, subject to compliance with road maintenance best management practices (BMPs), or within an existing utility corridor. Otherwise, corridor alignment, construction, restoration and maintenance shall adhere to the following criteria:

d. Corridor alignment shall be limited to the outer 25 percent of the buffer width, except when crossing a Category IV wetland and its buffer;

e. Corridor construction and maintenance shall maintain and protect the ecological functions of the wetland and the buffer;

f. Corridors shall be fully revegetated with appropriate native vegetation upon completion of construction; and

g. Utilities requiring maintenance roads shall be prohibited in wetlands and wetland buffers unless the following criteria are met:

    i. There are no lesser impacting alternatives,

    ii. Any required maintenance roads shall be no wider than 15 feet. Roads shall be located as close as is practicable to the utility to minimize disturbances; and,

    iii. The maintenance road shall be constructed of pervious materials and designed to maintain and protect the ecological functions of the wetland and its buffer.

3. Recreational activities such as boating, fishing, and hunting with valid permits and licenses are permitted within wetlands or their buffers, as well as activities that do not require permits such as swimming.

4. Repair, maintenance, and operation of existing development and structures is allowed per the standards of this SMP, provided the footprint is not expanded or increased in any way.

5. Fish and wildlife management and research activities.

6. In Category II, III, and IV wetlands within shoreline jurisdiction, water-dependent, water-related or water-enjoyment recreational activities may be permitted provided the applicant has demonstrated the following:

    a. Compliance with mitigation sequencing in SMP section 3.5.

    b. That the proposed project will result in no net loss of shoreline or wetland ecological functions. If a wetland or its buffer is proposed to be impacted by a water-dependent, water-related, or water-enjoyment use, the mitigation for such

impacts shall preferably be within the same wetland or wetland buffer, but if, that is not feasible given the size or scale of the water-oriented use, then mitigation shall occur in accordance with SMP section 3.4.4.

c. That the basic project purpose cannot reasonably be accomplished and successfully avoid, or result in less adverse impacts on a wetland or its buffer using other design techniques, project location or configuration on the same project site.

3.4.6.3 Critical Area Reports for Wetlands

1. In addition to the general requirements for critical areas reports provided under SMP section 3.4.5, wetland critical area reports shall include the following:

   a. On the site map:

      i. Wetlands shall be identified as delineated by a qualified wetland professional in accordance with WAC 173-22-035.

      ii. The location of any proposed wetland mitigation area(s) shall be identified.

      iii. The location of any proposed wetland or buffer alteration or fill shall be shown.

   b. In the report:

      i. Description of the wetland by classification per the Washington State Wetland Rating System for Western Washington (Ecology Publication #14-06-029 or as revised) or Eastern Washington (Ecology Publication #14-06-030 or as revised).

      ii. General condition of the wetland.

      iii. Description of vegetation species and community types present in the wetland and surrounding buffer.

      iv. Description of soil types within the wetland and the surrounding buffer using the U.S. Department of Agriculture (USDA) Soil Conservation Service soil classification system.

      v. Description of hydrologic regime and related findings.

3.4.6.4 Wetland Mitigation

1. No net loss of wetland functions and values shall occur as a result of the overall project. Only unavoidable wetland impacts will be authorized. In addition to the

requirements in SMP sections 3.4.3 "General Critical Area Regulations", 3.4.4 "General Mitigation Requirements for All Critical Areas", and 3.5 "Environmental Protection and No Net Loss", the following mitigation measures to minimize and reduce wetland impacts shall be required:

a. Mitigation shall achieve equivalent or greater biological functions. Mitigation plans shall be consistent with the Ecology's Wetland Mitigation in Washington State: Part 2 - Developing Mitigation Plans, 2006.

b. Preference of mitigation actions. Mitigation actions that require compensation shall occur in the following order of preference:

   i. Restoring wetlands on upland sites that were formerly wetlands, also called reestablishment.

   ii. Creating wetlands on disturbed upland sites such as those with vegetation cover consisting primarily of non-native introduced species. This should be attempted only when there is a consistent source of hydrology and it can be shown that the surface and subsurface hydrologic regime is conducive for the wetland community that is designed.

   iii. Enhancing significantly degraded wetlands only after a minimum 1:1 replacement ratio has been met.

c. On-site and off-site mitigation. Unless otherwise approved, all wetland impacts shall be compensated for through restoration or creation of replacement wetlands that are in-kind, on-site, and of similar or better wetland category or through enhancement of existing degraded wetlands. Off-site mitigation may be approved if it is not possible to mitigate on site. Mitigation shall be timed prior to or concurrent with the approved alteration and shall have a high probability of success. The following ratios shall apply to wetland mitigation:

Table 3-6. Standard Wetland Mitigation Ratios

Wetland to be Replaced	Reestablishment or Creation	Rehabilitation	Reestablishment or Creation and Rehabilitation	Reestablishment or Creation and Enhancement	Enhancement
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
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	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	6:1 Rehabilitate a Natural Heritage Site	N/A	N/A	Case-by-Case

3.4.7 Critical Aquifer Recharge Areas

3.4.7.1 Applicability

Critical aquifer recharge area (CARA) regulations apply to areas which have a critical recharging effect on aquifers used for drinking water including wellhead protection areas, sole source aquifers, susceptible groundwater management areas, special protection areas, moderately or highly vulnerable aquifer recharge areas, and moderately or highly susceptible aquifer recharge areas as further defined in this section.

3.4.7.2 Regulations

Designation and Classification

1. CARAs are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(3). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. These areas include the following:

    a. Wellhead Protection Areas (WHPAs). WHPAs may be defined by the boundaries of the 10-year time of groundwater travel, or boundaries established using alternate criteria approved by the Washington State Department of Health in those settings where groundwater time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135.

    b. Sole Source Aquifers. Sole source aquifers are areas that have been designated by the U.S. Environmental Protection Agency pursuant to the Federal Safe Water Drinking Act.

    c. Susceptible Groundwater Management Areas. Susceptible groundwater management areas are areas that have been designated as moderately or highly vulnerable or susceptible in an adopted groundwater management program developed pursuant to WAC Chapter 173-100.

    d. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090. 5. Moderately or Highly Vulnerable Aquifer Recharge Areas. Aquifer recharge areas that are moderately or highly vulnerable to degradation or depletion because of hydrogeologic characteristics are those areas delineated by a hydrogeologic study prepared in accordance with Ecology guidelines.

e. Moderately or Highly Susceptible Aquifer Recharge Areas. Aquifer recharge areas moderately or highly susceptible to degradation or depletion because of hydrogeologic conditions. CARAs are categorized as follows:

   i. Category I CARAs include those areas highly susceptible to groundwater contamination and that are located within a sole source aquifer or wellhead protection area.

   ii. Category II CARAs are that that: have a medium susceptibility to groundwater contamination and are located in a sole source aquifer or wellhead protection area; or are highly susceptible to groundwater contamination and are not located in a sole source aquifer or wellhead protection area.

Vulnerability Rating

1. For each new well, a vulnerability rating must be established by a certified hydrogeologist in accordance with WAC 365-190-100. Vulnerability ratings shall determine a CARA's susceptibility to degradation or depletion.

2. New wells shall be recorded with the County Auditor at the time of development and shall include an aquifer vulnerability rating.

Exempt, Prohibited, and Permitted Activities in CARAs

1. The following activities proposed in Category I and II CARAs are exempt from the CARA standards of this chapter: all residential uses and activities; other uses not listed in the prohibited and permitted activities lists below; activities already permitted and regulated by the state to incorporate BMPs.

2. The following activities are considered high-impact uses due to the probability and/or potential magnitude of their adverse effects on groundwater and shall be prohibited within Category I CARAs: landfills, Class V injection wells, agricultural drainage wells, untreated sewage disposal wells, cesspools, industrial process water and disposal wells, radioactive waste disposal, radioactive disposal sites, and surface mining operations.

3. The following activities shall be allowed in Category I and II CARAs upon the approval of the relevant shoreline permit for each type of use and submittal of a Level 1 site evaluation report:

   a. Aboveground and belowground storage tanks

   b. Facilities that conduct biological research

   c. Boat repair shops

d. Chemical research facilities

e. Dry cleaners

f. Gasoline service stations

g. Pipelines

h. Printing and publishing shops (that use printing liquids)

i. Below-ground transformers and capacitors

j. Sawmills (producing over 10,000 board feet per day)

k. Solid waste handling and processing

l. Vehicle repair, recycling, and auto wrecking

m. Funeral services

n. Furniture stripping

o. Motor vehicle service garages (both private and government)

p. Photographic processing

q. Chemical manufacture and reprocessing

r. Creosote and asphalt manufacture and treatment

s. Electroplating activities

t. Petroleum and petroleum products refining, including reprocessing

u. Wood products preserving

v. Golf courses

w. Regulated waste treatment, storage, and disposal facilities that handle hazardous material

x. Medium quantity generators (dangerous, acutely hazardous, and toxic extremely hazardous waste)

y. Large quantity generators (dangerous, acutely hazardous, and toxic extremely hazardous waste).

Design Standards

1. Stormwater shall be treated prior to infiltration of the 100-year-storm, as required for all stormwater discharges from development sites where local soil types and groundwater conditions are suitable. Stormwater control facilities shall be designed in accordance with the current version of Ecology's Stormwater Manual for Western Washington.

2. Treatment, runoff control, and recharge facilities shall be located prior to the point of discharge into a stream, lake, or fish-bearing water or prior to discharge into groundwater. These treatment, runoff control, and recharge facilities shall be located outside of the CARA or require BMPs to ensure groundwater protection.

3. Control pollution sources within WHPA to prevent spills through proper containment and handling.

3.4.7.3 Critical Areas Reports for Critical Aquifer Recharge Areas

All development proposed in a CARA shall include a critical areas report prepared by a qualified professional who is a hydrogeologist, geologist, or engineer licensed in the state of Washington and has experience in preparing hydrogeologic assessments. The report shall contain the following information:

1. Areas determined to be moderately or highly vulnerable or susceptible to degradation or depletion because of hydrogeologic characteristics should be identified.

2. A hydrogeologic assessment required for all proposed activities to be located in a CARA, including:

    a. Activities that result in 5 percent or more impervious area as calculated based on the gross site area.

    b. Activities that divert, alter, or reduce the flow of surface or groundwater, or otherwise reduce the recharging of the aquifer.

    c. The use of injection wells, including on-site septic systems, except those domestic septic systems releasing less than 14,500 gallons of effluent per day.

    d. Any other activity determined by the Shoreline Administrator likely to have an adverse impact on groundwater quality or quantity, or on the recharge of the aquifer.

    e. To receive a permit for development in a CARA area, the applicant must demonstrate, through a Level 1 site evaluation report, how they will integrate necessary and appropriate BMPs to prevent degradation to groundwater. The

applicant must also meet existing local, state, and federal laws and regulations. The site evaluation report shall be done by, or under the direction of, and signed by a qualified groundwater professional and be completed and submitted to the administrator for review and approval and contain the following information:

i. Identify appropriate BMPs and show how they will prevent degradation of groundwater.

ii. Identify how the applicant will follow the requirements of the Dangerous Waste Regulations, WAC Chapter 173-303, in the event hazardous material is released onto the ground or into groundwater.

iii. The report will include site-specific hydrogeologic information to support a conclusion of no degradation to groundwater. Hydrogeologic information is available from existing U.S. Geological Survey (USGS) Reports; USDA Natural Resources Conservation Service (USDA-NRCS) (Soil Survey of Skamania County, Washington, 1990)

f. If an applicant wants to avoid implementation of applicable BMPs, the applicant must submit a Level 2 site evaluation report prepared by a qualified professional and develop and implement a monitoring program that demonstrates how the applicant will prevent degradation to groundwater. The applicant must also meet existing local, state and federal laws and regulations. The monitoring program shall provide for quarterly reports and may require periodic changes based on the monitoring results, new technology, and/or BMPs. The Level 2 site evaluation report shall contain the following:

i. An evaluation determining whether the proposed activity will have any adverse impacts on groundwater in CARAs based upon the requirements of the Safe Drinking Water Act and the Wellhead Protection Area Program, pursuant to Public Water Supplies, Chapter 246-290 WAC; Water Quality Standards for Ground Waters of the State of Washington, WAC Chapter 173-200; and Dangerous Waste Regulations, WAC Chapter 173-303.

ii. Identification of the proposed development plan, along with potential adverse impacts to water quality (e.g., on-site septic systems and other on-site activities) that may adversely impact groundwater quality underlying or down gradient of the project or project area;

iii. Depict an appropriate scale (no less than 1 inch to 200 feet) showing the location of abandoned and active wells, springs, and surface water bodies within 1,000 feet of the project or project area;

iv. Description of the geologic and hydrologic characteristics of the subject property including the following: (1) lithologic characteristics and

stratigraphic relationships, (2) aquifer characteristics including recharge and discharge areas, depth to and static water-flow patterns, and an estimate of groundwater-flow velocity; (3) contaminant fate and transport, including probable migration pathways and travel time of a potential contaminant release from the site through the unsaturated zone to the aquifer(s) and through the aquifer(s), and how the contaminant(s) may be attenuated within the unsaturated zone and the aquifer(s); (4) appropriate hydrogeologic cross sections which depict lithology, stratigraphy, aquifer, units, potential or probable contaminant pathways from a chemical release, and rate of groundwater flow, and (5) existing groundwater quality, a proposal for monitoring groundwater to detect changes and the corrective actions that will be taken if monitoring results indicate contaminants from the site have entered the underlying aquifer(s)

g. Level 1 and 2 reports will be reviewed by the Shoreline Administrator, who may consult with other agencies or hire consultants in conjunction with the same process as the primary development permit. If approved, the applicant will receive a permit allowing the activity on the subject property.

3.4.8 Fish and Wildlife Habitat Conservation Areas

3.4.8.1 Applicability

The following regulations apply to: (1) areas where endangered, threatened, and sensitive species have a primary association, including federal and state species (WDFW priority habitats and species); (2) habitats and species of local importance, as determined locally; (3) forage fish spawning areas; (4) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; (5) waters of the state; (6) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and (7) state or federal natural area preserves, natural resource conservation areas, and state wildlife areas

3.4.8.2 Regulations

Table 3-7. FWHCA Riparian Buffer Standards.

Stream Type	Riparian Habitat Area Width (ft)
DNR Type S Waters	See Section 3.7 and Table 5-1
DNR Type F Waters	100
DNR Type Np Waters	50
DNR Type Ns Waters	25

1. The following requirements apply in addition to those identified in section 3.4.3 and section 3.7. All new structures and land alterations shall be prohibited from fish and wildlife habitat conservation areas (FWHCA) and their riparian buffers established

by the Table 5-1 shoreline setbacks and the Table 3-7 Performance Standards of this section, except in accordance with this chapter. Additional standards follow:

a. Within FWHCAs or buffers where state or federally endangered, threatened, or sensitive species have a primary association, only development consistent with the provisions of the SMP is allowed.

b. Any use or development proposed within or adjacent to an FWHCA with which state or federally endangered, threatened, or sensitive species have a primary association, shall ensure the FWHCA is protected as required by this SMP. If the Shoreline Administrator determines that a proposal is likely to impact an FWHCA adversely, additional protective measures (such as a buffer area) may be required.

c. The County or its qualified professional biologist shall condition the approval of activities located in the FWHCA or its buffer as necessary. Approval conditions shall require the applicant to mitigate any potential adverse impacts according to the approved critical area report and habitat management plan. Performance bonds for required mitigation may also be made a condition of approval in accordance with the provisions of this chapter.

d. Proposals for activities, uses, and alterations located below the OHWM shall specifically identify how the preservation and enhancement of anadromous fish habitat will be achieved including, but not limited to, the following:

    i. Activities shall not occur outside the allowable work window as designated by the WDFW.

    ii. An alternative alignment or location for the activity is not feasible.

    iii. The activity is designed so that it will minimize the degradation of the downstream functions or values of the fish habitat or other critical areas.

    iv. Any impact to the functions and values of the habitat conservation area are mitigated in accordance with an approved critical areas report.

e. Structures that prevent the migration of salmonids shall not be allowed in the portion of water bodies currently or historically used by anadromous fish. Fish bypass facilities shall be provided, as necessary, to allow the upstream and downstream migration of all salmonid life stages and shall prevent juveniles migrating downstream from being trapped or harmed. This standard does not apply to existing dams regulated/licensed by the Federal Energy Regulatory Commission (FERC).

f. Water intakes shall be screened to prevent fish from being drawn into pipes, pumps, and diversion devices in accordance with WAC 220-660-250.

g. All relevant state and federal permits shall be obtained for in-water work.

3.4.8.3 Critical Area Reports for Fish and Wildlife Habitat Conservation Areas

1. A critical areas report for fish and wildlife habitat conservation areas shall be prepared by a qualified biologist with experience analyzing aquatic and/or wildlife habitat and who has experience preparing reports for the relevant type of critical area. As deemed necessary by the Administrator, the County may seek WDFW review and input on the report's methodology. In the interest of ensuring that the consultant work proposed is in line with agency expectations, notice that a critical areas report has been received by the County will be provided to WDFW with the shoreline permit notice per section 2.5 or as soon as the critical areas report has been received. The County will seek WDFW response within 14 days and will not rely solely on WDFW review.

2. In addition to the requirements of SMP section 3.4.5, critical area reports for FWHCAs shall provide an assessment of habitats, including the following information related to both site and proposal:

   a. Identification of any species of local importance; priority habitats and species; or endangered, threatened, sensitive or candidate species that have a primary association with habitat in or adjacent to the project area, and assessment of potential project impacts to the habitat and/or to the use of the site by the species;

   b. A discussion of any federal, state, or local species/habitat management recommendations, including the WDFW habitat or species management recommendations that have been developed for the identified species or habitat.

   c. Any buffers and other measures necessary for protection of the identified non-riparian habitat or species. For riparian areas, buffer widths established by Table 3-7 are required, the shoreline setbacks established by Table 5-1 also apply for Type S waters, and vegetation within shoreline jurisdiction adjacent to riparian areas shall be managed consistent with SMP section 3.7 and other applicable provisions.

   d. On the site map: (a) the location of the OHWM; (b) the toe of any slope 25 percent or greater within 25 feet of the OHWM; and (c) the location of any proposed or existing stream crossing.

   e. In the report:

i. Characterization of riparian (streamside) vegetation species, composition, and habitat function,

ii. Description of the soil types adjacent to and underlying the stream, using the Soil Conservation Service soil classification system,

iii. Characterization of flow regime (i.e., perennial, intermittent, or ephemeral),

iv. Determination of the presence or absence of fish, and reference sources; and

v. When stream alteration is proposed, include stream width and flow rate, stability of the channel including erosion or aggradation potential, type of substratum, discussions of infiltration capacity and biofiltration before and after alteration, presence of hydrologically associated wetlands, analysis of fish and wildlife habitat, and any proposed floodplain limits.

vi. Development proposals or alterations adjacent to and within 300 feet of a fish and wildlife habitat conservation area shall prepare, and submit, as part of its critical areas report, a habitat study which identifies species of local importance, priority habitat and species, or endangered threatened, sensitive, or candidate species that have a primary association with habitat on or adjacent to the project area. If one or more listed species are using the fish and wildlife habitat conservation area, the following additional requirements shall apply:

(a) The applicant shall include a habitat management plan in the critical areas report that identifies the existing habitat; the qualities that are essential to maintain feeding, breeding, and nesting of listed species using the FWHCA; and which identifies measures to minimize the impact on these ecological structures, functions and processes from proposed activities. The applicant shall be guided by:

1. Management Recommendations for Washington's Priority Habitats and Species (1997), issued by WDFW, as amended;

2. Any recovery and management plans prepared or adopted by WDFW for the listed species pursuant to WAC 232-12-297, National Marine Fisheries Service, and U.S. Fish and Wildlife Service pursuant to the federal Endangered Species Act;

3. The Lower Columbia Fish Recovery and Fish and Wildlife Subbasin Plan; and

4. The watershed management plans for Water Resource Inventory Areas 26, 27, 28, and 29A and the associated detailed implementation plans.

f. Conditions shall be imposed, as necessary, based on the measures identified in the habitat management plan section of the critical areas report.

g. Approval of land alteration within or adjacent to the FWHCA or its, buffer shall not occur prior to consultation with WDFW and the appropriate federal agency.

3.4.9 Frequently Flooded Areas and Channel Migration Zones

3.4.9.1 Applicability

The frequently flooded critical areas regulations shall apply to all areas of within the 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program.

3.4.9.2 Regulations

1. No shoreline substantial development permit, conditional use permit, variance, or letter of exemption shall be issued until new development proposed within frequently flooded areas or channel migration zones has met all provisions of this section including obtaining a development permit under SCC 15.18.120 and achieving no net loss of shoreline ecological functions.

2. Channel Migration Zones.

   a. Reports required. Applicants are required to prepare a CMZ assessment report when shoreline uses and development are proposed within areas mapped as CMZs in the Skamania County Inventory and Characterization Report, Appendix A, Map 05 and when directed by the Shoreline Administrator. The applicant shall submit a completed CMZ checklist available through the Skamania County Community Development Department with the shoreline letter of exemption, SSDP, SCUP, or shoreline variance. The Administrator will review the checklist, available electronic information, consult with resource agencies such as WDFW and DNR, and may conduct a site visit to determine whether to require the applicant to prepare a CMZ assessment report.

   b. If required by the Administrator, the CMZ assessment report shall be prepared by a hydrogeologist/hydrologist and shall consider the following after reviewing aerial photos, USGS topographic maps or other maps, GIS, and/or LIDAR data:

      i. Whether channel movement has occurred between aerial photo years.

ii. Whether valley confinement is present. If the valley floor is significantly wider than the channel, migration may be occurring. If the valley floor is very narrow as compared with the width of the stream/river channel (less than twice as wide as the channel), it is unlikely channel migration is occurring.

iii. Whether any of the following are present in reviewing aerial photographs: side channels, large gravel bars, eroding banks, new channels occurring between photo years (avulsion), multiple channels (braiding), wood jams, and/or high sinuosity or sharp channel bends.

c. If the hydrogeologist/hydrologist determines that channel migration is likely to be present based on the factors above, a field review is required to confirm the presence of a CMZ, and field observations shall be documented in the report. Field observation findings shall include:

i. Date of the site visit;

ii. Who conducted the field review and their title/position;

iii. Distance of channel walked;

iv. Length of CMZ boundary delineated;

v. Presence of avulsion hazard and/or erosion hazard areas;

vi. Description of method(s) used to determine CMZ presence, CMZ outer edge delineation and marking (flagging, paint, etc.);

vii. Other applicable information.

d. If the hydrogeologist determines that a CMZ is not likely to be present based on a review of aerial photos, maps, GIS and/or LiDAR data then no field review is required.

e. If development is proposed in the CMZ, the applicant shall obtain a flood certificate demonstrating whether the proposed development is within the flood hazard area and, if so, is required to comply with the frequently flooded areas provisions in this SMP and the International Building Code.

3. Flood hazard areas located within Skamania County's shoreline jurisdiction are regulated by the Flood Damage Prevention provisions codified under Chapter 15.18 of the Skamania County Code.

4. New development or new uses in shoreline jurisdiction, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures

within the CMZ or floodway or interrupt the process of channel migration. The following uses may be appropriate and/or necessary within the CMZ or floodway, provided that they mitigate to address impacted functions and processes:

i. Actions that protect or restore the ecosystem-wide processes or ecological functions.

ii. Forest practices in compliance with the Washington State Forest Practices Act and its implementing rules.

iii. Existing and ongoing agricultural practices in accordance with WAC Title 16, provided that no new restrictions to channel movement occur.

iv. Mining when conducted in a manner consistent with the environment designation and with the provisions of WAC 173-26-241 (3)(h).

v. Bridges, utility lines, and other public utility and transportation structures where an alternatives analysis shows that locations outside the shoreline are not feasible or the alternative would result in unreasonable and disproportionate cost.

vi. Repair and maintenance of an existing legal use, provided that such actions do not cause significant ecological impacts or increase flood hazards to other uses.

vii. Development with a primary purpose of protecting or restoring ecological functions and ecosystem-wide processes.

viii. Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the new development includes appropriate protection of ecological functions.

ix. Measures to reduce shoreline erosion, provided that it is demonstrated that the erosion rate exceeds that which would normally occur in a natural condition, that the measure does not interfere with fluvial hydrological and geomorphological processes normally acting in natural conditions, and that the measure includes appropriate mitigation of impacts to ecological functions associated with the river or stream.

b. New or enlarged structural flood hazard reduction measures shall be allowed only by a shoreline conditional use permit and only when:

i. it can be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development,

ii. that nonstructural measures are not feasible,

iii. impacts to ecological functions and priority species and habitats can be successfully mitigated so as to ensure no net loss, and

iv. vegetation conservation standards consistent with section 3.7 of this SMP are implemented.

c. Existing structural flood hazard facilities that are damaged or have deteriorated may be repaired and replaced to their previous extent, provided all areas disturbed by construction are revegetated with native species and such action complies with all other standards of this SMP.

d. When feasible, place new or enlarged structural flood hazard reduction measures landward of associated wetlands and vegetation conservation areas, except for projects that increase ecological functions, such as wetland restoration. Flood hazard reduction projects shall be authorized if it is determined that no other alternative to reduce flood hazard to existing development is feasible. The need for, and analysis of feasible alternatives to, structural improvements shall be documented through a geotechnical analysis.

e. New or enlarged structural flood hazard reduction measures, such as dikes or levees, that are built on public property or receive public funding shall dedicate and improve public access pathways unless such public access improvements would not be consistent with the public access regulations in section 3.6 of this SMP.

f. The removal of gravel or other excavation for flood management purposes shall be consistent with a County adopted flood hazard reduction plan and shall be allowed only after a biological and geomorphological study shows that extraction has a long-term benefit to flood hazard reduction and does not result in a net loss of ecological function.

g. All structural flood hazard protection measures shall be consistent with mitigation sequencing and shall result in no net loss of ecological function.

3.4.10 Geologically Hazardous Areas

3.4.10.1 Regulations

Designation and Classification

1. Geologically hazardous areas may pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Such incompatible development may not only place itself at risk, but may also increase the hazard to surrounding development and uses. Areas susceptible to one or more of

the following types of geological hazards shall be designated as geologically hazardous areas:

a. Erosion hazard. Erosion hazard areas are at least those areas identified by the USDA-NRCS as having "severe" or "very severe" rill and inter-rill erosion hazard.

b. Landslide hazard (including steep slopes). Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors as further defined in Chapter 7 of this document.

c. Seismic hazard. Seismic hazard areas are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface failure. The strength of ground shaking is primarily affected by:

   i. The magnitude of an earthquake;

   ii. The distance from the source of an earthquake;

   iii. The type and thickness of geologic materials at the surface;

   iv. The type of subsurface geological structure.

d. Volcanic hazard. Volcanic hazard areas must include areas subject to pyroclastic flows, lava flows, debris avalanche, or inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity.

e. Other geological events including, mass wasting, debris flows, rock falls, and differential settlement

Uses

1. New development and land divisions within geologically hazardous areas that would cause foreseeable risk to people or improvements during the life of the development or require structural stabilization shall be prohibited. Exceptions may be made for the limited circumstances where stabilization is necessary to protect allowed uses where no alternative locations are available and no net loss of ecological functions will result. Stabilization measures shall conform to section 6.3.1 of this SMP.

2. Stabilization structures or measures to protect existing structures may be allowed in strict conformance with section 6.3.1 of this SMP and then only if no net loss of ecological functions will result.

3. In the limited instances when development in geologically hazardous areas is permitted, it shall meet all applicable provisions of this SMP and is subject to review by the Shoreline Administrator prior to issuance of a shoreline permit.

4. Prior to issuing a shoreline permit, the Shoreline Administrator shall require the applicant to submit a critical areas report per the requirements of this section describing site geologic hazards and proposed development mitigations.

Notification of Hazard

1. Development notification. As part of any shoreline permit granted under this section, the owner of the property subject to development shall record a notice with the Skamania County auditor in the form set forth below:

GEOLOGIC HAZARD AREA NOTICE

Tax Parcel No.:_____

Address:_____

Legal Description:_____

Notice: This site lies within a geologic hazard (erosion and/or landslide) area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Department of Planning and Community Development.

Design Standards – Seismic hazard areas

Development proposed in seismic hazard areas shall conform to the applicable provisions of the International Building Code that contains structural standards and safeguards to reduce risks from seismic activity.

3.4.10.2 Critical Areas Report for Geologically Hazardous Areas

1. Geologically hazardous critical areas reports shall be prepared by a professional engineer licensed in the State of Washington with expertise in the field of geotechnical engineering, geology, hydrology, soils science, or a geologist with expertise in volcanic hazards as appropriate for the type(s) of geologically hazardous area(s) present on the project site.

2. The following information must be included in all geologically hazardous critical areas reports:

    a. Topographic data. Contour map of proposed site that clearly delineates the slopes between 15 and 29 percent and 30 percent and greater, including figures for area coverage of each slope category. When site specific conditions indicate

the necessity, the Administrator may require the topographic data to be surveyed.

b. Site history. Description of any prior grading, soil instability, or slope failure (on site and near site).

c. Slope stability studies and opinion of slope stability.

d. Proposed angles of cut and fill slopes, and site grading requirements.

e. Structural foundation requirements and estimated foundation settlements.

f. Soil compaction criteria and lateral earth pressures.

g. Proposed surface and subsurface drainage including springs.

h. Erosion vulnerability of site.

i. Suitability for fill.

j. Specifications for import fills.

k. Laboratory data and soil index properties of soil samples.

l. Building limitations to determine if the proposed lots are buildable due to erosion and landslide potential and buildable without the need for variances to setbacks and all Critical Area buffers.

m. Discussion on whether or not wet weather construction is feasible.

n. Required buffers if any from toe, top, or flank setbacks.

o. Discussion on whether the location of the proposed development should require minimal disturbance and removal of vegetation.

p. Discussion on whether the development conforms to the natural contours, including new roads, driveways, and building sites.

q. Discussion on whether a protective easement is necessary to reduce any possible erosion or landslide.

r. Identification of any areas on the site recommended to be avoided for human occupied structures.

s. Recommendations on mitigation measures to address any anticipated geological problems.

t. The report must include the resume of the primary author showing expertise in geological assessment and must be signed and stamped (original signature and stamp).

3. Special report requirements for erosion/landslide hazard areas. Should the application question the presence of an erosion and/or landslide hazard area on their property, the applicant may submit a geologic assessment. The geologic assessment shall include the following:

   a. A description of the topography, surface and subsurface hydrology, soils geology, and vegetation of the site;

   b. An evaluation of the analysis area's inherent erosion and/ or landslide hazards;

      i. A site plan of the area delineating all areas of the site subject to erosion and/or landslide hazards; and

      ii. Proposed mitigation measures to be implemented by the applicant, including but not limited to minimizing site disturbance or grading, implementing erosion control measures, such as the retention of existing vegetation, and controlling surface water drainage through stormwater retention and detention systems.

   c. A contour map of the proposed site, at a scale of 1 inch equals 20 feet or as deemed appropriate by the Administrator. Slopes shall be clearly delineated for the ranges between 15 and 29 percent, and 30 percent or greater.

4. Special report requirements for volcanic hazards. The report shall be based on field review explaining the geologic condition of the property located in the high risk volcanic hazard area, the location and extent of volcanic hazard geomorphology, ground water, soil stability, short-term and long-term geologic activity, a summary of impacts that could occur if Mount St. Helens were to erupt again and a proposal of mitigation measures sufficient to avoid on-site and off-site volcanic hazards.

3.5 Environmental Protection and No Net Loss

1. Ecological Functions. Uses and developments on Skamania County shorelines must be designed, located, sized, constructed and maintained to achieve no net loss of shoreline ecological functions necessary to sustain shoreline natural resources. New uses and developments must not have an unmitigated adverse impact on other shoreline functions fostered by this SMP.

2. Mitigation Sequence. In order to ensure that development activities contribute to meeting the no net loss provisions by avoiding, minimizing, and mitigating for adverse impacts to ecological functions or ecosystem-wide processes, applicants

must describe how the proposal will follow the sequence of mitigation as defined below:

a. Avoid the impact altogether by not taking a certain action or parts of an action;

b. Minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

c. Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project or activity;

d. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action;

e. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments; and

f. Monitor the impact and the compensation projects and take appropriate corrective measures.

3. As part of the assessment of environmental impacts subject to this SMP, new uses, developments, and activities shall evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions. Evaluation of cumulative impacts shall consider:

a. Current circumstances affecting the shorelines and relevant natural processes;

b. Reasonably foreseeable future development and use of the shoreline; and

c. Beneficial effects of any established regulatory programs under other local, state, and federal laws.

3.6 Public Access

3.6.1 Applicability

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Skamania County includes extensive visual and physical public access including boat launches, beach accesses, windsurfing and kiteboarding sites, docks, fishing, and shoreline trails. Popular areas include Wind River, Drano Lake, Home Valley Park, Spring Creek Hatchery, Swift Forest Camp, Spirit Lake, and Beacon Rock among many others. Access and recreational facilities are operated by a variety of private and public purveyors including Skamania County, the State of Washington, the US Fish and Wildlife Service, US Forest Service, and PacifiCorp.

3.6.2 Policies

1. Maintain Skamania County's extensive system of public access by working with property owners, applicants, federal, state, and local agencies to protect public access from degradation over time and the impacts of development and to upgrade and prioritize water-oriented uses and facilities.

2. Enhance a public access system that is both physical and visual; utilizes both private and public lands; increases the amount and diversity of public access to the State's shorelines and adjacent areas; and is consistent with the shoreline character and functions, private rights, and public safety.

3. Increase and diversify recreational access opportunities by working with federal and state agencies and non-profits to promote appropriate shoreline areas for public use, and develop recreation facilities so that they are distributed throughout the County to foster convenient access.

4. Locate public access and recreational facilities in a manner that will preserve the natural characteristics and functions of the shoreline.

5. Encourage public access provisions consistent with adopted trails plans by Federal and State agencies.

6. Public access should be required as part of each development project by a public entity, and encourage public access for all private development (except residential development of less than five parcels), unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline environment.

7. Discourage shoreline uses that curtail or reduce public access unless such restriction is in the interest of the environment, public health, and safety, or is necessary to a proposed beneficial use.

8. Consider private property rights, public safety, navigational rights, and protection of shoreline ecological functions and processes when providing public access and recreational opportunities.

9. New development should identify and preserve key shoreline views and avoid obstructing such views from public areas.

10. Upon the County's completion of a comprehensive and integrated public access plan (consistent with WAC 173-26-221(4)) that identifies specific public access needs and opportunities rather than a uniform public access requirement for new development, the plan should replace these site-by-site requirements.

3.6.3 Regulations

1. Consistent with constitutional limitations, provisions for adequate public access shall be incorporated into all shoreline development proposals that have one or more of the following characteristics:

    a. The proposed development or use will create a demand for, or increase demand for public access.

    b. The proposed development is for water-enjoyment, water-related and/or non-water-dependent uses (such as commercial or industrial) or for the subdivision of land into more than four parcels.

    c. The proposed development or use will interfere with existing access by blocking access or discouraging use of existing access.

    d. The proposed development or use will interfere with public use of shorelines.

    e. The proposed development or use will involve public funding. A project may be excused if the applicant demonstrates public access is not feasible due to one or more of the provisions of section 3.6.3 (2)(a-f). Where feasible, such projects shall also incorporate ecological restoration.

2. Public access will not be required where the applicant demonstrates it as infeasible due to at least one of the following:

    a. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;

    b. Constitutional or other legal limitations may apply;

    c. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;

    d. The cost of providing the access, easement, alternative amenity, or mitigating the impacts of public access are unreasonably disproportionate to the total cost of the proposed development;

    e. Significant environmental impacts that cannot be mitigated will result from the public access; or

    f. Significant undue and unavoidable conflict between public access requirements and the proposed use and/or adjacent uses would occur, provided that the applicant has first demonstrated and the County determines that all reasonable alternatives have been evaluated and found infeasible. Alternatives include but are not limited to:

i. Regulating access by such means as maintaining a gate and/or limiting hours of use;

ii. Designing separation of uses and activities (including but not limited to, fences, terracing, use of one-way glazings, hedges, landscaping); and

iii. Provisions for access at a site geographically separated from the proposal such as a street end, vista or trail system.

3. When required, physical public access shall be constructed to meet the following requirements for location, design, operation and maintenance:

   a. Public access shall include features for protecting adjacent properties from trespass and other possible adverse impacts to neighboring properties.

   b. Signs indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations.

   c. Required public access shall be fully developed and available for public use at the time of occupancy of the proposed use or activity.

   d. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.

   e. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition running contemporaneous with the authorized land use, as a minimum. Said recording with the County Auditor's Office shall occur at the time of permit approval.

   f. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness or value of the public access provided.

   g. Maintenance of the public access facility shall be the responsibility of the owner unless otherwise accepted by a public or nonprofit agency through a formal agreement approved by the Shoreline Administrator and recorded with the County Auditor's Office.

   h. Public access sites shall be made barrier-free for the physically disabled where feasible, and in accordance with the ADA.

   i. Public access facilities shall result in no net loss of shoreline ecological functions.

4. Views of the shoreline from public properties or substantial numbers of residences shall be protected through adherence to height and setback limits specified in this SMP. Where new development would completely obstruct or significantly reduce the aesthetic quality of views from public properties or substantial numbers of residences, mitigation shall be required as follows:

    a. The County may require administrative modifications to standard setbacks, clustering of proposed structures, and modifications to landscaping and building massing when the Shoreline Administrator determines that such modifications are necessary to maintain public views of the shoreline. In no case shall the applicant be required to reduce the maximum building height.

    b. The County may require specific public access improvements, such as public viewing decks, as mitigation in lieu of more significant modifications to site and building design when the Shoreline Administrator determines that such modifications would be an unreasonable financial burden on the applicant.

5. Where there is a conflict between water-dependent shoreline uses or physical public access and maintenance of views from public properties or substantial numbers of residences that cannot be resolved using the techniques in subsection (3) above, the water-dependent uses and physical public access shall have priority, unless there is a compelling reason to the contrary.

3.7 Shoreline Vegetation Conservation

3.7.1 Applicability

Shoreline vegetation performs important ecological functions, including stabilizing banks and minimizing erosion and landslides; shading of nearshore areas to reduce stream temperatures; providing organic inputs and food critical to aquatic life; filtering sediment, nutrients, and toxins; providing large woody debris (LWD) critical to juvenile salmon; and providing nearshore habitat. The functions that vegetation performs are enhanced with increased width and length of vegetated corridors. The purpose of the vegetation conservation policies and regulations is not to prevent all shoreline uses, but to require that new clearing, vegetation management, and development activities are limited as needed and result in no net loss of shoreline ecological functions.

The following provisions apply to any activity, development, or use that includes the removal of, or impact to, vegetation in shoreline jurisdiction, whether or not that activity requires a shoreline permit. Such activities may include clearing, grading, grubbing, pruning/trimming, vegetation protection, enhancement, and control activities. The following provisions do not apply to planting of native species, modification of existing nonconforming development that does not include expansion, or removal or maintenance of existing landscaping (such as lawns and gardens).

3.7.2 Policies

1. For its ability to prevent landslides and erosion that may pose safety risks for shoreline property owners and for the variety of ecological functions it provides, native shoreline vegetation should be conserved where new developments, uses, or shoreline activities are proposed. Restoration, while not required for most activities, is an effective companion to protection efforts that address the direct, indirect, and/or cumulative impacts of shoreline development, where feasible.

2. Encourage management and control of noxious and invasive weeds. Control of such species should be done in a manner that retains onsite native vegetation, provides for erosion control, and protects water quality.

3. Existing landscaping. Allow for the maintenance of existing landscaping (such as lawns and gardens) and related structures, including those that do not currently conform to vegetation conservation standards contained in this subsection or the shoreline setbacks of this SMP.

4. Voluntary enhancement of native shoreline vegetation should be encouraged.

5. Property owners are encouraged to learn about the benefits of native vegetation and the impacts of lawn chemicals and fertilizers and to participate in the Skamania County Master Gardeners training. Related information should be provided to property owners applying for development permits by the County.

6. The County should support and encourage participation in the Skamania County Noxious Weed Control Program by providing information to development applicants about this program at the time shoreline permits are submitted.

3.7.3 Regulations

1. Vegetation conservation standards shall not apply retroactively to existing legally established uses and developments. Existing landscaping (such as lawns and gardens) may be maintained as allowed by this SMP and shall not require mitigation under SMP section 3.7.

2. Vegetation clearing must be limited to the minimum necessary to accommodate approved shoreline development that is consistent with all other provisions of this SMP and Skamania County Code Title 24. Mitigation sequencing standards of this SMP in section 3.5 must be applied unless specifically excluded by this SMP so that the design, location, and operation of the structure or development, including septic drain fields, minimize vegetation removal and meet all applicable requirements.

3. If impacts to shoreline vegetation are unavoidable, vegetation removal must be mitigated in accordance with the following requirements in Table 3-8:

Table 3-8: Mitigation for Vegetation Removal within Shoreline Jurisdiction

Location of Vegetation Removal	Type of Vegetation Removal	Mitigation Action Required
Less than 50 feet from OHWM	Grass, pasture, non-woody, or non-native vegetation.	Native, woody vegetation enhancement planting at 1:1 mitigation ratio*
	Native shrubs (not trees)	Native, woody vegetation enhancement planting at 2:1 mitigation ratio*
	Native trees	Native, woody vegetation enhancement planting 3:1 mitigation ratio*
More than 50 feet from OHWM	Any non-native shrub or tree removal	Native, woody vegetation enhancement planting at 1:1 mitigation ratio*.
	Any native shrub or tree removal	Native, woody vegetation enhancement planting at 2:1 mitigation ratio*.
Outside Oregon white oak woodland dripline	Any removal of native or non-native vegetation within shoreline jurisdiction	Temporary tree protection fencing required prior to ground disturbance. No clearing, grading, trenching, staging, boring, or any other activity is allowed within the drip-line of the oak woodlands. Conservation covenant or other mechanism may be required if future development is likely to impact mitigation area.
Inside, entirely or partially, Oregon white oak woodland dripline	No oak removal and no significant damage to health of the oak trees as demonstrated by arborist's report.	Install temporary tree protection fencing required prior to ground disturbance at the extent of proposed activity to ensure that no clearing, grading, trenching, staging, boring or any other activity will occur within the drip-line of oak woodlands beyond what has been recommended by arborist. . Require mitigation for lost scrub/shrub vegetation, if appropriate. Conservation covenant or other mechanism is required to protect the oak woodlands from future development.
	Oak removal or result in significant damage to the health of oak trees as demonstrated by arborist's report.	At a minimum, replace oak trees based on area impacted with new Oregon white oak trees and contact WDFW for additional mitigations.

*Mitigation ratios are shown as enhanced area: impacted area.

4. Mitigation for shoreline vegetation removal as required above shall meet the following standards:

    a. The enhanced area shall be planted with native trees and shrubs.

    b. Table 3-8 contains minimum mitigation ratios. For vegetation removal proposed within 100 feet of the OHWM, the applicant shall contact WDFW for additional mitigation measures that may be necessary.

    c. Mitigation ratios are based on the area of impact. The impacted area shall be defined as the area of cleared vegetation as measured on the ground.

    d. For the enhanced area, a planting density of 5 trees and 10 shrubs per 1,000 square feet of cleared area is required. For example, if a 3:1 ratio is required for 1,000 square feet of cleared area, then a 3,000-square-foot enhancement area must be planted at the required density which would result in a total of 15 trees and 30 shrubs; similarly, a 2:1 ratio for 200 square feet of cleared area would result in 400 square feet of enhancement, with a total of 2 trees and 4 shrubs.

    e. The location of the enhancement area must be:

        i. On site unless there is insufficient area on site;

        ii. In an area of low habitat functionality; and

        iii. Within 50 feet of the OHWM or as close as possible to the shoreline waterbody.

    f. Mitigation planting shall meet the following:

        i. The project shall be monitored annually for five years to document plant survivorship. The monitoring period may be reduced to three years by the Shoreline Administrator for small mitigation areas of 1,000 square feet or less;

        ii. Reports shall be provided to the Administrator once per year;

        iii. The planted enhancement area shall achieve a plant survival standard of 80 percent at the end of the monitoring period; and

        iv. Monitoring results may require additional/replacement planting to meet the survival standard. If the survival standard is not met, then additional planting may be required.

5. Any tree that contains an active nest of an eagle, osprey, or other protected bird (as defined by WDFW or the Bald and Golden Eagle Protection Act), the nest shall not be disturbed in accordance with WDFW, the Bald and Golden Eagle Protection Act,

and the Migratory Bird Treaty Act. The applicant shall contact WDFW staff for more guidance and document recommendations applied to the proposed use/development.

6. Hazard trees. Where a hazard tree, as defined, is demonstrated to pose a risk, it may be removed or converted to a wildlife snag only if the hazard cannot be eliminated by pruning, crown thinning, or other technique that retains some of the tree's ecological function. A written report by a certified arborist or other qualified professional is required to evaluate potential safety hazards and recommend options for trimming, habitat conversion, or removal. The report shall be submitted to the Shoreline Administrator for review. Based on the arborist's report, the Administrator shall issue written approval or denial as to whether the hazard tree may be removed. The decision shall be processed promptly and may not be unreasonably withheld. If the Administrator fails to respond to a hazard tree removal request within 20 business days, the landowner's request shall be conclusively allowed. The removed tree should be left at or near the location it was removed from, whenever possible, unless the Administrator or qualified professional warrants its removal for identified disease, slope stability, or other reason. Any removed tree shall be mitigated in accordance with Table 3-8 and the standards of this section within one calendar year.

7. Hazard trees which need to be removed immediately for emergency reasons must comply with the above standards and obtain the required authorization after the fact. The project proponent shall document before and after conditions to verify the urgency of the action taken.

8. View maintenance. Pruning of trees to maintain, create, or expand views is allowed only when the following requirements are met:

    a. Pruning shall not include removal of understory vegetation;

    b. Pruning shall not include the removal of more than one-third of the limbs of an individual tree;

    c. Pruning must not compromise the health of the tree(s);

    d. Pruning shall comply with Tree Care Industry Association, ANSI A300 Standards, Part 1 - Pruning (2014), or as revised and;

    e. Vegetation retention, windowing, skirting, or other pruning techniques shall be preferred options; tree topping is prohibited.

9. Noxious weeds, preferred method. Hand removal or spot-spraying of invasive species or noxious weeds included on the Skamania County Noxious Weed List on shorelands outside steep or unstable slope areas is encouraged if the area is planted with native grass, shrubs, and trees to the mitigation requirements in Table 3-8

within six months in the disturbed area. Hand removal is preferred over mechanical or chemical methods, if appropriate for the weed present. Approved herbicides shall be used according to label instructions. Invasive species and noxious weeds shall not be removed from steep or unstable slope areas unless the impacts and a revegetation plan are part of an approved geologically hazardous critical areas report.

10. Noxious weeds, large-scale. Mechanical removal or large-scale chemical treatment of invasive species.

    a. Mechanical removal or large-scale chemical treatment of invasive species or noxious weeds included on the Skamania County Noxious Weed List as a Class A, B, or C weed on shorelands located outside steep or unstable slope areas is encouraged as voluntary enhancement when in compliance with this SMP.

    b. Coordination with the Skamania County Noxious Weed Control Program and the Washington State Noxious Weed Control Board is encouraged prior to undertaking invasive or noxious weed removal projects to ensure that the control and disposal technique is appropriate.

    c. Where noxious weeds and invasive species removal results in bare soils that may be subject to erosion or recolonization by invasive or noxious species, the area must be stabilized using BMPs and planted with native grass, trees, and shrubs to the mitigation requirements in Table 3-8.

    d. Invasive species removal efforts that exceed one-quarter acre should be phased if feasible to minimize potential erosion and sedimentation impacts.

    e. Mechanical removal or large-scale chemical treatment of invasive species or noxious weeds is subject to administrative review and approval.

11. Aquatic weed control shall be allowed only where the presence of aquatic weeds will affect native plant communities, fish and wildlife habitats, or an existing water-dependent use adversely. Aquatic weed control efforts must comply with all applicable laws and standards.

12. Unless otherwise stated, the vegetation conservation regulations of this SMP do not apply to commercial forest practices as defined by this SMP when such activities are covered under the Washington State Forest Practices Act (RCW 76.09), except where such activities are associated with a conversion to other uses or other forest practice activities over which local governments have authority, or with flood control levees required to be kept free of vegetation that damages their structural integrity. For the purposes of this SMP, preparatory work associated with the conversion of land to non-forestry uses and/or developments shall not be considered a forest practice and shall be reviewed in accordance with the provisions for the proposed non-forestry

use, the general provisions of this SMP, and shall be limited to the minimum necessary to accommodate an approved use.

3.8 Water Quality, Water Quantity, and Non-Point Source Pollution

3.8.1 Applicability

SMPs are required to protect against the adverse effects to public health, the land and its vegetation and wildlife, and to the waters of the state and their aquatic life. This section shall apply to all projects which have the potential to affect water quality or quantity of Skamania County shorelines by either by changing the flow of surface waters or creating new discharges to Skamania County shoreline waterbodies.

3.8.2 Policies

1. Maintain and improve the water quality of Skamania County's rivers, streams, lakes and their associated wetlands and preserve surface and groundwater for the beneficial use of the County's citizens and wildlife.

2. A special emphasis shall be placed on the protection and improvement of water quality on shorelines which are significant recreational amenities for the County so that these waters can continue to provide recreational opportunities which are fundamental to the County's economy.

3. Require that new developments, expansions, or retrofits of existing developments assess the effects of additional stormwater runoff volumes and velocities, and mitigate potential adverse effects on shorelines through design and implementation of appropriate stormwater management measures.

4. Property owners should be encouraged to voluntarily install new or retrofit existing stormwater features per the most current edition of Ecology's Stormwater Management Manual for Western Washington, including using low impact development techniques.

3.8.3 Regulations

1. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quantity and quality in accordance with all applicable laws, so that there is no net loss of ecological functions.

2. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quantity and quality in accordance with all applicable laws, so that significant impacts to aesthetic qualities or recreational opportunities do not occur. A significant impact to aesthetics or recreation would occur if a stormwater facility and appurtenant structures such as fences or other features have the potential to block or impair a view of shoreline waters from public land or from a substantial number of residences per RCW

90.58.320, or if water quality were visibly degraded so as to discourage normal uses such as swimming, fishing, boating, or viewing.

3. Storm water runoff from all impervious and semi-impervious surfaces except for single-family residences shall be collected, dispersed and infiltrated on site with no impact to adjacent properties pursuant to BMPs in Ecology's Stormwater Management Manual for Western Washington (2014 or as amended). To implement the policies and regulations of this section, the Shoreline Administrator shall require that new development and redevelopment proposals submit stormwater reports which show how the proposal will not degrade the water quality or quantity of shoreline waterbodies except for new and existing single-family dwellings, which are exempt from this regulation. Property owners are encouraged to voluntarily install new or retrofit existing stormwater features per the BMPs outlined in the manual, including but not limited to low impact development techniques.

4. Sewage management. To avoid water quality degradation, sewer service is subject to the requirements outlined below.

    a. Any existing septic system or other on-site system that fails or malfunctions will be required to connect to an existing municipal sewer service system if feasible, or make system corrections approved by Skamania County Community Development Department.

    b. Any new development, business, single-family or multifamily unit in a CRGNSA Urban Area will be required to connect to an existing municipal sewer service system if feasible, or install an on-site septic system approved by Skamania County Community Development Department.

5. Materials requirements. All materials that may come in contact with water shall be untreated or treated wood, concrete, plastic composites or steel as approved by the USACE or WDFW, that will not adversely affect water quality or aquatic plants or animals.

6. Water withdrawals from shoreline waterbodies shall comply with in-stream flow regulations found in WAC 173-527 and 173-528 for Water Resource Inventory Areas 27, 28, and 29A.

3.9 Shorelines of Statewide Significance

3.9.1 Applicability

Shorelines of statewide significance are those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more measured at the OHWM or those natural rivers or segments thereof west of the crest of the Cascade Range downstream of a point where the mean annual flow is measured at 1,000 cubic feet per second or more. East of the crest of the Cascade Range, shorelines of statewide

significance are those downstream of a point where the annual flow is measured at 200 cubic feet per second or more, or those portions of rivers east of the crest of the Cascade Range downstream from the first 300 square miles of drainage area, whichever is greater. In Skamania County, shorelines of statewide significance are Swift Reservoir, Spirit Lake, the Columbia River, and portions of Lava Creek, Trout Lake Creek, White Salmon River, Little White Salmon River, Wind River, and Lewis River.

3.9.2 Policies

1. Consistent with the SMA, on shorelines of statewide significance, preference shall be given to uses that:

    a. Recognize and protect the statewide interest over local interest;

    b. Preserve the natural character of the shoreline;

    c. Result in long-term over short-term benefit;

    d. Protect the resources and ecological function of the shoreline;

    e. Increase public access to publicly-owned areas of the shorelines;

    f. Increase recreational opportunities for the public in the shoreline; and

    g. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

3.9.3 Regulations

1. Recognize statewide interest by:

    a. Consulting with applicable state agencies, affected Native American tribes, and statewide interest groups in the development of shoreline master program provisions and during project review.

    b. Recognize and take into account state agencies' policies, programs, and recommendations in developing use regulations and in administering the SMP.

2. Preserve resources for future generations by:

    a. Prohibit actions that would convert resources into irreversible uses or detrimentally alter natural conditions.

    b. Degraded areas located on shorelines of statewide significance shall be restored in accordance with the provisions of the Skamania County Shoreline Restoration Plan.

3. Priority Uses. Prioritize uses on shorelines of statewide significance by:

a. Identifying the extent and importance of ecological resources of statewide importance and the potential impacts to these resources.

b. Preserving sufficient shorelands and submerged lands to accommodate current and projected demand for economic resources of statewide importance such as navigable harbors and commercial fisheries.

c. Set aside public access and recreation facilities to meet projected demand based on state agency activities and the interests of the citizens of the state to visit public shorelines with special scenic qualities or cultural or recreational opportunities.

4. Resources of statewide importance.

a. Protect long-term ecological resources of statewide important, such as anadromous fish habitats, forage fish spawning and rearing areas, and unique environments and shall insure no net loss of shoreline ecosystems and ecosystem wide process.

b. Provide for the long-term needs of water-oriented uses and other shoreline economic resources of statewide importance.

c. Provide for the right of the public to use, access, and enjoy public shoreline resources of statewide importance.

3.10 Economic Development

3.10.1 Applicability

Skamania County recognizes the importance of the economic development of its shorelines, especially as tied to recreational opportunities. The Skamania County 2007 Comprehensive Plan recognizes the importance of the area's recreational opportunities, including the Gifford Pinchot National Forest, Mt. St. Helens National Volcanic Monument, Trapper Creek Wilderness Area, Indian Haven Wilderness Area, Mt. Adams, the Columbia River Gorge National Scenic Area, Beacon Rock State Park, the Pacific Crest Trail, Bonneville Dam, the Bradford Island Visitor's Center, and the Columbia River Gorge Interpretive Center Museum, to name a few. The comprehensive plan also recognizes the link between recreational opportunities, tourism, and economic development in Skamania County.

Economic development agencies in Skamania County include the Port of Skamania County (Port) and the Skamania County Economic Development Council. The Port has a five-year plan, adopted in 2013, which is focused on making Port land "shovel-ready" and available for development.

The Skamania County Economic Development Council has a community action plan, last updated in 2003. The action plan provides a profile of the County's economy and vision, goals, and projects to promote the County's economic development. Goals pertinent to Skamania's shorelines include:

- Supporting existing socioeconomic, cultural, educational, political, and natural resources for the benefit of present and future residents of Skamania County.
- Promoting recreational activities and tourism
- Supporting a sustainable forest products industry through effective resource planning

3.10.2 Policies

1. Promote Skamania County's unique shoreline environmental resources and recreational opportunities as tourist destinations while ensuring that tourism does not degrade those resources.

2. Promote the ongoing forest products industry in Skamania County as an economic generator while also promoting responsible management of shoreline resources by the industry.

3. Increase sustainable shoreline recreational opportunities as the foundation for economic development and tourism efforts in the County.

4. The County should work with the Port of Skamania and the Skamania Economic Development Council to ensure that adequate shoreline area is available for water-dependent and water-oriented industry and commerce in furtherance of the objectives of the Port, the Economic Development Council, and the SMA.

5. First priority shall be given to water-dependent industry and commerce within the County's shorelines, followed by water-related and water-enjoyment uses, and lastly, by non-water oriented industry and commerce.

6. The preservation and development of recreational uses along the shoreline that can be an economic asset to the County and enhance public enjoyment of shorelines should be encouraged.

CHAPTER 4 SHORELINE ENVIRONMENT DESIGNATION PROVISIONS

4.1 Introduction

The state SMP guidelines require that Shoreline Environment Designations be assigned to shoreline areas according to their function, existing land uses, and the goals and aspirations of the community. Consistent with this requirement, this chapter provides a system of environment designations which mirror those outlined in the SMP guidelines. The locations of these Shoreline Environment Designations are depicted on the map of shoreline environment designations in Appendix A.

4.2 Environment Designations

4.2.1 Boundary Interpretation

1. If disagreement develops as to the exact location of the boundary line of a Shoreline Environment Designation that is shown on the map of Shoreline Environment Designations (Appendix A), the following rules shall apply:

    a. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed.

    b. Boundaries indicated as approximately following roads or railways shall be respectively construed to follow their centerlines.

    c. Boundaries indicated as approximately parallel to or extensions of features indicated in (a) or (b) above shall be so construed.

2. Whenever existing physical features are inconsistent with boundaries on the Shoreline Environment Designation map, the Shoreline Administrator shall interpret the boundaries with deference to actual conditions. Appeals of such interpretations may be filed with the Hearing Examiner per SCC 21.16.080.

3. In the event of a mapping error, the jurisdiction will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and chapter 173-22 WAC pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.

4. Split environment designations. Whenever a shoreline jurisdiction boundary line passes through a single unified parcel of land as indicated by record of the Skamania County Assessor, the Shoreline Environment Designation shall be interpreted to follow the County's zoning boundaries as those boundaries existed as of the date of the adoption of this SMP.

4.2.2 Undesignated Areas

All areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned as Rural Conservancy until the shoreline can be formally designated through a master program amendment.

4.2.3 Aquatic Environment

Purpose
The purpose of the Aquatic environment is to protect, restore, and manage the unique characteristics and resources of shoreline areas waterward of the ordinary high-water mark.

Designation Criteria
Assign an Aquatic environment designation to all shorelines of the state waterward of the OHWM.

Policies

1. Allow new overwater structures only for water-dependent uses, public access, or ecological restoration.

2. The size of new overwater structures should be limited to the minimum necessary to support the structure's intended use.

3. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use or joint use of overwater facilities should be encouraged.

4. All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

5. Uses that adversely impact the ecological functions of critical freshwater habitats should not be allowed, except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201 (2)(e) as necessary to assure no net loss of ecological functions.

6. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality, alteration of hydrographic conditions, and impacts to natural shoreline conditions.

7. The County should reserve shoreline space for shoreline preferred uses. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, critical habitats, aesthetics, public access and views.

4.2.4 Natural Environment

Purpose
The purpose of the Natural environment is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline

functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation, the County should plan for restoration of degraded shorelines within this environment.

Designation Criteria

1. A Natural environment designation should be assigned to shoreline areas if any of the following characteristics apply:

    a. The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;

    b. The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or

    c. The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.

    d. Such shoreline areas include largely undisturbed portions of shoreline areas such as wetlands, unstable bluffs, spits, and ecologically intact shoreline habitats.

    e. Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of LWD available for recruitment to adjacent water bodies. Recognizing that there is a continuum of ecological conditions ranging from near natural conditions to totally degraded and contaminated sites, this term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. Whether or not a shoreline is ecologically intact is determined on a case-by-case basis.

    f. Areas with significant existing agriculture lands should not be included in the Natural designation, except where the existing agricultural operations involve very low intensity uses where there is no significant impact on natural ecological functions, and where the intensity or impacts associated with such agriculture activities is unlikely to expand in a manner inconsistent with the Natural designation.

Policies

1. Any use that would substantially degrade the ecological functions or natural character of the shoreline area should not be allowed.

2. The following new uses should not be allowed in the Natural environment:

    a. Commercial uses.

    b. Industrial uses.

    c. Non-water-oriented recreation.

    d. Roads, utility corridors, and parking areas that can be located outside of Natural designated shorelines.

3. Per WAC 173-26-211(5), commercial forestry may be allowed as a conditional use in the Natural environment provided it meets the conditions of the State Forest Practices Act and its implementing rules and is conducted in a manner consistent with the purpose of this environment designation.

4. Agricultural uses of a very low intensity may be consistent with the Natural environment when such use is subject to appropriate limitations or conditions to assure that the use does not expand or alter practices in a manner inconsistent with the purpose of the designation.

5. Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed provided that no significant ecological impact on the area will result.

6. New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed. Do not allow the subdivision of property in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to the shoreline ecological functions.

4.2.5 Rural Conservancy Environment

Purpose

The purpose of the Rural Conservancy environment is to provide recreational opportunities, support sustainable forestry and mining operations, and provide for low density residential and water-oriented commercial and industrial uses consistent with the rural character of Skamania County. Such uses shall be allowed only upon the demonstration that they protect ecological functions, and conserve existing natural resources and valuable historic and cultural areas. Examples of uses that are appropriate

in a Rural Conservancy environment include low-impact outdoor recreation uses, timber harvesting on a sustained-yield basis, agricultural uses, aquaculture, low-intensity residential development and other natural resource-based low-intensity uses.

Designation Criteria

1. Assign a Rural Conservancy environment designation to shoreline areas outside urban growth areas, as defined by RCW 36.70A.110, if any of the following characteristics apply:

    a. The shoreline is currently supporting lower-intensity resource-based uses, such as agriculture, forestry, or recreational uses, or is designated agricultural or forest lands pursuant to RCW 36.70A.170;

    b. The shoreline currently accommodates residential uses on lots larger than 2 acres in size and is zoned for minimum acreage greater than two acres;

    c. The shoreline is supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, or floodplains or other flood-prone areas;

    d. The shoreline has high recreational value or unique historic or cultural resources; or the shoreline has low-intensity water-dependent uses.

    e. Existing mining operations and designated mineral resource lands.

    f. Low intensity, water-oriented commercial and industrial uses, only in the limited instances where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use.

Policies

1. Uses in the Rural Conservancy environment should be limited to those which sustain the shoreline area's physical and biological resources and uses of a nonpermanent nature that do not substantially degrade ecological functions or the rural or natural character of the shoreline area.

2. Agriculture, commercial forestry, and aquaculture when consistent with provisions of this chapter may be allowed. Low-intensity, water-oriented commercial and industrial uses may be permitted in the limited instances where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use. FERC license-mandated mandated activities, such as recreational facilities on Swift Reservoir, and the continued operation and maintenance of hydroelectric projects are allowed.

3. Water-dependent and water-enjoyment recreational uses and facilities that do not deplete the resource over time, such as boating facilities, angling, hunting, wildlife

viewing trails, and swimming beaches, are preferred uses, provided significant adverse impacts to the shoreline are avoided or mitigated.

4. Mining is a unique use as a result of its inherent linkage to geology. Therefore, mining and related activities may be an appropriate use within the Rural Conservancy environment when conducted in a manner consistent with the environment policies and the provisions of WAC 173-26-241 (3)(h).

5. Developments and uses that would substantially degrade or permanently deplete the biological resources of the area should not be allowed.

6. Construction of new structural shoreline stabilization and flood control works should only be allowed where there is a documented need to protect an existing structure or ecological functions and mitigation is applied, consistent with SMP section 3.5. New development should be designed and located to preclude the need for such work.

7. Residential development should ensure no net loss of shoreline ecological functions and should preserve the existing character of the shoreline consistent with the purpose of the environment. This policy is supported through the implementation of development standards (impervious surface limits) in Chapter 5 of this SMP and vegetation conservation standards in Chapter 3 of this SMP.

8. New shoreline stabilization, flood control measures, vegetation removal, and other shoreline modifications should be designed and managed consistent with applicable provisions of this SMP for each of those uses and activities to ensure no net loss of shoreline ecological functions.

9. Low-intensity, water-oriented commercial and industrial uses should be allowed as limited to areas where those uses have located in the past or at unique sites in rural areas that possess shoreline conditions and services to support the development.

4.2.6 Shoreline Residential Environment

Purpose

The purpose of the Shoreline Residential environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

Designation Criteria

1. Assign a Shoreline Residential environment designation to County-zoned residential areas with lots 2 acres or less in size, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development, or zoned for 2 acres or less residential development

Policies

1. Residential developments in this environment designation are subject to all applicable standards in this SMP, such as density, setbacks, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality.

2. Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.

3. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

4. Commercial development should be limited to water-oriented uses.

4.2.7 High Intensity Environment

Purpose

The purpose of the "high-intensity" environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

Designation Criteria

1. Assign a high-intensity environment designation to industrial or commercial areas of more intense rural development, if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses such as dams and associated hydroelectric infrastructure

Policies

1. In regulating uses in the high-intensity environment, first priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Non-water-oriented uses should not be allowed except as part of mixed use developments. Non-water-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

2. Hydroelectric infrastructure, such as dams, powerhouses, and spillways, are water-dependent utilities, which are a distinctive feature of the County's shorelines. These dams and associated infrastructure, as well as FERC license-mandated facilities, are allowed in the high intensity environment and should be able to be maintained, operated, and improved as necessary to meet Federal Energy Regulatory Permit requirements in compliance with this SMP.

3. Full utilization of existing High Intensity sites should be achieved before further expansion of this High Intensity designation is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high-intensity."

4. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

5. Where feasible, visual and physical public access should be required as provided for in SMP section 3.6.

6. Aesthetic objectives should be implemented through development standards, and maintenance of natural vegetative buffers.

CHAPTER 5 SPECIFIC SHORELINE USE REGULATIONS

5.1 Introduction

The provisions in this section apply to specific uses and types of development that typically occur in shoreline areas. Provisions in other sections of this SMP may also apply to the uses and types of development identified in this chapter. Shoreline uses are allowed only if permitted by the underlying zoning. A use that occurs on both uplands and in-water/overwater must meet the requirements of both the upland and aquatic environment designations. Refer to specific use policies and regulations below.

5.2 General Provisions

1. When determining allowable uses and resolving use conflicts within the County's shoreline jurisdiction, following preferences and priorities shall apply in the order listed below:

    a. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the Natural environment and public health.

    b. Reserve shoreline areas for water-dependent and associated water-related uses.

    c. Mixed use that includes or supports water-dependent uses.

    d. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.

    e. Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.

f. Limit non-water-oriented uses to those locations where the above described uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the SMA, including opportunities for ecological enhancements and public access improvements.

2. All development and uses within County shoreline jurisdiction shall be designed to achieve no net loss of shoreline ecological functions per the requirements of SMP section 3.5.

3. Encourage property owners to restore degraded areas of the shoreline under their ownership by providing incentives such as setback reductions and fee waivers.

4. Shoreline development and uses proposed within the CRGNSA shall comply with the standards of SCC Title 22.

5. Setbacks. Use setback widths from shoreline waterbodies are included in Table 5-1. Setback widths shall be measured perpendicularly from the OHWM extending landward on a horizontal plane.

6. Structure Height.

   a. There shall be a 35-foot maximum building height for all structures, except the following when demonstrated as necessary:

      i. water-dependent industry in the High Intensity environment shall have a height limit of 100 feet;

      ii. water-related industrial uses in the High Intensity environment shall have a height limit of up to 50 feet;

      iii. Other structures such as transmission towers and lines, masts, aerials, temporary logging equipment, flagpoles, bridges, and buildings and structures for livestock, farm, and agriculture purposes, such as barns, silos, and horse arenas shall have a height limit of 100 feet in any environment designation.

   b. For any structures proposed to exceed 35-feet, the following criteria must be met:

      i. Demonstrate that overriding considerations of the public interest will be served, and

      ii. Demonstrate that the proposal will not obstruct the view of a substantial number of residences on areas adjoining such shorelines.

   c. Other than the exceptions stated above, for a building or structure to exceed 35 feet, the proponent must apply for a shoreline variance

5.3 Shoreline Use Policies and Provisions

Table 5-1 indicates which shoreline activities, uses, and developments may be allowed or are prohibited in shoreline jurisdiction within each Shoreline Environment Designation. The table also lists the shoreline setbacks applicable to use, activity, or development categories within each environment designation. Height limits are provided above at 5.2(6). More specific information, further explanation, and exceptions are provided in the text of the following subsections. Where there is a discrepancy between this table and the text of the SMP, the text shall take precedence.

Table 5-1. Shoreline Use and Standards

Proposed Shoreline Uses	Shoreline Environment Designations									
	Aquatic		Natural		Rural Conservancy		Shoreline Residential		High Intensity	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks(ft)	Allowance	Setbacks(ft)
P = Permitted, C = Conditional, X = Not Permitted N/A = Not Applicable										
Agriculture										
	X	N/A	X	N/A	P	150	X	N/A	X	N/A
Aquaculture										
Water-oriented	P	N/A	C	0	P	0	X	N/A	P	0
Non-water-oriented	X	N/A	P	150	P	100	P	50	P	50
P = Permitted, C = Conditional, X = Not Permitted N/A = Not Applicable										
Boating Facilities and Overwater Structures										
Residential Docks (serving four or fewer residences)	See adjacent upland environment	N/A	X	N/A	C	N/A	P	N/A	P	N/A
Community/Joint Use Piers and Docks			X		C		P		P	
Non-residential Piers and Docks			X		C		C		P	
Floats			X		C		C		P	
Non-motorized boat/kayak launches			C		P		P		P	
Motorized boat launches			X		C		C		P	
Marinas			X		C		C		P	
Commercial										
Water-dependent	C	N/A	X	N/A	C	0	C	0	P	0
Water-related, water-enjoyment	C	N/A	X	N/A	C	150	C	75	P	50

Proposed Shoreline Uses	Shoreline Environment Designations									
	Aquatic		Natural		Rural Conservancy		Shoreline Residential		High Intensity	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks(ft)	Allowance	Setbacks(ft)
Non-water-oriented	X	N/A	X	N/A	C	150	X	N/A	C	100
Forest Practices										
Roads	X	N/A	C	150	P	150	C	100	X	N/A
Stream Crossings	C	N/A	C	0	C	0	C	0	X	N/A
Log storage	C	N/A	C	150	P	150	C	100	X	N/A
Temporary structures associated with forestry practices	X	N/A	C	150	P	150	C		X	N/A
Industrial and Port										
Water-dependent	P	N/A	X	N/A	P	0	C	100	P	0
Water-related	X	N/A	X		P	150’	C		P	50
Non-water-oriented	X		X		X	N/A	X		P	100
P = Permitted, C = Conditional, X = Not Permitted N/A = Not Applicable										
Institutional										
Water-dependent	C	N/A	X	N/A	C	0	X	N/A	P	0
Water-related	X	N/A	X		C	100	X		P	100
Non-water-oriented	X		X		C	150	X		C	100’
Instream Structures										
Hydroelectric Facilities/Dams	P	N/A	C	0	P	0	X	0	P	0
All other in-stream structures	C	N/A	C	0	C	0	C	0	C	0
Mining										
Gravel Mining	C	N/A	X	N/A	C	200	X	N/A	C	200
Hard Rock Mining	X	N/A	X		C	150	X		C	100
Recreational										
Water-dependent	P	N/A	P	0	P	0	P	0	P	0
Water-related/water-enjoyment	X	N/A	C	150	P	100	P	50	P	50
Public Access – Viewing platforms	X	N/A	P	50	P	50	P	50	P	50

Proposed Shoreline Uses	Shoreline Environment Designations									
	Aquatic		Natural		Rural Conservancy		Shoreline Residential		High Intensity	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks(ft)	Allowance	Setbacks(ft)
and Trails Parallel to the Shoreline										
Public Access – Approach Trails Perpendicular to the Water	X	N/A	P	0	P	0	P	0	P	0
Non-water-oriented (golf courses, sports fields)	X	N/A	X	N/A	C	150	C	100	C	100
Residential										
Single-family	X	N/A	X	N/A	P	150	P	60	X	N/A
Multi-family	X		X		X	N/A	C	100	P	50
Floating homes & Floating On-water Residences	X	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
P = Permitted, C = Conditional, X = Not Permitted N/A = Not Applicable										
Shoreline Restoration/Enhancement										
	P	N/A	P	0	P	0	P	0	P	0
Transportation and Parking Facilities:										
Highways/Arterial roads	C	N/A	X	N/A	C	150	P	150	P	100
Access roads	X	N/A	C	175	P	100	P	50	P	50
Collector roads	X	N/A	C	200	P	150	P	125	P	75
Private roads	X	N/A	C	75	P	50	P	50	P	25
Bridges	C	N/A	C	0	P	0	P	0	P	0
Railroads	X	N/A	X	N/A	C	150	X	N/A	P	100
Airports	X	N/A	X	N/A	C	150	X		P	100
Primary parking facilities	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A
Accessory (on-site parking serving a use)	X		X		P	150	P	100	P	50
Utilities:										
Production and Processing Facilities										
Water-oriented	P	N/A	X	0	P	0	P	0	P	0
Transmission Facilities										

Proposed Shoreline Uses	Shoreline Environment Designations									
	Aquatic		Natural		Rural Conservancy		Shoreline Residential		High Intensity	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks(ft)	Allowance	Setbacks(ft)
Non-water-oriented (Parallel)	X	N/A	C	175	C	150	P	50	P	35
Non-water-oriented (Perpendicular)	C	N/A	C	0	P	0	P	0	P	0
Water-oriented	P	N/A	C	0	P	0	P	0	P	0

5.3.1 Agriculture

Few areas of agricultural use occur on County shorelines. The only areas of shoreline jurisdiction that contain existing agricultural uses are adjacent to Franz Lake in south Skamania County and to the Wind River in central Skamania County.

Applicability

In accordance with the provisions of WAC 173-26-241(3)(a)(ii), this SMP should not modify or limit ongoing agricultural activities occurring on agricultural lands. The provisions of this section apply to new agricultural uses proposed on land not currently used for agricultural purposes and to conversion of agricultural lands to nonagricultural purposes. A change to a different agricultural crop for an ongoing operation does not constitute a conversion to a new use.

Policies

1. Appropriate vegetation management and BMPs as recommended by the USDA-NRCS should be used to avoid and minimize water quality impacts from agricultural practices.

2. New agricultural use and development should preserve and maintain native vegetation or other soil erosion control measures between tilled lands and adjacent water bodies within setback areas specified by this SMP.

3. New confinement feed lots, feeding operations, lot wastes, manure storage or stockpiles, manure application should not occur within shoreline setback areas and should use BMPs.

4. New and existing agricultural owners/operators are encouraged to implement BMPs in runoff controls and animal watering stations.

Regulations

1. New agricultural uses shall meet setback standards as specified in this SMP. Existing native vegetation within the setback area shall be preserved in compliance with section the policies and regulations in section 3.7 of this SMP.

2. Fencing shall be used to prevent animals from damaging vegetation, stream slopes, and other sensitive natural features in the shoreline setback area.

3. Stock watering facilities shall be provided so that livestock do not need to access streams or lakes for drinking water.

4. Newly proposed confinement lots, feeding operations, lots wastes, manure storage or stockpiles, and storage of noxious chemicals shall submit a site plan that indicates:

    a. Location of all existing and proposed uses including confinement lots, feeding operations, lot wastes, manure storage, chemical storage, fencing, and runoff storage ponds within proximity to the shoreline and waterbodies;

    b. Maximum number and type of livestock to be kept on the site;

    c. Existing and proposed contour of the land and topographic features;

    d. Groundwater profiles, streams and drainage ways;

    e. Soil types;

    f. Waste disposal facilities, including site runoff storage ponds, location of manure stockpiles, holding tanks and ponds, and ultimate manure disposal sites;

    g. Fencing for control of animals;

    h. Other use areas, such as feed storage, animal movement routes, and animal pens.

5. New agricultural uses, including the conversion of agricultural land to nonagricultural use, must be consistent with the environment designations in which they are located, be located and designed to assure no net loss of ecological functions and not have a significant adverse impacts on other shoreline resources and values.

6. New agricultural uses shall implement stormwater and agricultural runoff control BMPs consistent with Ecology's *Stormwater Management Manual for Western Washington* (2014 or as amended).

5.3.2 Aquaculture

Several aquaculture facilities exist on Skamania County's shorelines. Two fish hatcheries are operated by the WDFW and both are located in the Washougal watershed. In addition, national fish hatcheries are located along the Wind River, the Little White Salmon River, and the Columbia River.

Applicability
The following provisions apply to the culture or farming of fish or aquatic plants within shoreline waterbodies in Skamania County.

Upland finfish rearing facilities as defined in Chapter 7 of this document meet the definition of "agricultural activities." Nevertheless, these facilities are regulated by the provisions of this section and not section 5.3.1.

Policies

1. Aquaculture is a preferred, water-dependent use. When consistent with control of pollution and prevention of damage to the environment, aquaculture is a preferred use of the water area.

2. Applicants for new, expanded, or modified aquaculture facilities should provide information on local ecological conditions. The County should evaluate this information to provide limits and conditions to assure appropriate compatible types of aquaculture for the local conditions as necessary to assure no net loss of ecological functions.

3. The selection of potential locations for aquaculture facilities should take into account specific requirements for water quality, temperature, flows, oxygen content, and adjacent land uses, wind protection, and commercial navigation.

4. Aquaculture should not be permitted in areas where it would result in a net loss of ecological functions or significantly conflict with navigation and other water-dependent uses.

5. Aquaculture facilities should be designed and located so that they do not spread disease to native aquatic life, establish new nonnative species which cause significant ecological impacts, or impact the aesthetic qualities of the shoreline significantly. Because the technology associated with some forms of aquaculture is undergoing transformation, regulatory standards should give latitude to developing changes in this use and should recognize its potential impact on existing uses and natural systems.

Regulations

1. The development and operation of new aquaculture uses, expansion or alteration of existing facilities and appurtenant facilities shall result in no net loss of shoreline ecological functions and shall demonstrate compliance with mitigation sequencing in section 3.5 of this SMP. In particular, aquaculture facilities shall not be permitted if they would spread disease to native aquatic life or would establish new non-native species, which cause significant ecological impacts.

2. New aquaculture uses that use new or experimental technologies shall be allowed provided they do not result in a net loss of shoreline ecological functions.

3. New, altered, or expanded aquaculture uses shall consider the impacts on adjacent and nearby water-dependent uses, – especially recreational uses – and shall not be permitted if, after mitigations are applied, they would negatively affect the viability of other water-dependent uses.

4. Aquaculture facilities shall not significantly conflict with water-based navigation.

5. The aesthetic impacts of new, expanded, or altered aquaculture facilities shall be addressed by limiting the removal of shoreline vegetation, using colors and materials that blend with the surrounding environment, and locating facilities where they are naturally concealed from view.

6. Non-water-oriented portions of aquaculture facilities, such as, but not limited to, parking lots, offices, storage, and dorm or sleeping quarters, shall be placed upland of water-oriented aquaculture uses. Such upland areas must be appropriate for the appurtenant and accessory development, including necessary infrastructure.

7. New finfish rearing facilities required to offset the impacts of hydroelectric facilities under a FERC license are required to obtain a shoreline conditional use permit in the Natural environment designation. Commercial rearing facilities are prohibited in the Natural environment.

5.3.3 Boating Facilities and Overwater Structures

A number of residential docks and piers associated with vacation homes are located on the eastern end of Swift Reservoir, surrounding Wauna Lake in south County, near Ashes Lake, at or near the Wind River boat launch, at the WKO Lumber site near the mouth of the Wind River, at Drano Lake, at the mouth of the White Salmon River, and at scattered locations along the Columbia River. Boat launches are located at Swift Reservoir, the Columbia River, Wauna Lakes Area, Ashes (Ash) Lake, Winder River, Drano Lake, and at various other locations in the county, including the Gifford Pinchot National Forest.

Boating facilities and overwater structures serve an important role in providing recreational access to the County's shoreline waterbodies and bringing tourists to the County, and have the potential to generate economic development in conjunction with the Port and shipping activity. Navigational, aesthetic, and environmental impacts of these facilities are regulated in this section.

Applicability

1. Boating facilities and overwater structures exist in limited locations in the County. These include both public and private overwater and in-water structures such as boating and moorage facilities of all types (piers, docks, marinas); mooring balls and buoys; boat and kayak launches; and related components such as gangways, ells, and floats. Piers and docks for public access to the water that do not serve a boating or moorage purpose are also subject to the policies and regulations of this section.

For simplicity, all of these facilities and structures are referred to in the SMP as "boating facilities and overwater structures." Other facilities regulated by this section include boathouses, covered moorages, boat lifts, and launch rails/railways.

2. This section applies to all boating facilities and overwater structures having as their primary purpose launching or mooring vessels, or serving some other water-dependent purpose, or providing public access.

3. Structures covered in this section include private residential piers and docks (including singular, joint-use and community docks), piers and docks for non-residential use (commercial, industrial, aquaculture, recreational or public access use), marinas, mooring buoys and balls, boat and kayak launches, and components related to the above uses, such as gangways, ells, and floats.

Policies

1. Boating facilities and overwater structures are water-dependent uses and should be allowed provided they can be located, designed, and constructed in a way that results in no net loss of shoreline ecological functions. In addition to achieving no net loss, boating facilities should locate where they will be compatible with neighboring uses, including aesthetic considerations and tribal treaty fisheries. Boating facilities and overwater structures should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width, and height of overwater structures and other developments regulated by this section should be no greater than that required for safety and practicality for the primary use.

2. Boating facilities and overwater structures should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term, and have been approved by applicable state agencies.

3. Boating facilities and overwater structures should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights thereto such as, but not limited to, fishing, swimming, and pleasure boating.

4. To limit the number and extent of overwater and in-water structures and minimize potential long-term impacts associated with those structures, mooring balls and mooring buoys are preferred over docks, and shared moorage facilities (either joint-use docks or community docks) are preferred over single-user moorage.

5. Piers should be preferred over floating docks where significant river or stream current does not occur.

6. To foster public access by the greatest number of people in appropriate locations, public boating facilities and moorage structures that serve many are preferred over a proliferation of private, single-user facilities and structures. New floating homes,

floating on-water residences, and liveaboard vessels should be prohibited on Skamania County's shorelines. The County should collaborate with partners to implement an educational program for boaters regarding best boating practices to minimize impacts to habitat and water quality.

Regulations

1. General Regulations

    a. All boating facilities and overwater structures shall be designed to be consistent with federal and state regulations, including design criteria established by the WDFW, the USACE, and the Washington State Department of Health.

    b. Boating facilities and overwater structures shall be designed, constructed, and maintained to achieve no not loss of shoreline ecological functions and shall demonstrate compliance with mitigation sequencing in section 3.5 of this SMP.

    c. To achieve no net loss, the design, construction, and operation of overwater structures, including but not limited to piers, docks, floats, gangways and ells must meet the following:

        i. Be the minimum size necessary and designed to avoid and then minimize potential adverse impacts. All unavoidable adverse impacts must be mitigated according to an approved mitigation plan.

        ii. Water-related and water-enjoyment uses may be allowed as part of mixed-use developments on overwater moorage structures where they are clearly auxiliary to and in support of water-dependent uses. Examples include a bait shop or viewing decks/observation area.

        iii. Minimize degradation of aquatic habitats.

        iv. Not impede the life stage of any federally or state-listed juvenile or adult fish species, including migration, rearing, and spawning.

        v. Allow light penetration to support aquatic vegetation and prevent the increase of predation on salmonids as a result of overwater structures.

        vi. Be engineered or use proven methods to maximize human safety and minimize potential for flood-related detachment of the facility from shore.

    d. Locational Considerations. Many shoreline waterbodies in Skamania County are inappropriate for the location of boating facilities and overwater structures due to their remote locations where adequate parking, public access, traffic circulation cannot be provided, and due to the size of the waterbody and fragility of the environment. For these reasons, all proposals for boating facilities and

overwater structures shall be reviewed on an individual basis to ensure suitable environmental conditions, shoreline configuration, access and neighboring uses. Boating facilities and overwater structures shall locate where:

i. Hazards and obstructions to public navigation rights are minimized.

ii. They will not interfere with exercise of tribal treaty fisheries.

iii. They will not block or obstruct lawfully existing or planned public shoreline access.

iv. There are stable shoreline areas with adequate water mixing and flushing

v. Such facilities will not adversely affect flood channel capacity or otherwise create a flood hazard.

vi. Water depths are adequate to minimize soil disposal, filling, beach enhancement, and other channel maintenance activities.

vii. 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.

viii. 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.

e. Boating facilities and overwater structures shall not be located:

i. Along braided or meandering river channels where the channel is subject to change in alignment.

ii. On point bars or other accretion beaches.

iii. Where new or maintenance dredging will be required.

iv. In areas with important habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates.

v. Where new shoreline stabilization will be required, if feasible. Where the need for stabilization is unavoidable, only the minimum necessary shoreline stabilization to adequately protect facilities, users, and watercraft may be allowed.

vi. Facilities and structures for use by motorized boats (including personal watercraft) shall be located far enough from public swimming beaches, fishing and aquaculture harvest areas, and waterways used for commercial

navigation to alleviate any adverse impacts, safety concerns, and potential use conflicts.

f. Upland parking and storage areas shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, and must comply with all applicable provisions of this SMP.

g. All marinas and public launch facilities shall provide restrooms/hand-sanitizing facilities for boaters' use that are designed, constructed, and maintained to be clean, well-lighted, safe, and convenient for public use.

h. Installation of boat waste disposal facilities, such as pump-outs and portable dump stations, shall be required at all marinas and shall be provided at public boat launches to the extent possible. In addition, wash stations to remove noxious weeds shall also be provided, where feasible. The locations of such facilities shall be considered on an individual basis in consultation with the state departments of Ecology, Health, Parks, and Washington State Department of Natural Resources (DNR) and WDFW, as necessary.

i. When appropriate, marinas and boat launch facilities shall install public safety signs to include the locations of fueling facilities, pump-out facilities, wash stations, and locations for proper waste disposal.

j. All utilities shall be placed at or below the surface level of the boating facility or moorage structure or belowground, as appropriate.

k. Boating facilities and overwater structures in or over state-owned aquatic lands shall require approval by DNR and shall obtain other state and federal approvals, as applicable.

l. Boating facilities and private moorage structures must be marked with reflectors, or otherwise identified to prevent unnecessarily hazardous conditions for surface-water users during the day or night.

m. New covered moorage is prohibited, except when necessary for operation of a water-dependent use at commercial, industrial, or transportation-related facilities.

n. Floating and other overwater homes, including liveaboard vessels, are prohibited.

o. Extended moorage on waters of the state is prohibited except as allowed by applicable state regulations or a lease or permission is obtained from the state, and impacts to navigation and public access are mitigated.

p. No boat lifts or watercraft lifts of any type will be placed on, or in addition to, the moorage structures unless the applicant can demonstrate that the proposed boat lift meets the intent of the criteria to minimize structure, maximize light penetration, and maximize depth.

q. Materials regulations.

i. Boating facilities and overwater structures shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerge portions, decking, and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain, or runoff. Wood treated with creosote, copper chromium, arsenic, pentacholorophenol, or other similar toxic materials is prohibited for use in moorage facilities.

ii. Boating facilities and overwater structures in waters providing a public drinking water supply shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel.

iii. Exterior finish of all boating facilities and overwater structures must be generally non-reflective, to reduce glare.

2. Replacement of existing boating facilities and overwater structures. If any of the following are proposed during a five-year period, the project is considered a new facility and all improved portions of the facility must comply with applicable standards for new facilities.

a. Replacement of the entire facility.
b. Replacement of 50 percent or more of support piles.
c. Replacement of 50 percent or more of a boat launch, by area.

3. Modification or enlargement of existing boating facilities and overwater structures.

a. Applicants must demonstrate that there is a need for modification or enlargement because of increased or changed use or demand, safety concerns, or inadequate depth of water.

b. Enlarged portions of existing boating facilities and overwater structures must comply with applicable standards for new facilities.

4. Repair of existing boating facilities and overwater structures.

a. Repairs to existing legally established boating facilities and overwater structures are permitted consistent with all other applicable codes and regulations.

b. All repairs must use material standards specified for new facilities.

5. New or expanded boating facilities and overwater structures. Appropriate mitigation may include one or more of the following measures. In-kind measures are preferred over out-of-kind measures when consistent with the objective of compensating for adverse impacts to ecological function. Mitigation may not include measures that are already required by regulations.

   a. Removal of any legal existing overwater or in-water structures that are not the subject of the application.

   b. Replacement of areas of existing solid overwater cover with grated material or use of grating on altered structures.

   c. Planting of native vegetation along the shoreline immediately landward of the OHWM consisting of a density and composition of trees and shrubs typically found in undisturbed areas adjacent to the subject waterbody.

   d. Removing or improving ecological functions of hardened shoreline by softening the face and toe of the hardened shoreline with soil, gravel and/or cobbles, and/or incorporating vegetation or LWD.

   e. Removal of man-made debris waterward of the OHWM.

   f. Placement of large woody material if consistent with local, state and federal regulations.

   g. Participation in an approved mitigation program.

6. General construction regulations for boating facilities and overwater structures.

   a. Construction of in-water or overwater boating facilities or moorage structures shall be completed during allowed in-water work windows.

   b. Construction impacts shall be confined to the minimum area needed to complete the project.

   c. The boundaries of clearing limits associated with site access and construction shall be flagged to prevent ground disturbance of riparian vegetation, wetlands, and other sensitive sites. This action shall be completed prior to any ground disturbing activities and shall remain in place until all revegetation proposed in the approved mitigation plan is established.

   d. All temporary erosion controls shall be in place and appropriately installed downslope of project activities prior to any ground disturbance and remain in place until site restoration is complete and revegetation is established.

e. Any large wood, native vegetation, topsoil, and/or native channel material displaced by construction shall be stockpiled for use during site restoration.

f. No existing habitat features (i.e., wood, substrate materials) shall be removed from the shoreland or Aquatic environment without approval.

g. If native vegetation is removed, damaged, or destroyed, it shall be replaced in accordance with section 3.7 of this SMP.

h. Project construction shall cease under high flow conditions that could result in inundation of the project area, except for efforts to avoid or minimize resource damage.

i. Temporary moorages are allowed for vessels used in the construction of overwater facilities provided:

    i. Upon termination of the project, the aquatic habitat in the affected area is returned to its preconstruction condition within one year.

    ii. Construction vessels do not ground or otherwise disturb substrates.

    iii. Temporary moorage is located to minimize shading of aquatic vegetation.

7. Boat launches (including boat ramps and rails/railways)

    a. Boat launches shall be limited to public or water-dependent commercial, industrial, and port facilities.

    b. Boat launches shall be subject to the requirements contained in regulations 1 through 7 of section 5.3.3, where applicable.

8. Boat lifts, covered moorages, and boat canopies.

    a. Covered moorages with solid roofs and structural elements are not permitted in the High Intensity shoreline environment except at marinas and water-dependent commercial, industrial, and port facilities in the High Intensity shoreline environment.

    b. Boat lift canopies shall be made of translucent material.

9. General requirements for docks and piers.

    a. New docks, piers, and related structures (gangways, floats, and ells) shall be allowed only for specific, demonstrated water-dependent uses or public access. As used here, a dock associated with a single-family residence is a water-

dependent use provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the provisions of this SMP.

b. Docks and piers shall have the shortest length necessary to provide moorage for the intended boating use. In no case shall a dock or pier extend farther from shore than necessary to achieve a water depth of 10 feet. An increase of up to 50 percent in the size of docks and float components may be approved through the variance process in section 2.7 of this SMP provided that:

   i. It can be demonstrated by a report submitted by a qualified professional, such as a habitat biologist or fisheries biologist, that the larger size will result in no net loss of aquatic and shoreline ecological functions.

   ii. The larger dock size will not interfere with navigation or public access.

c. The bottom of piers shall be elevated at least 2 feet above the plane of the OHWM.

d. Grating shall cover the entire pier for residential structures and as much area as practicable for other structures. Open areas of grating shall be at least 50 percent, as rated by the manufacturer, unless determined to be infeasible due to specific site or project considerations.

e. Piers and ramps shall be no more than 4 feet in width.

f. Shoreline concrete anchors for piers must be placed at least 10 feet landward from the OHWM, if feasible, and must be sized no larger than 4 feet wide by 4 feet long unless demonstrated insufficient. The maximum anchor height shall be only what is necessary to elevate the bottom of either the pier or landward edge of the ramp at least 2 feet above the plane of the OHWM. Alternate anchoring methods may be allowed if approved in advance by WDFW for application on waterbodies other than the Columbia River.

10. Requirements for residential and community piers and docks.

    a. No single-use residential docks may be authorized unless the applicant can demonstrate that reasonable joint use or community dock options have been investigated and found infeasible.

    b. For all new residential development of two or more waterfront dwelling units or subdivisions, or other divisions of land occurring after the effective date of this SMP, only joint use or community docks may be allowed.

c. No more than one private, noncommercial dock is permitted per proposed or existing platted or subdivided shoreline lot, or proposed or existing unplatted shoreline tract owned for residential or recreational purposes.

d. Docks and float components for private docks or community docks shall not exceed a width of 8 feet.

11. Non-residential piers and docks (commercial, industrial, aquaculture, recreational or public access use).

    a. The amount of overwater cover, including length and width, the number of in-water structures, and the extent of any necessary shoreline stabilization or modification must be minimized. This requirement shall not apply to recreational and public access features required and licensed by FERC.

    b. Accessory development may include, but is not limited to, parking, nonhazardous waste storage and treatment, stormwater management facilities, and utilities where these are necessary to support the water-oriented use. Non-water-dependent accessory uses must be located landward of all water-oriented uses.

    c. Garbage or litter receptacles must be provided and maintained by the operator at locations convenient to users.

12. Floats

    a. Floats shall not be located in shallow-water habitat where they could ground or impede the passage or rearing of any federally or state-listed species.

    b. To prevent damage to shallow-water habitat, floats on the Columbia River shall be positioned at least 40 feet horizontally from the OHWM but no more than 100 feet from the OHWM, as measured from the landward-most edge of the float, unless determined to be impractical because of specific site considerations. Floats on all other waterbodies must be located to maintain clearance of at least 18 inches between the lake bottom or riverbed and the bottom of the float during the low flow or low water level period of any year.

    c. Grating shall cover the entire surface area of the float(s) not underlain by float tubs or other material that provides buoyancy. The open area of the grating shall be a minimum of 50 percent, as rated by the manufacturer, or as otherwise required by state or federal agencies during permit review unless determined to be infeasible due to specific site or project considerations.

d. Functional grating will cover no less than 50 percent of the float, or as otherwise required by state or federal agencies during permit review, unless determined to be infeasible due to specific site or project considerations.

e. Seasonal docks shall be designed or removed to prevent the dock from resting on the river bed during periods of lower flow.

f. Flotation materials shall be permanently encapsulated to prevent breakup into small pieces and dispersal in water.

g. No new skirting is allowed on any structure.

h. Protective bumper material will be allowed along the outside edge of the float as long as the material does not extend below the bottom edge of the float frame or impede light penetration.

i. Safety railings, if proposed, must meet International Building Code requirements and must be an open framework that does not unreasonably interfere with shoreline views.

13. Pilings and float anchors.

    a. New piling for residential docks shall not exceed 8 inches in diameter, except where larger pilings are required for safety or site-specific engineering reasons. New piling for other docks must be the smallest diameter necessary.

    b. All pilings shall be fitted with devices to prevent perching by piscivorous (fish-eating) birds.

    c. Pilings shall be spaced at least 18 feet apart on the same side of any component of the overwater structure. The pier/ramp and float are separate components.

    d. Each overwater structure shall use no more than four piles total for the entire project. A combination of two piles and four helical anchors may be used in place of four piles.

    e. Submerged float anchors will be constructed from concrete; and shall be horizontally compressed in form, by a factor of 5 or more, for a minimum profile above the stream bed (the horizontal length and width will be at least five times the vertical height).

    f. No in-water fill material (including uncured concrete or its by-products) will be allowed, with the exception of pilings and float anchors.

14. New floating homes, floating on-water residences, and liveaboard vessels are prohibited on Skamania County shorelines.

5.3.4 Commercial Uses

Commercial uses within Skamania County shoreline jurisdiction are generally found in the southern portion of the County, including the Carson and Home Valley CRGNSA urban areas and along the Washougal River in the West End. Commercial development in the County is generally at a smaller-scale, such as retail shops, service stations, and restaurants. There is a large, vacant commercially zoned site in Carson overlooking the Columbia and Wind River which may be able to accommodate large-scale commercial development.

Applicability

The following section applies to any development, construction, or use of land for commercial and commercial service purposes within Skamania County's Shoreline jurisdiction. Commercial development means those uses and facilities that are involved in wholesale or retail trade or other business activities. Examples include, but are not limited to, hotels, motels, grocery stores, restaurants, shops, restaurants, offices and indoor recreation facilities.

Policies

1. Proposed commercial uses shall adhere to the general use preferences contained in section 5.2 of this SMP, as applicable.

2. Ensure shoreline commercial development provides public access to the shoreline where opportunities exist, provided that such access would not pose a health or safety hazard.

3. Limit overwater commercial development to that which is water-dependent, or if not water-dependent, that which is accessory and subordinate as necessary to support a water-dependent use.

4. First preference should be given to water-dependent commercial uses over non-water-dependent commercial uses, and then to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses.

5. Restoration of impaired shoreline ecological functions and processes should be encouraged as part of new or expanded commercial development, especially for non-water-oriented uses.

Regulations

1. Water-dependent commercial uses shall be given preference over water-related and water-enjoyment commercial uses. Second preference shall be given to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses.

2. Prior to approval of water-dependent uses, the Administrator shall review a proposal for design, layout and operation of the use and shall make specific findings that the use qualifies as a water-dependent use.

3. Commercial development that is not water-dependent shall not be allowed over water except where it is located within the same existing building and is necessary to support a water-dependent use.

4. Water-related and water-enjoyment uses shall avoid impacts to existing navigation, recreation, and public access.

5. Non-water-oriented commercial development shall not be allowed unless:

    a. the use is part of a mixed-use project that includes water-dependent uses, and provides a significant public benefit with respect to provisions of public access or ecological restoration; or

    b. navigability is severely limited at the proposed site, and the commercial use provides a significant public benefit with respect to provision of public access or ecological restoration; or

    c. the site is designated for commercial use and is physically separated from the shoreline by another property or a public right-of-way.

6. New commercial developments shall provide public access to the shorelines, subject to section 3.6 of this SMP.

7. Public access and ecological restoration shall be considered as potential mitigation of impacts to shoreline resources and values for all water-related or water dependent development unless such improvements are demonstrated to be infeasible or inappropriate.

8. New commercial uses or development shall meet the setback requirements contained in Table 5-1.

5.3.5 Forest Practices

Applicability

The forest practices standards in this SMP apply to non-harvest forest practices and Class IV-General forest practices where shorelines are being converted or are expected to be converted to a non-forest use as defined and classified by the Washington State Forest Practices Act (RCW 76.09). Non-harvest forest practices such as roads, construction of stream crossings or forestry structures, and log storage are also subject to the SMP. All other forest practices shall be conducted in compliance with the Forest Practices Act, WAC 222, and the 1999 Forest and Fish Report, and any regulations adopted pursuant thereto.

A forest practice that only involves timber cutting shall not be considered development and shall not require a SSDP or a shoreline exemption. A forest practice that includes

activities other than timber cutting may be a development and may require a shoreline permit.

Policies

1. Given the importance of the forest industry to Skamania County's economy, it is important to protect the viability of this industry while also protecting the County's shorelines from incompatible forest practices that would harm shoreline ecology or negatively impact other uses especially recreation and public access.

2. Proposed forest practices regulated by this SMP within the County should result in no net loss of shoreline ecological functions.

3. When forest lands are converted to another use, there should not be significant adverse impacts to other resources, values, or shoreline uses, such as navigation, recreation, and public access.

4. Within shorelines, water-oriented uses, such as aquatic log storage and docks for loading and shipment of logs, should be prioritized over non-water-oriented uses, such as milling facilities, offices, and employee parking.

5. Commercial forest lands should be designated either Natural or Rural Conservancy.

6. Forest practices should comply with regulations established by the Washington State Forest Practices Act, including coordination with the DNR for Class IV forest practices conversions to non-forest uses and should also comply with selective timber harvesting requirements on shorelines of statewide significance contained in RCW 90.58.150.

7. Non-harvest forest practices, such as creation of roads, stream crossings, forestry structures and buildings, and log storage, should comply with the regulations of this section and result in no net loss.

8. When forest roads are proposed to be decommissioned, the County should work with the USFS to maintain access to public lands for hunting, fishing, and other recreational uses, while prioritizing roads for closure that have the greatest positive impact on shoreline functions.

Regulations

1. Commercial harvest of timber undertaken on shorelines shall comply with the applicable policies and provisions of the Forests and Fish Report (U.S. Fish and Wildlife Service, et al., 1999) and the Forest Practices Act, RCW 76.09 as amended, and any regulations adopted pursuant thereto (WAC 222), as administered by DNR, but is not subject to this SMP.

2. No more than 30 percent of the merchantable trees located within 200 feet of the OHWM may be harvested within 10 years on shorelines of statewide significance unless approved through a shoreline conditional use permit. Other timber harvesting methods may be permitted in those limited instances where the topography, soil conditions, or silviculture practices necessary for regeneration render selective logging ecologically detrimental. Clear cutting of timber that is solely incidental to the preparation of land for other uses authorized by this chapter may be permitted.

3. For the purposes of this SMP, preparatory work such as grading, installation of utilities, or vegetation clearing associated with the conversion of land to non-forestry uses and/or developments including conversion timber harvests shall not be considered a forest practice regulated by this SMP and shall be reviewed in accordance with the provisions for the proposed non-forestry use, modification provisions, and the general provisions of this SMP, including vegetation conservation. At a minimum, the conversion of forest land to non-forestry uses and/or developments shall not have a significant adverse impact to other shoreline resources, values, or other shoreline uses such as navigation, recreation, and public access. The buffers and setbacks of this SMP shall apply to forest conversions.

4. Forestry activities proposed within the CRGNSA on lands zoned Forest, Commercial Forest, Large Woodland, or Small Woodland shall also comply with SCC Title 22.

5. Non-harvest forest practices such as construction of roads, stream crossings, log storage, and buildings to assist with forest practices activities regulated by RCW 76.09 are considered development under this SMP and must adhere to the requirements of this section including demonstrating no net loss of shoreline ecological function. Specifically, these non-harvest forest developments shall meet the following requirements, as applicable:

    a. All forest practices subject to this SMP shall meet the setbacks in Table 5-1 of this SMP.

    b. Roads.

        i. Roads shall be constructed outside of shoreline jurisdiction unless demonstrated not to be feasible.

        ii. If constructed within shoreline jurisdiction, roads shall be the minimum width necessary to for the forest practice activity and shall be maintained (e.g., regular placement of gravel) to prevent erosion to nearby streams.

        iii. Roads shall follow the contour of the land to avoid the necessity for deep cuts or placement fill to stabilize roads.

c. Stream crossings.

   i. Bridges are preferred over culverts in streams to prevent impacts to aquatic life and habitats.

   ii. If culverts are proposed, they shall be designed to minimize impacts to aquatic life (e.g., allowing for passage of fish in streams).

d. Log Storage.

   i. Log storage shall occur outside of shoreline jurisdiction whenever other areas are demonstrated to be feasible. Log storage may occur at industrial sawmill operations at previously cleared and improved industrial sites for the purposes of shipment and storage for milling, provided that erosion and sediment control BMPs in compliance with the *Stormwater Management Manual for Western Washington* (2014 or as amended). Log storage may also occur at forestry sites in the Aquatic, Natural, and Rural Conservancy Environments.

e. Temporary structures. Temporary structures associated with forestry uses are non-harvest forest practices, which are regulated by this SMP. These structures, at a minimum, are subject to the general provisions of this SMP.

5.3.6 Industrial and Port Uses

Water-dependent port and industrial uses are preferred uses of Skamania County's shorelines under the SMA. These types of uses may include industrial docks and port areas that ship and receive products along the water and adjacent upland uses which benefit from proximity to the water. Non-water-oriented industrial uses not associated with a port also fall into this category, such as warehouses or industrial uses which produce goods that are not shipped by water, and are least preferred for a shoreline location.

Skamania County has a limited number of existing industrial land uses. Industrial land uses within the County can generally be found along the Columbia River, and within the Carson Subarea. Primarily, industrial uses within the County include water-dependent timber processing operations located on the Columbia River and a non-water-oriented timber processing facility adjacent to the Wind River in Carson. There is also a large, vacant site located west of Stevenson known as the Co-Ply site owned by WKO, which has the potential to be used for water-oriented industry in the future.

Applicability

The policies and regulations of this section apply to industrial and port uses as defined in Chapter 7 of this SMP. Water-dependent industries are those that require a location adjacent to the shoreline by reason of the intrinsic nature of their business. Ports are a specialized subcategory of general industrial use.

Some industrial and port developments are often associated with a variety of uses and modifications that are identified separately in this SMP (e.g., parking, dredging). Each use activity and every type of shoreline modification should be carefully identified and reviewed individually for compliance with all applicable sections.

Some industrial and port facilities are intensive and have the potential to negatively impact the shoreline environment. When impacts cannot be avoided, they must be mitigated to assure no net loss of the ecological functions necessary to sustain shoreline resources.

Policies

1. Preference should first be given to water-dependent industrial uses over non-water-dependent industrial uses; and second, to water-related industrial uses over non-water-oriented industrial uses.

2. Industrial development in the shoreline should be located and designed to avoid significant adverse impacts to other shoreline uses, resources, and values, including shoreline geomorphic processes, water quality, fish and wildlife habitat, and the aquatic food web.

3. Industrial development should locate where restoration of impaired shoreline ecological functions and processes and environmental cleanup can be included in the design of the project.

4. Industrial development should consider incorporating public access as mitigation for impacts to shoreline resources and values unless public access cannot be provided in a manner that does not result in significant interference with operations or hazards to life or property.

5. New non-water-oriented industrial development should be prohibited on shorelines except when:

    a. The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to the SMA's objectives such as providing public access and ecological restoration; or

    b. Navigability is severely limited at the proposed site; and the industrial use provides a significant public benefit with respect to the SMA's objectives such as providing public access and ecological restoration; or

    c. The site is physically separated from the shoreline by another property or public right of way.

Regulations

1. When allowed, industrial development shall be located, designed and constructed in a manner that assures no net loss of shoreline ecological functions, resources and values, including adherence to the setback requirements in Table 5-1 of this SMP.

2. Proposed industrial development shall adhere to the use preference established in the General Use Provisions, section 5.2 of this SMP, as applicable. Non-water-oriented industrial development shall be prohibited in shoreline jurisdiction except when:

    a. The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to the SMA 's objectives such as providing ecological restoration and public access. Any such public access shall be improved prior to occupancy;

    b. Navigability is severely limited at the proposed site; and the industrial use provides a significant public benefit with respect to the SMA's objectives, such as providing public access and ecological restoration;

    c. The area is designated for industrial use by the Skamania County Comprehensive Plan and the site is physically separated from the shoreline by another property or public right of way.

3. Overwater and in-water construction of non-water-oriented industrial uses is prohibited. This provision is not intended to preclude the development of docks, piers, or boating facilities, or water-related uses that must be located in or over water, such as security worker booths, that are necessary for the operation of the water-dependent or water-related use.

4. Only those portions of water-oriented industrial uses that require over or in-water facilities shall be permitted to locate waterward of the OHWM, provided they are located on piling or other open-work structures, and they are limited to the minimum size necessary to support the structures intended use.

5. Industrial facilities proposed in areas of the shoreline already characterized by industrial development shall be given priority over such facilities proposed in shoreline areas not currently developed for industrial or port uses.

6. New industrial developments shall provide public access to the shorelines, subject to section 3.6; exceptions include safety or operational considerations or other significant impediments as described in section 3.6.

5.3.7 Institutional Uses

Applicability

This section applies to all new, expanded, or altered institutional uses within Skamania County shoreline jurisdiction. Institutional uses are defined as any land use and/or related structure(s) for the provision of educational, medical, cultural, public safety, social and/or recreational services to the community, including but not limited to, schools, colleges, museums, community centers.

Policies

1. Preference should be given to institutional developments which include water-dependent and water-related uses and activities as primary uses within shoreline areas.

2. Encourage new institutional development along shorelines to use innovative designs, including low impact development approaches, Leadership in Energy and Environmental Design or other sustainable development measures to serve as an example of optimal shoreline development.

3. Institutional development should be designed and located so as to avoid or minimize impacts to shoreline ecological functions and achieve no net loss in compliance with section 3.5 of this SMP.

4. Institutional developments that abut the water's edge should provide physical and/or visual public access to the shoreline where consistent with section 3.6 of this SMP.

Regulations

1. Institutional uses shall be designed to prioritize uses such that water-dependent uses have preferred shoreline location, followed by water-related and water enjoyment uses, with non-water-oriented uses having least priority. Water-related uses should be located landward of water-dependent and water enjoyment uses, and non-water-oriented uses should be located landward of all water-oriented uses, unless it is not feasible to locate water-oriented uses at a given site.

2. Institutional uses shall adhere to the setback requirements of Table 5-1.

3. Where institutional uses are allowed as a conditional use, the following must be demonstrated:

    a. A water dependent use is not reasonably expected to locate on the proposed site due to topography, surrounding land uses, physical features of the site, or the site's separation from the water;

    b. The proposed use does not displace a current water-oriented use and will not interfere with adjacent water-oriented uses; and

c. The proposed use will be of substantial public benefit by increasing the public use, enjoyment, and/or access to the shoreline consistent with protection of shoreline ecological functions.

4. Where allowed, non-water-oriented institutional uses may be permitted as part of a mixed use development provided that a significant public benefit such as public access and/or ecological restoration are provided.

5. Loading, service areas, and other accessory uses shall be located landward of a primary structure, but shall in no case be waterward of the structure. Loading and service areas shall be screened from view with native plants.

5.3.8 Instream Structures

Skamania County's shoreline streams and rivers include a variety of instream structures including dams, irrigation facilities, hydroelectric facilities, utilities, and flood control facilities. In-stream structures are important because they provide specific benefits to humans, but also can impact the environment by impeding fish migrations, disrupting waterbody substrate, and changing the flow of waters. Dams within Skamania County include the Bonneville Dam, Caldwell Dam, Woodward Skamania Landing Dam, B&W Pond Dam No. 1, B&W Pond Dam No. 3, the Little White Salmon Hatchery Dam, the Willard Hatchery Diversion Dam, Iman Lake Dam, Little Brush Lake Dam, and the Swift Reservoir Dam.

Applicability

This section applies to all in-stream structures placed by humans within a stream or river waterward of the OHWM that causes or has the potential to cause water impoundment or diversion, obstruction, or modification of water flow and typically include structures for the purposes of hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purposes. Docks, marinas, piers, shoreline stabilization, and boating facilities, although located in-stream, are not regulated by this section and are not in-stream structures for the purposes of this section.

Policies

1. Ensure the location, design, construction and maintenance of in-stream structures give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

2. Encourage non-structural and non-regulatory approaches as an alternative to in-stream structures. Non-regulatory and nonstructural approaches may include public facility and resource planning, land or easement acquisition, education, voluntary protection and enhancement projects, or incentive programs.

3. Hydroelectric facilities and associated infrastructure are in-stream structures and should be permitted in the Aquatic, Rural Conservancy, and High Intensity designations provided they meet no net loss of shoreline ecological functions.

Regulations

1. In-stream structures must provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including but not limited to, fish and fish passage, priority habitats and species, other wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.

2. New in-stream structures shall not interfere with existing water-dependent uses, including recreation.

3. In-water structures shall not be a safety hazard or obstruct water navigation.

4. In-stream structures shall be designed by a qualified professional.

5. Natural in-water features, such as snags, uprooted trees, or stumps, shall be left in place with development of in-stream structures unless it can be demonstrated that they cause bank erosion or higher flood stages or pose a hazard to navigation or human safety.

6. New in-stream structures shall obtain approvals through other agencies such as the USACE, Ecology, the WDFW, and the DNR, where applicable.

7. Hydroelectric facilities and associated infrastructure are water-dependent. Repair, replacement, improvement, expansion, and new hydroelectric facilities and associated infrastructure are permitted in the Aquatic, Rural Conservancy, and High Intensity environments provided that they demonstrate that no net loss of shoreline ecological functions will result.

5.3.9 Mining

Mining is defined in Chapter 7 of this SMP. Mining is the removal of natural materials from the earth for economic or other uses. Mining in shoreline areas and associated activities, such as processing and transport, usually impacts the natural character, ecological resources, and functions, and may result in erosion of land and silting of water. These operations can cause fine sediment inputs to waterbodies that can affect in-stream water quality and harm aquatic life. The removal of sand from beaches can deplete a limited resource which may not be restored through natural processes.

Applicability

This section applies to all new, expanded, or altered mining operations and reclamation activities in Skamania County. Mining operations have the potential to impact shorelines

due to the removal of vegetation, potential for soils, chemicals, or other materials to enter shoreline waterbodies that are typically associated with mining activities.

Policies

1. Consistent with Table 5-1, mining should only be permitted as a conditional use in the Aquatic, Rural Conservancy, and High Intensity environments. The specific location of mining operations within shoreline jurisdiction should be based on a finding that such location is necessary because of the presence of specific mineral resources, or that transportation and economic factors necessitate location near the shoreline.

2. Due to the frequently changing nature of mining operations, which alter the area being mined and move temporary structures, people, and deposits around a site, mining operations should seek permits which cover the broad range of reasonably foreseeable activities possible within shoreline jurisdiction over longer periods of time so that new shoreline permits are not necessary for each new activity proposed.

3. Preference should be given to mining operations that result in the creation, restoration, or enhancement of habitat for priority species.

4. Mining and reclamation projects should achieve no net loss per section 3.5 of this SMP.

Regulations

1. Setbacks for mining uses shall adhere to the setbacks in Table 5-1.

2. An applicant for mining and associated activities within the shoreline jurisdiction shall demonstrate that the proposed activities are dependent on a shoreline location consistent with this SMP and WAC 173-26-201(2)(a). Such evaluation shall consider the physical location of the proposed resource to be mined and whether this resource is available to be mined elsewhere, the economic reasons for the proposed location, and the reason for proximity to shorelines which may be used by the mining operation for transportation of products or supplies or that are inherent to mining operations that could not be conducted elsewhere.

3. Mining and associated activities shall be designed and conducted to avoid and mitigate adverse impacts. Mining and the subsequent reclamation considered together shall result in no net loss of shoreline ecological functions and processes consistent with section 3.5 of this SMP. Mining activities will only be allowed if they will not cause:

    a. Damage to or potential weakening of the structural integrity of the shoreline zone that would change existing aquatic habitat or hydrologic flow characteristics;

b. Changes in the water or exchange of water to or from adjacent water bodies that would damage aquatic or shoreline habitat; and

c. Changes in groundwater or surface water flow that would be detrimental to aquatic habitat, shoreline habitat, or groundwater.

4. Mining within the active channel(s) or CMZ of a stream shall only be approved through a conditional use permit, if:

   a. Removal of specified quantities of sand and gravel or other materials at specific locations will not adversely affect in-stream habitat or the natural processes of gravel transport for the stream system as a whole.

   b. The mining and any associated permitted activities will not have significant adverse impacts to habitat for priority species nor cause a net loss of shoreline ecological functions as jointly determined under the provisions of this SMP and any environmental review required under SEPA.

   c. In considering renewal, extension, or reauthorization of gravel bar and other in-channel mining operations in locations where they have previously been conducted, the County shall require compliance with subsections (a) and (b) above where no such review was previously conducted. Where such review has already occurred, the County shall review previous determinations to assure compliance with subsections (a) and (b) above under current site conditions.

5. The applicant shall obtain and fully comply with all necessary permits and approvals, including but not limited to, HPAs from WDFW.

6. A reclamation plan that complies with the format and detailed minimum standards of RCW 78.44 and WAC 332-18 and that meets the provisions of this SMP shall be included with any shoreline permit application for mining. The proposed subsequent use of mined property must be consistent with the provisions of the shoreline designation in which the property is located, and shall obtain and fully comply with all necessary permits and approvals. Reclamation of disturbed shoreline areas shall provide appropriate ecological functions consistent with the setting.

7. Aggregate washing and ponding of waste water are prohibited in floodways.

8. Disposal of overburden or other mining spoil or non-organic solid wastes shall comply with fill policies and regulations of this SMP and other applicable County regulations.

9. The provisions of this section do not apply to dredging of authorized navigation channels when conducted in accordance with WAC 173-26-231.

5.3.10 Recreational Uses

Recreational uses are also an important part of Skamania County's economy. According to information from the Washington State Employment Security Department, the "Leisure and Hospitality Category" makes up approximately one quarter of Skamania County's economy which is a reflection of the importance of tourism in the County of which recreation is the foundation.

Applicability

The following policies and standards apply to all new public and private recreational uses including, but not limited to, trails, trailheads, scenic viewpoints, wildlife and botanical viewing, river access areas, boat ramps, informal boat launches, campgrounds, and concession stands. Such uses are also subject to other applicable standards in this SMP, including general provisions, critical areas provisions, and specific use standard provisions (e.g., boat ramps are subject to the standards in section 5.3.3). Commercial recreational developments are also subject to the Commercial use standards in section 5.3.4 of this SMP.

Policies

1. Recreational uses within the CRGNSA should comply with the Skamania County Parks and Recreation Master Plan (2016) and subsequent amendments as well as the recreational resource protection standards contained in SCC Title 22. The Skamania County Parks and Recreation Master Plan should be the primary guidance document for recreational facilities in the County, with all shoreline projects adhering to the standards of this SMP.

2. Water-oriented recreational uses are a priority use category under the SMA and for development of the County's shorelines and economy and should be promoted. Non-water-oriented uses should be allowed only if it can be demonstrated that they do not displace water-oriented recreational opportunities.

3. Public access should be incorporated into all recreational projects consistent with section 3.6 of this SMP and consistent with constitutional, safety, and environment provisions of that section of the SMP.

4. The County should explore options to increase recreational opportunities County-wide including camping and boating opportunities close to services in South Skamania County and along the southern side of Swift Reservoir.

5. Working with BNSF Railway, expand recreational access to the Columbia River.

6. The County should explore opportunities to repurpose existing County park facilities to have more water-oriented uses which currently have a predominance of non-water-oriented uses.

Regulations

1. New recreational facilities shall be developed in compliance with the Skamania County Parks and Recreation Master Plan (2016) or its amendments and applicable standards for the recreational resource protection in the CRGNSA (SCC 22.24).

2. New, expanded, or altered recreational uses shall adhere to the shoreline setbacks in Table 5-1.

3. Within shoreline jurisdiction, water-oriented recreational facilities are the first priority and may be permitted or allowed as a conditional use in all environment designations. Non-water-oriented facilities are permitted as conditional uses in the Rural Conservancy and High Intensity environments, but only after water-oriented facilities have been shown not to be feasible. To determine the infeasibility of locating water-oriented uses on the shoreline, project applicants shall show that:

    a. There is no demand at that location for water-oriented uses;

    b. Because of site characteristics such as topography, inability to access the water for recreational purposes, public safety, or environmental reasons, water-oriented uses are not feasible.

    c. Non-water-oriented uses will not displace water-oriented uses which are part of any adopted County plans. If water-oriented uses are indicated for a particular site in a County plan, the applicant shall first complete a plan amendment prior to being approved to place a non-water-oriented use at that particular location.

4. Non-water-oriented accessory uses, such as offices and parking areas that are part of recreational facilities, should be located landward of water-oriented facilities.

5. All permanent, substantial, recreational structures and facilities shall be located outside officially mapped floodways. The Shoreline Administrator may grant administrative exceptions for non-intensive minor accessory uses (including, but not limited to, picnic tables, playground equipment).

6. Recreational facilities shall include features such as buffer strips, screening, fences, and signs, if needed to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.

7. All shoreline recreational developments shall result in no net loss and shall comply with section 3.5 of this SMP. There is preference for recreational developments which avoid impacts to shoreline vegetation and critical areas. Where fertilizers and pesticides are used in recreational developments, waters in and adjacent to such developments shall be protected from drainage and surface runoff.

8. Public recreational development shall assure that the facilities are located, designed and operated in a manner consistent with the purpose of the environment designation in which they are located and to ensure that no net loss of shoreline ecological functions or ecosystem-wide processes results.

9. Public access viewing platforms and trails, including approach trails that are configured perpendicular to the shoreline, and viewing trails that are configured parallel to the shoreline shall be the minimum size necessary for the intended water-oriented use.

5.3.11 Residential Development

Single-family residential uses make up the vast majority of Skamania County's developed shorelines. The SMA considers single-family residences and their appurtenant structures to be priority uses similar to water-dependent uses, such as ports, recreational uses, public access, and commercial and industrial developments. This priority does not apply to overwater residences or floating homes. The SMP guidelines in WAC 173-26-241 reinforce the importance and potential impacts of single-family residential uses on the state's shorelines, provided that such uses are "developed in a manner consistent with control of pollution and prevention of damage to the natural environment." It is further recognized that "Without proper management, single-family residential use can cause significant damage to the shoreline area through cumulative impacts from shoreline armoring, stormwater runoff, septic systems, introduction of pollutants, and vegetation modification and removal."

Existing single-family uses are located along the following waterbodies in the County: Swift Reservoir in north County and in south County along the Washougal River, Wildboy Creek, West Fork of the Washougal River, Canyon Creek, the Columbia River, Duncan Creek, Franz Lake, Woody's Lake, Woodward Creek, Ashes (Ash) Lake, Wauna Lake, Rock Creek, Little White Salmon River, Wind River, Bear Creek, Panther Creek, and the White Salmon River.

Applicability

This section applies to the development of new, altered, or expanded residential uses including new subdivisions and multifamily developments. Development of one single-family home is exempt from a shoreline substantial development permit under WAC 173-27-040; however, even exempt developments must comply with the standards of this program and approvals of letters of exemption may be conditioned as such.

Policies

1. Development of single-family residential homes and appurtenant structures are a priority use under the SMA and should be encouraged provided they meet the standards of this program to achieve no net loss.

2. New single-family residential uses should limit shoreline environmental impacts through implementation of setback, vegetation conservation, and stabilization standards of this SMP, as well as provision of stormwater control and adherence to County zoning and septic system standards.

3. New residential development of more than four units and/or parcels should provide public access consistent with section 3.6 of this SMP.

4. New floating homes should be prohibited due to their resulting increases in overwater coverage which can increase juvenile salmon predation and associated pollution from uncontrolled stormwater runoff, sewage and graywater releases.

5. New residential development should be subject to the general provisions and environment designation provisions of Chapters 3 and 4 of this SMP and specific use provisions in Chapter of 5 of this SMP.

6. Existing residential structures and their appurtenant structures that were legally established, but which do not meet setback, buffers, or height requirements in this SMP should be considered conforming under this SMP.

Regulations

1. New residential uses, development, and subdivision plats (both short plats and long plats), and multifamily development, shall be designed to achieve no net loss at full buildout in accordance with the applicable provisions of this SMP, including but not limited to, general provisions, environment designation provisions and standards, and specific provisions of this section.

2. Setbacks. New, expanded, or altered residential uses and development and appurtenant and accessory uses shall adhere to the setback standards in Table 5-1 of this SMP. The standard setbacks may be modified by any one of the following methods.

    a. Common line setback. Notwithstanding setback standards in Table 5-1, if a proposed single-family residence would have views obstructed by existing residences within 100 feet of both side property lines, the minimum setback required shall be the average established by drawing a line between the closest point of the existing primary structures to the OHWM on either side of the subject property. However, all other provisions of this SMP must be met, such as critical areas buffers. In no case shall the setback be reduced to less than 75 percent of the standard width or 50 feet, whichever is greater. For purposes of this section, a view obstruction means that more than 50 percent of the shoreline view at the standard setback distance would be blocked by either adjacent residence. It must further be demonstrated that reducing the setback using this approach would improve the views and that no net loss can continue to be met.

b. Minor setback adjustments. The Shoreline Administrator may approve a minor adjustment in setback standards for residential uses, up to a maximum of 10 percent provided that:

   i. Such area does not contain native vegetation;

   ii. Critical areas or buffers are not present, would not be impacted, or could be mitigated on site to achieve no net loss.

c. Setback variances. Reductions or adjustments to setback standards that exceed the allowances of 2.a or 2.b above may only be approved as a shoreline variance under the provisions of Chapter 2.6 of this SMP.

d. In no case shall common line setbacks or minor setback adjustments place a residential structure closer to the top of a steep or unstable slope than is determined to be safe by a geotechnical engineer or closer than 35 feet, whichever is greater.

e. Water-oriented residential uses may be allowed within the setback provided that the total of all uses within the setback does not exceed 10 percent of the area within setbacks of the subject property, locations are consolidated to minimize impacts, and when no net loss of shoreline ecological functions can be demonstrated. Water-oriented residential uses include stairs, walkways, unimproved/natural trails, piers, and docks providing shoreline access.

3. Cottage occupation/light home industry businesses, which are accessory to the primary residential use and the business portion has a floor area no larger than 500 square feet, are permitted provided all other provisions of the SMP are met.

4. Lot coverage: Within the Rural Conservancy designation, impervious surface area shall be limited to 10 percent of the lot or parcel within shoreline jurisdiction. Lot coverage in the Rural Conservancy designation that does not exceed that of the underlying Skamania County zone may be permitted for lots legally created prior to 1974 (date of adoption of Skamania County's first SMP) if development on such lots meets the requirement of SMP sections 3.5 and 3.7.

5. Density: Density for Shoreline Residential developments shall not exceed what is permitted by County zoning standards.

6. Vegetation conservation and shoreline stabilization. New, expanded, or altered residential uses and subdivisions shall adhere to the vegetation conservation requirements of section 3.7 of this SMP and the shoreline stabilization requirements of section 6.3.1 of this SMP and shall be designed to prevent the need for public flood hazard reduction measures

7. Stormwater runoff from all impervious (e.g., roofs, pavement) and semi-impervious (e.g., compacted driveways, lawns) surfaces should be collected, dispersed, and infiltrated on site with no impact to adjacent properties pursuant to BMPs in the Stormwater Management Manual for Western Washington.

8. On-site septic systems. New, expanded, or altered residential uses shall adhere to the regulations regarding onsite septic systems contained in SCC 8.84.

9. New residential development or land subdivision of more than four units shall provide community or public access to the shoreline consistent with section 3.6 of this SMP.

10. New overwater homes, floating homes, and floating on-water residences are prohibited on Skamania County shorelines.

11. Existing residential and appurtenant structures that were legally established and are used for a conforming use, but that do not meet SMP standards for setbacks, buffers, and height requirements shall be considered conforming.

5.3.12 Transportation and Parking Facilities

The transportation and parking section addresses the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and parking facilities. The transportation system provides access to shoreline areas and scenic viewpoints, but, at the same time, development of these facilities can damage shoreline ecological functions. The transportation and parking policies and regulations will balance the requirements needed to support shoreline uses with the protection of Skamania County's shoreline ecological functions.

Applicability

This section applies to all new and redeveloped transportation and parking facilities.

Policies

1. Locate new non-water-oriented transportation facilities outside shoreline jurisdiction unless there is no reasonably feasible alternative alignment or location as determined by an alternatives analysis.

2. When it is necessary to locate transportation facilities in shoreline areas, locate them where routes will have the least impact to shoreline ecological functions, will not result in a net loss of shoreline ecological functions, and will not impact existing or planned water-dependent uses adversely. Where feasible, locate transportation facilities perpendicular to the shoreline.

3. Encourage the repair and maintenance of existing transportation structures within a CMZ or floodway so as to minimize the potential for significant ecological impacts caused by new transportation and parking facilities.

4. Encourage visual and physical public access areas as part of new transportation facilities such as viewpoints, rest areas, picnic facilities, and trail/bike systems adjacent to roads or railroads, where feasible and safe to do so.

5. Parking is not a preferred shoreline use and should be allowed only to support a use authorized under the SMP.

6. Parking facilities should be located outside of shoreline jurisdiction or as far landward from the OHWM as feasible. Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served, except when the parking facility is within or beneath the structure and adequately screened or in cases when an alternate orientation would have less adverse impact on the shoreline. When located within shoreline jurisdiction, the location and design of parking facilities should:

    a. Minimize visual and environmental impacts to adjacent shoreline and critical areas including provision of adequate stormwater runoff and treatment facilities Buffering of parking areas shall be provided along the waterward edges of parking facilities and along the sides of such facilities when they abut differing land uses; and

    b. Provide for pedestrian access through the facility to the shoreline.

Regulations

1. New transportation facilities shall comply with the County's Transportation Element of its Comprehensive Plan, including subarea comprehensive plans and any subsequent transportation plans adopted by the County. Any updated County transportation plans should include provisions for pedestrian, bicycle and public transportation, where appropriate.

2. New arterial and collector roads and non-water dependent transportation facilities such as roads, railroads, and airports may be located within shoreline jurisdiction only when alternative locations are not feasible as determined by an alternatives analysis. The alternatives analysis shall consider other possible locations outside of shoreline jurisdiction which would have less impact on the environment, provide same or better level of service, and achieve essential project purposes. Local access and private roads are permitted within shoreline jurisdiction.

3. Repair or replacement of existing highway or arterial roads or railroads whose location has historically been in the Aquatic area may occur along the existing alignment and within the existing road footprint in the Aquatic zone.

4. Roads and railroads of all types shall cross shoreline jurisdiction by the most direct route feasible, unless such a route would result in greater impacts on wetlands and fish and wildlife habitat conservation areas, or channel migration than a less direct

route. Orientation perpendicular to the shoreline is preferred over parallel oriented facilities which use more shoreline area.

5. New and enlarged transportation facilities shall provide public access pursuant to section 3.6 of the SMP.

6. Primary parking facilities (pay parking lots) are not allowed within shoreline jurisdiction. Accessory parking and loading facilities necessary to support an authorized shoreline use are permitted.

7. All of the following conditions shall be met when an accessory parking facility is proposed in the shoreline jurisdiction:

    a. The facilities shall be located landward from the primary building or use being served, except when the parking facility is within or beneath the structure and adequately screened.

    b. Shoreline stabilization measures will not be necessary to protect the facility.

    c. The facility will not result in impacts to wetlands and fish and wildlife habitat conservation areas and their functions and values or the impacts can be mitigated in accordance with the requirements of section 3.5 of the SMP.

    d. Upland parking facilities shall provide safe and convenient pedestrian circulation from the parking area to the shoreline.

    e. Loading spaces for development in the shoreline jurisdiction shall be located on the landward side of non-water-dependent uses or activities.

    f. All facilities shall provide parking suitable to the expected usage of the facility.

5.3.13 Utilities

Applicability

The following section applies to services and facilities that produce, convey, store, or process power, gas, wastewater, communications, and similar services and functions within Skamania County shoreline jurisdiction. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence or other approved use are "accessory utilities" and shall be considered a part of the primary use, and are not regulated under this section.

Existing utility facilities may be maintained, repaired, replaced (where replacement is the normal method of maintenance), and improved in accordance with the exemption process in section 2.6 of this SMP. Expansions to existing, conforming utility facilities are

subject to the provisions of this section. Expansions to nonconforming utility facilities are subject to section 2.9 of this SMP.

Policies

General

1. Design and locate utility structures to minimize disruption of public access to the shoreline, obstruction of visual access to the water, and loss of shoreline ecological function.

2. Design and location of utility facilities should provide for no net loss of shoreline ecological functions.

3. Utility installation or maintenance projects on shorelines should restore areas to pre-project configuration, replant the shoreline with native species, and provide maintenance care until the newly planted vegetation is established.

Production and Processing Facilities

1. Utility production and processing facilities, such as power plants and sewage treatment plants or parts of such facilities that are non-water oriented, should not be located in shoreline areas unless there is no feasible alternative .

Transmission Facilities

1. Non-water-oriented utility transmission facilities should be located outside shoreline areas to the maximum extent feasible.

2. Ensure new utilities use existing transportation and utility rights-of-way, easements, or existing cleared areas to the greatest extent feasible.

3. The County should incorporate existing major transmission line rights-of-way on shorelines into its program for public access to and along water bodies.

Regulations

General

1. Utility facilities shall meet the setback requirements of Table 5-1.

2. Where allowed under this SMP, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.

3. Upon completion of utility installation/maintenance projects on shorelines or banks shall, at a minimum, be restored to pre-project configuration, replanted, and provided with maintenance care until the newly planted vegetation is fully established. Plantings shall be native species and/or be similar to vegetation in the surrounding area.

4. Existing utilities located in shoreline areas shall not be a sole justification for more intense development.

Production and Processing Facilities

1. Utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities which are non-water-oriented shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available. Demonstration of feasibility to locate such facilities outside shorelines shall be by an alternatives analysis, which shall consider locations outside shorelines that also meet level of service standards and achieve essential project purposes.

Transmission Facilities

1. Non-water-oriented utility transmission facilities, such as power lines, cables, and pipelines, shall be located outside shoreline jurisdiction whenever feasible. When located within shoreline jurisdiction, utility facilities shall result in no net loss of shoreline ecological functions.

2. Utility transmission facilities shall be located in existing rights-of-way whenever possible, cross shoreline jurisdiction by the most direct route feasible, and generally be located perpendicular to the shoreline, unless an alternative route would result in less impact on shoreline ecological functions;

3. Where environmental impacts are less significant, utility transmission lines, pipes, and wires shall be bored under a river, stream, or CMZ, or permanently affixed to a bridge or other existing above-ground structure, where feasible;

4. Aerial utility lines and vertical utility facilities shall make maximum use of topography to minimize visual impacts on the surrounding area.

5. New and existing stormwater outfalls may be placed or relocated below the OHWM to reduce scouring. New outfalls and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. In river and stream shorelines, stormwater outfall structures may require permanent bank hardening to prevent failure of the outfall structure or erosion of the shoreline. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to nearshore habitats. Outfall placement shall also comply with the requirements of SMP section 5.3.8.

CHAPTER 6 SHORELINE MODIFICATION PROVISIONS

6.1 General Provisions for Shoreline Modifications

Applicability

The following policies and provisions apply to all new, altered, or expanded shoreline modifications.

Policies

1. New shoreline modifications should adhere to the following principles:

    a. Allow structural modifications only where they are demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage or are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes.

    b. Limit the environmental impacts of new shoreline modification activities, consistent with the following:

        i. Consider the site-specific conditions which inform the need for and type of modification which is appropriate, with a preference for lesser ecological impacts, and non-structural modifications over structural.

        ii. Limit the number and physical extent of these modifications

        iii. Require that shoreline modifications meet mitigation sequencing requirements in section 3.5 of this SMP.

        iv. To the degree possible, rely on scientific and technical information available in the Skamania County SMP Shoreline Inventory and Characterization Report, and from other current, accurate sources as available, about the ecological conditions of particular reaches where modifications are proposed.

        v. Protect, restore, and enhance ecological functions and ecosystem-wide processes, where feasible.

6.2 Shoreline Modifications Table

The shoreline modification table below determines whether a specific shoreline modification is allowed within each of the shoreline environments. See standards following the table for a full explanation of activities and required conditions for permitted activities. Any conflict between Table 6-1 and the text of Chapter 6 shall be resolved in favor of the text. The shoreline environment is located on the vertical column of the table and the specific modification is located on the horizontal row of the table.

Table 6-1. Shoreline Modifications

P = Permitted C = May be permitted as a conditional use X = Prohibited, not eligible for a variance or CUP N/A = Not applicable	Aquatic	Natural	Rural Conservancy	Shoreline Residential	High Intensity
Shoreline Restoration					
Ecological Restoration/ Enhancement/Mitigation	P	P	P	P	P
Shoreline Stabilization					
New, Expanded, or Replacement Soft Stabilization	P	P	P	P	P
New, Expanded, or Replacement Hard Stabilization	C	X	C	C	C
Breakwaters, jetties, groins, and weirs	C	X	C	C	C
Dredging					
Maintenance	P	N/A	N/A	N/A	N/A
Non-maintenance dredging	P	N/A	N/A	N/A	N/A
Dredge disposal	C	X	C	C	C
Dredging & Disposal for Ecological Restoration/Enhancement	P	C	P	P	P
Fill					
Fill upland of OHWM	N/A	P	P	P	P
Fill waterward of OHWM	C	N/A	N/A	N/A	N/A

6.3 Specific Shoreline Modification Provisions

6.3.1 Shoreline Stabilization

Applicability

Shoreline erosion and accretion are natural processes that contribute to shoreline ecology through organic and sediment inputs. Hardening of the shoreline can interrupt these natural processes as well as accelerate erosion downstream.

The SMP guidelines in WAC 173-26-231 (Shoreline Modifications) regulate new, expanded, and replacement stabilization differently. Replacement stabilization is defined as "the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose." Additions to or increases in size (expansions) of existing shoreline stabilization measures are subject to the same regulations as new stabilization structures.

Policies

1. Locate and design new development to avoid the need for future shoreline stabilization to the extent feasible. New development that would require shoreline stabilization which causes significant impacts to adjacent or down-current properties and shoreline areas should be prohibited.

2. Use structural shoreline stabilization measures only when nonstructural methods are infeasible.

3. Ensure soft structural shoreline stabilization measures are used prior to hard stabilization measures unless demonstrated to be insufficient.

4. Allow new or expanded structural shoreline stabilization only where demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or for reconfiguration of the shoreline for mitigation or enhancement purposes.

5. Ensure all proposals for structural shoreline stabilization, both individually and cumulatively, do not result in a net loss of ecological functions.

General Regulations

1. New development shall be designed to avoid the need for future shoreline stabilization where feasible, including the following specific requirements:

    a. Land divisions must be designed to ensure that lots created will not require stabilization using a geotechnical analysis of the site and shoreline characteristics.

    b. New development shall be adequately setback from steep slopes or bluffs to ensure that stabilization is unnecessary during the life the structure(s). New development that requires shoreline stabilization that causes significant impacts to adjacent or downstream properties shall not be permitted.

    c. Shoreline stabilization structures, both individually and cumulatively, must not result in a net loss of ecological functions, and must be the minimum size necessary. Soft approaches shall be used unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.

2. If construction or repair of a shoreline stabilization measure entails vegetation clearing or ground disturbance within the shoreline setback, such disturbance shall be restored as quickly as feasible to pre-disturbance conditions or better to avoid impacts to the ecological function of the shoreline using native vegetation.

Regulations for New, Enlarged, or Replacement Structural Stabilization

1. New or enlarged structural shoreline stabilization measures shall not be allowed, except when the following subsections (a through d), as applicable, are met.

    a. For existing primary structures, when the following provisions are met:

        i. There is conclusive evidence documented by a geotechnical analysis that the structure is in danger from shoreline erosion caused by tidal action, currents, or waves. Such geotechnical report shall meet the requirements pertaining to these reports as specified below.

        ii. The erosion control structure will not result in a net loss of shoreline ecological functions.

        iii. No alternatives (including relocation or reconstruction of existing structures) are feasible and less expensive than the proposed stabilization measure, and then only if no net loss of ecological functions will result.

    b. In support of new non-water-dependent development, including single-family residences, when all of the conditions below apply:

        i. The erosion is not being caused by upland conditions, such as drainage or loss of vegetation.

        ii. Nonstructural measures, such as placing the development farther from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.

        iii. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report (see "Geotechnical Report Requirements" below). The damage must be caused by natural processes, such as tidal action, currents, and waves.

    c. In support of water-dependent development when all of the conditions below apply:

        i. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.

        ii. Nonstructural measures, such as planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.

        iii. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report (see "Geotechnical Report Requirements" below).

d. To protect projects for the restoration of ecological functions or for hazardous substance remediation projects pursuant to Chapter 70.105D RCW when nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient to adequately address erosion causes or impacts.

2. Replacement of shoreline stabilization structures. For the purposes of this section, replacement means the construction of a new structure to perform a shoreline stabilization function of an existing structure that can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures. An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents, tidal action, or waves provided the following provisions (a through d) are met:

   a. There is a demonstrated need to protect principal uses or structures from erosion caused by currents, tidal action, or waves. For replacement stabilization structures, need may be demonstrated through a geotechnical report (see "Geotechnical Report Requirements" below), but such a report is not required. At a minimum, applicants must demonstrate need by addressing the following:

      i. The structure or use will be at risk from currents, tidal action, or waves if the stabilization structure is not replaced.

      ii. No feasible options exist to move the at-risk structure out of harm's way.

      iii. The primary structure is well-built and will be viable for a long time after stabilization is provided.

      iv. The primary structure is not otherwise at risk because of its location in a flood or geotechnical hazard area and replacing the stabilization structure would not assure the long-term safety of the structure.

   b. The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.

   c. Replacement walls or bulkheads shall not encroach waterward of the OHWM or existing structure unless the residence was occupied prior to January 1, 1992 and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.

   d. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the OHWM.

3. When new, expanded, or replacement structural shoreline stabilization is demonstrated to be necessary per the above requirements of subsections 1 and 2 above, it shall:

    a. Be the minimum size necessary and shall meet no net loss. Soft stabilization measures shall be implemented unless demonstrated not to be sufficient to protect the primary structures, dwellings or businesses.

    b. Ensure that publicly financed or subsidized shoreline erosion control measures do not restrict public access except where such access is demonstrated to be infeasible for reasons stated in section 3.6.3 of this SMP. Ecological restoration and public access improvements shall be incorporated into the stabilization measure, where feasible.

    c. Mitigate new erosion control measures, including replacement structures, on feeder bluffs or other actions that affect sediment-producing areas to avoid or, if that is not possible, to minimize adverse impacts to sediment conveyance systems. Where sediment conveyance systems cross jurisdictional boundaries, local governments should coordinate shoreline management efforts. If shoreline erosion is threatening existing development, local governments should adopt master program provisions for a management district or other institutional mechanism to provide comprehensive mitigation for the adverse impacts of erosion control measures.

Repair of Shoreline Stabilization

1. Normal repair and maintenance of shoreline stabilization is an exempt activity, which is authorized under WAC 173-27-040(2)(b). However, for the purposes of this section, repair of a shoreline stabilization measure that exceeds the exemption threshold qualifies as a replacement and is subject to the standards for replacement of stabilization structures in section 6.3.1 above. A repair to a portion of an existing stabilization structure that has collapsed, eroded away or otherwise demonstrated a loss of structural integrity, and the repair is 50 percent or greater of the length of the shoreline stabilization measure shall constitute replacement.

Geotechnical Report Requirements

1. Geotechnical reports pursuant to SMP section 6.3.1 shall meet the following requirements:

    a. Address the necessity for shoreline stabilization by estimated time frames and rates of erosion and report on the urgency associated with the specific situation. As a general matter, hard armoring solutions should not be authorized except when a report confirms that there is a significant possibility that such a structure will be damaged within three years as a result of shoreline erosion in the absence of such hard armoring measures, or where waiting until the need is immediate

would foreclose the opportunity to use measures that avoid impacts on ecological functions.

b. Where the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as the three years, that report may still be used to justify more immediate authorization to protect against erosion using soft measures.

6.3.2 Fills

Applicability

These policies are intended to apply to fill actions as that term is defined in Chapter 7.

Policies

1. Allow fill when it is demonstrated to be the minimum extent necessary to accommodate an allowed shoreline use or development or when associated with a shoreline restoration project and with assurance of no net loss of shoreline ecological functions and processes.

Regulations

1. All fills shall be located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration. Any adverse impacts to shoreline ecological functions must be mitigated in accordance with section 3.5 of this SMP.

2. Fills in wetlands, floodways, CMZs or waterward of the OHWM may be allowed only when necessary to support one or more of the following:

   a. Water-dependent uses.

   b. Public access.

   c. Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan.

   d. Disposal of dredged material considered suitable under, and conducted in accordance with DNR's Dredged Material Management Program and/or the Dredged Material Management Office of the USACE.

   e. Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline where alternatives to fill are infeasible.

   f. Ecological restoration or enhancement when consistent with an approved restoration plan.

g. Maintenance or installation of flood hazard reduction measures consistent with a comprehensive flood hazard management plan, if applicable, and this SMP.

h. Protection of cultural resources when fill is the most feasible method to avoid continued degradation, disturbance or erosion of a site. Such fills must be coordinated with any affected Indian tribes.

3. Upland fills not located within wetlands, floodways, or CMZs may be allowed provided they are:

   a. Part of an allowed shoreline use or modification, or necessary to provide protection to cultural resources.

   b. Located outside applicable setbacks, unless specifically allowed in setbacks.

4. All fills, except fills for the purpose of shoreline restoration, must be designed:

   a. To be the minimum size necessary to implement the allowed use or modification.

   b. To fit the topography so that minimum alterations of natural conditions will be necessary.

   c. To not adversely affect hydrologic conditions or increase the risk of slope failure, if applicable.

5. Unless site characteristics dictate otherwise, fill material within surface waters or wetlands shall be sand, gravel, rock, or other clean material with a minimum potential to degrade water quality and shall be obtained from a state-authorized source.

6. A temporary erosion and sediment control (TESC) plan, including BMPs, shall be provided for all proposed fill activities. Disturbed areas shall be immediately protected from erosion using mulches, hydroseed, or similar methods, and revegetated, as applicable.

6.3.3 Breakwaters, Jetties, Groins, and Weirs

Applicability

This section applies to new, expanded or replacement breakwaters, jetties, groins, and weirs as those are defined in Chapter 7 of this SMP.

Policies

1. Allow breakwaters, jetties, groins, and weirs to be located waterward of the OHWM only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.

2. Consider alternative structures with less impact where physical conditions make such alternatives feasible.

Regulations

1. New, expanded or replacement structures shall only be allowed if it can be demonstrated that they will not result in a net loss of shoreline ecological functions and that they support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.

2. Breakwaters, jetties, groins, and weirs shall be limited to the minimum size necessary.

3. Breakwaters, jetties, groins, and weirs must be designed to protect critical areas, and shall implement mitigation sequencing to achieve no net loss of ecological functions in accordance with section 3.5 of this SMP.

4. A conditional use permit is required for all breakwaters, jetties, groins, weirs or similar structures except when installed to facilitate ecological restoration or enhancement projects.

5. Proposed designs for new or expanded structures shall be designed by qualified professionals, including both an engineer and a biologist.

6.3.4 Dredging and Dredge Material Disposal

Applicability

This section applies to new or maintenance dredging activities and disposal of dredge materials from these activities. This section is not intended to cover other removals of bed material waterward of the OHWM or wetlands that are incidental to the construction of an otherwise authorized use or modification (e.g., shoreline crossings, bulkhead replacements). These in-water substrate modifications should be conducted pursuant to applicable general and specific use and modification regulations of this SMP.

Policies

1. Site and design new development to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.

2. Ensure dredging and dredge material disposal is done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided should be mitigated in a manner that assures no net loss of shoreline ecological functions.

3. Discourage the disposal of dredge material on shorelands or wetlands within a CMZ.

Regulations

1. As regulated in this SMP, dredging is the removal of bed material from below the OHWM or wetlands using other than unpowered, hand-held tools for one of the allowed dredging activities listed below.

2. Dredging may only be permitted for the following activities:

    a. Development of new or expanded wet moorages, harbors, recreational facilities, hydroelectric facilities, ports, or water-dependent industries of economic importance to the region only when there are no feasible alternatives or other alternatives may have a greater ecological impact.

    b. Development of essential public facilities when there are no feasible alternatives.

    c. Maintenance of irrigation reservoirs, drains, canals, or ditches for agricultural purposes.

    d. Restoration or enhancement of shoreline ecological functions and processes benefiting water quality and/or fish and wildlife habitat.

    e. Trenching to allow the installation of necessary underground utilities if no alternative, including boring, is feasible; impacts to fish and wildlife habitat are avoided to the maximum extent possible; and the installation does not alter the natural rate, extent, or opportunity of channel migration.

    f. Establishing, expanding, relocating or reconfiguring navigation channels where necessary to assure safe and efficient accommodation of existing navigational uses, provided significant ecological impacts are minimized and mitigation is provided.

    g. Maintenance dredging of established navigation channels and basins when restricted to maintaining previously dredged and/or existing authorized location, depth, and width.

3. New development must be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.

4. Dredging and dredge material disposal must be done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided must be mitigated in a manner that assures no net loss of shoreline ecological functions.

5. Dredging for the primary purpose of obtaining fill material is prohibited, except when the material is necessary for the restoration of ecological functions. The site where the fill is to be placed must be located waterward or the OHWM. The project must be either associated with a Model Toxics Control Act or Comprehensive

Environmental Response, Compensation, and Liability Act habitat restoration project or, if approved through a shoreline conditional use permit, any other significant habitat enhancement project.

6. Dredge material disposal may be approved at a site in shoreline jurisdiction for reasons of habitat improvement, to correct material distribution problems that are adversely affecting fish resources, where land deposition would be more detrimental to shoreline resources than water deposition, as a cap for contaminated sediments, or as fill used in conjunction with an approved environmental remediation project, under the following conditions:

    a. Shoreline ecological functions and processes will be preserved, restored or enhanced, including protection of surface and groundwater;

    b. Deposit of dredge material in upland areas shall avoid critical area buffers and wildlife habitat unless placed for habitat improvement and be subject to the regulations of fill in SMP section 6.3.2; Erosion, sedimentation, floodwaters, or runoff will not increase adverse impacts to shoreline ecological functions and processes or property.

    c. Disposal of dredge material on shorelands or wetlands within a river's CMZ is discouraged. When allowed, such disposal shall require a conditional use permit. This provision is not intended to address discharge of dredge material into the flowing current of the river or in deep water within the channel where it does not substantially affect the geohydrologic character of the CMZ.

    d. Disposal of dredge material along the Columbia River shall meet the requirements of the Washington Dredged Materials Management Program (DMMP).

7. Dredge material disposal in open waters may be approved only when authorized by applicable state and federal agencies, and when one of the following conditions apply:

    a. Land disposal is infeasible, less consistent with this SMP, or prohibited by law.

    b. Nearshore disposal as part of a program to restore or enhance shoreline ecological functions and processes is not feasible.

8. All applications for dredging or dredge material disposal shall include the following information, in addition to other application requirements:

    a. A description of the purpose of the proposed dredging activities.

b. A site plan outlining the perimeter of the area proposed to be dredged and the dredge material disposal area, if applicable.

c. A description of proposed dredging operations, including, but not limited to:

   i. The method of removal.

   ii. The length of time required.

   iii. The quantity of material to be initially removed.

   iv. The frequency and quantity of projected maintenance dredging.

d. A description of proposed dredge material disposal, including, but not limited to:

   i. Size and capacity of disposal site.

   ii. Means of transportation to the disposal site.

   iii. Future use of the site and conformance with land use policies and regulations, if applicable.

e. Plans for the protection and restoration of the shoreline environment during and after dredging operations.

f. An assessment of potential impacts to ecological functions or processes from the proposal.

g. A mitigation plan to address identified impacts, if necessary.

6.3.5 Shoreline Enhancement and Restoration

Applicability

Shoreline habitat and natural systems enhancement and restoration projects include those activities proposed and conducted specifically for the purpose of establishing, restoring, or enhancing habitat in shorelines.

Policies

1. Restoration and enhancement of shorelines should be designed using principles of landscape and conservation ecology and should restore or enhance chemical, physical, and biological watershed processes that create and sustain shoreline habitat structures and functions.

2. Restoration and enhancement actions should improve shoreline ecological functions and processes and should target meeting the needs of sensitive plant, fish and

wildlife species as identified by WDFW, DNR, NOAA Fisheries, and/or U.S. Fish and Wildlife Service.

3. The County should, and private entities are encouraged to, seek funding from State, Federal, private and other sources to implement restoration, enhancement, and acquisition projects, particularly those that are identified in the Restoration Plan of this SMP.

4. The County should develop processing guidelines that will streamline the review of restoration- only projects.

5. Allow for the use of tax incentive programs, mitigation banking, grants, land swaps, or other programs, as they are developed, to encourage restoration and enhancement of shoreline ecological functions (such as woody debris enhancement projects) and to protect habitat for fish, wildlife, and plants.

6. The County should prioritize restoration projects in the Skamania County Shoreline Restoration Plan. Development applicants should be encouraged to implement restoration projects identified in the Restoration Plan on a site-by-site basis when mitigation and restoration actions are proposed or required associated with development.

Regulations

1. Purpose - Shoreline habitat and natural systems enhancement projects include those activities proposed and conducted specifically for the primary purpose of establishing, restoring, or enhancing habitat for priority species in shorelines.

2. Covered Activities – The following actions are allowed under this section, provided they first meet the purpose stated in subsection 1 above:

    a. Establishment or enhancement of native vegetation.

    b. Removal of non-native or invasive plants upland of the OHWM, including only those identified as noxious weeds on the County published Noxious Weed List or identified by the Washington Noxious Weed Control Board.

    c. Removal or control of aquatic noxious weeds, as defined by RCW 17.26.020, and as exempted by WAC 173-27-040(2)(n).

    d. Dredging and filling associated with a shoreline habitat and natural systems enhancement projects.

    e. Conversion of hard structural shoreline stabilization to soft shoreline stabilization, including associated clearing, dredging and filling necessary to implement the conversion, provided that the primary purpose of such actions is

clearly restoration of the natural character and ecological functions of the shoreline.

f. Implementation of any project or activity identified in the County's Shoreline Restoration Plan, by NOAA Fisheries, or by the Lower Columbia Fish Recovery Board, and or meet the WDFW standards for a fish enhancement project.

CHAPTER 7 DEFINITIONS

Accessory use or **accessory structure** – a use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use, but is not an appurtenance use as defined in this Chapter.

Adjacent – immediately adjoining (in contact with the boundary of the influence area) or within a distance less than that needed to separate activities from critical areas to ensure protection of the functions and values of the critical areas. Adjacent shall mean any activity or development located: a. on site immediately adjoining a critical area; or b. a distance equal to or less than the required critical area buffer width and building setback.

Agriculture activities – means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

Agricultural products – includes, but is not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within 20 years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.

Agricultural equipment and agricultural facilities – includes, but is not limited to: (i) The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains; (ii) Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (iii) Farm residences and associated

equipment, lands, and facilities; and (iv) Roadside stands and on-farm markets for marketing fruit or vegetables.

Agricultural land – means those specific land areas on which agriculture activities are conducted.

Alteration – any human-induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to, grading, filling, channelizing, dredging, clearing (vegetation), construction, compaction, excavation, or any other activity that changes the character of the critical area.

Anadromous Fish – fish that spawn in fresh water and mature in the marine environment.

Applicant – a person who files an application for a permit and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.

Appurtenance – a structure or development which is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the OHWM and also of the perimeter of any wetland. On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drain field, and grading which does not exceed 250 cubic yards, and which does not involve placement of fill in any wetland or waterward of the OHWM (See WAC 173-27-040(2)(g). Note: The exemption for 250 cubic yards of grading is in addition to the grading needed to construct the single-family residence or other appurtenant structures, such as a driveway or drain field.

Aquaculture – the culture or farming of fish, or other aquatic plants and animals. Aquaculture does not include upland finfish -rearing facilities, which are considered agriculture.

Aquifer – a geological formation, group of formations, or part of a formation that is capable of yielding a significant amount of water to a well or spring.

Aquifer Recharge Area – an area that, due to the presence of certain soils, geology, and surface water, acts to recharge ground water by percolation.

Archaeological – having to do with the scientific study of material remains of past human life and activities.

Archaeological Artifact – an object that comprises the physical evidence of an indigenous and subsequent culture, including material remains of past human life, including monuments, symbols, tools, facilities, graves, skeletal remains, and technological byproducts.

Archaeological Resource/Site – a geographic locality in Washington, including, but not limited to, submerged and submersible lands and the bed of the sea within the state's jurisdiction, that contains archaeological objects.

Archaeological Site Inspection - a preliminary archaeological investigation of a project area which includes, but is not limited to, archaeological databases, walking the site in a series of transects, and shovel test probes of the subsurface as necessary. When archaeological deposits are identified, sufficient shovel test probe examination shall be conducted to determine whether the discovery meets the definition of an archaeological site in RCW 27.53.030. A Washington State Archaeological Site Inventory form shall be completed and submitted for the identified site. Site inspection reports shall be professionally reasoned and sufficiently detailed to allow another archaeologist to repeat the investigation and reach a similar conclusion.

Archaeological Survey - a formal archaeological study that includes background research and adheres to the Washington State Department of Archaeology and Historic Preservation (DAHP).

Archaeology – systematic, scientific study of the human past through material remains.

Area of Known Historic/Archaeological Resources – areas that are lying within 500 feet of an historic or prehistoric property or location identified by the Washington State Department of Archaeology and Historic Preservation's GIS layer of archaeological historic sites or within 500 feet of a resource documented by an affected tribe.

Area of Potential Effect (APE) - all areas that have any potential to be affected by project planning, construction, and operation. There may be more than one APE in a single project area: one that takes into account belowground resources and one that takes into account aboveground resources. Both temporary and permanent effects must be considered. The APE may include (but not be limited to) areas such as construction "lay-down" zones, stormwater retention facilities, borrow pits, viewsheds, shorelines, submerged landforms, and all areas that could be affected by ground disturbance, including vibrations.

Associated Wetlands – those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the SMA. Refer to RCW 90.58.030

Average grade level – the average elevation of a site above sea level measured by adding the elevations of the corners of the property and dividing by the number of corners. For example, a property with five corners of elevations 12, 25, 36, 22, and 18 feet above sea level would have an average grade level of 22.6 feet ((12 + 25 + 36 + 22 +18)/5). Property corners located in water or steeply sloped areas are not required to be included in the calculation of average grade level.

Base flood – the flood having a 1 percent chance of being equaled or exceeded in any given year.

Baseline – the existing shoreline condition, in terms of both ecological function and shoreline use, established at the time this SMP is approved.

Beach – the area of unconsolidated material at the interface between a waterbody and dry land.

Best management practices (BMPs) – conservation practices or systems of practices and management measures that: (a) control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, or sediment; (b) minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands; (c) protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and (d) provide standards for proper use of chemical herbicides within critical areas.

Bioengineering – see Soil bioengineering

BMPs – see Best Management Practices.

Boat/Kayak Launch or Ramp - Graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

Boating Facility – a public moorage structure (including marinas) or a private moorage structure serving more than four residences.

Breakwater – an offshore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave- caused erosion.

Buffer – the zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.

CERCLA – the Comprehensive Environmental Response, Compensation, and Liability Act ("Superfund"); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA.

Channel Migration Zone (CMZ) - means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.

Clearing – the destruction or removal of vegetation ground cover, shrubs and trees, including but not limited to, root material removal and/or topsoil removal.

Commercial – is a business use or activity at a scale greater than a home occupation or cottage industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include restaurants, offices, and retail shops.

Comprehensive Plan – the document, including maps adopted by the Board of County Commissioners that outlines the County's goals and policies relating to management of growth. The term also includes adopted subarea plans.

Conditional Use – a use which, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effect on surrounding property and for other similar reasons, may be allowed in certain zones only after review by the hearing examiner and the granting of a conditional use permit imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity or zone. "Conditional use" shall also mean any use, development, or substantial development classified as a conditional use or is not classified within the applicable master program. Refer to WAC 173-27-030(4).

County – Skamania County or the County designee or authorized agent.

Critical Aquifer Recharge Area – areas designated by WAC 365-190-080(2) that are determined to have critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2).

Critical Areas – any of the following areas or ecosystems: critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in Chapter 36.70A RCW and this title.

Critical Freshwater Habitat – designated under chapter 36.70A RCW, including streams, rivers, wetlands, and lakes, their associated CMZs and hyporheic zones, and floodplains.

Cumulative Impact – the combined, incremental effects of human activity on ecological or critical areas functions and values. Cumulative impacts result when the effects of an action are added to or interact with the effects of other actions in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

Degrade – to scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

Development – a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; 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 state of water level (RCW 90.58.030(3a)). Development does not include dismantling or removing structures if there is no other associated development or re-development.

Dock – a basin for moorage of boats, including a basin formed between the extension of two piers or the area between a bank or quay and a pier. Docking facilities may include wharves, moorage or docks or any place or structure connected with the shore or upon shore lands providing for the securing of a boat or vessel. As used here, a dock associated with a single-family residence is a water-dependent use provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the provisions of this SMP.

Dredging – the removal or displacement of bed material, earth, or sediment (gravel, sand, mud, silt, and/or other material or debris) from below the OHWM of a river, stream, or associated wetland using other than unpowered, hand-held tools. Maintenance dredging includes the removal of earth or sediment within established navigation channels and basins.

Ecological Functions – the work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem.

Emergency – an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3eiii) and WAC 173-27-040(2d)).

Ell – Extensions of piers, often in a U-shape or L shape, to provide additional space for mooring watercraft.

Enhancement – alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

Erosion – the wearing away of land by the action of natural forces.

Erosion Hazard Area – those areas that, because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

Excavation – the artificial movement of earth materials.

Fair Market Value – the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

Feasible – for the purpose of this SMP, an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (a) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) the action provides a reasonable likelihood of achieving its intended purpose; and (c) the action does not physically preclude achieving the project's primary intended legal use. In cases where certain actions are required unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the County and State may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

FEMA – the Federal Emergency Management Agency. The agency that, oversees the administration of the National Flood Insurance Program (44 CFR).

Fill – the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

Fish Acclimation Facility – A pond, net pen, tank, raceway, or other natural feature or artificial structure used for rearing and imprinting juvenile fish to a body of water before their release.

Fish and Wildlife Habitat Conservation Areas – areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. These areas may also include locally important habitats and species. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

Fish Hatchery – a facility designed for the artificial breeding, hatching and rearing through the early life stages of finfish.

Float – a floating structure that is moored, anchored, or otherwise secured in the water offshore and that may be associated with a fixed-pile pier, or may be a standalone structure, such as platforms used for swimming and diving

Floating Home - a single-family dwelling unit constructed on a float, that is moored, anchored, or otherwise secured in waters, and is not a vessel, even though it may be capable of being towed.

Floating On-water Residence - any floating structure other than a floating home, as defined under subsection (5) of this section, that: (i) Is designed or used primarily as a residence on the

water and has detachable utilities; and (ii) whose owner or primary occupant has held an ownership interest in space in a marina, or has held a lease or sublease to use space in a marina, since a date prior to July 1, 2014.

Flood Insurance Rate Map (FIRM) – the official map on which the Federal Insurance Administration has delineated many areas of flood hazard, floodways, and the risk premium zones (CFR 44 Part 59).

Flood Insurance Study – the official report provided by the Federal Insurance Administration that includes the flood profiles and the FIRM (CFR 44 Part 59).

Flood – a general and temporary condition of partial or complete inundation of normally dry land areas from: 1. the overflow of inland or tidal waters; 2. the unusual and rapid accumulation or runoff of surface waters from any sources.

Floodplain – synonymous with 100-year floodplain and means the land area susceptible to being inundated by stream derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-26-020).

Flood proofing – any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Floodway - the area, as identified in this SMP, that has been established in the effective FEMA flood insurance rate maps or floodway maps The floodway does not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Forest practices – "Forest practices" means any activity conducted on or directly related to forest land and relating to growing, harvesting, or processing timber. These activities include but are not limited to: road and trail construction, final and intermediate harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control (WAC 222-16-010(21)). Forest practices shall not include forest species seed orchard operations and intensive forest nursery operations; or preparatory work such as tree marking, surveying and road flagging; or removal or harvest of incidental vegetation from forest lands such as berries, ferns, greenery, mistletoe, herbs, mushrooms, and other products which cannot normally be expected to result in damage to forest soils, timber or public resources."

Functionally Isolated Buffer Areas - Areas that are functionally separated from a critical area and do not protect the critical area from adverse impacts due to preexisting roads, railroads, levees, structures, or vertical separation.

Functions and Values – the beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, ground water recharge and discharge, erosion control, and recreation enjoyment and other values.

Gangway – a walkway that connects a pier to a dock; often used in areas where the water level changes because of tidal or seasonal variations.

Garden - an area devoted to the cultivation of soil or production of crops in a manner incidental and subordinate to the principal use of the property. Examples include private residential gardens, community gardens, and or pea patches associated with a public park.

Geologically Hazardous Areas – areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events (as designated by WAC 365-190-080(4)) may not be suited to development consistent with public health, safety or environmental standards. Types of geologically hazardous areas include erosion, landslide, seismic, volcanic hazards, and mine.

Geotechnical Report or Geotechnical Analysis – a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grading – the movement or distribution of the soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land.

Groin – a barrier-type structure extending from, and usually perpendicular to, the backshore into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or deposition of materials. This is accomplished by building or preserving an accretion beach on its up drift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

Ground Water – water in a saturated zone or stratum beneath the surface of land or a surface water body.

Habitat – the place or type of site where a plant or animal naturally or normally lives and grows.

Hazard Tree – a tree that poses a risk to a primary structure or appurtenance, with a high probability of falling due to: a debilitating disease; a structural defect; a root ball more than fifty percent (50%) exposed; or having been exposed to wind throw within the past ten (10) years. Where not immediately apparent to the Shoreline Administrator, a hazard tree is determined by the report prepared by an arborist, forester or other qualified professional.

Hearing Examiner –an appointed official vested with the duties established by Skamania County Code Chapter 2.8.

Height – the vertical distance above average grade level to the highest point of a structure. Provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines. Provided further that temporary construction equipment is excluded in this calculation.

Historic Site – those sites that are eligible or listed on the Washington Heritage Register, National Register of Historic Places, or any locally developed historic register formally adopted by the Board of County Commissioners.

Horticulture/Horticultural Purposes – the cultivation of a garden, orchard, or nursery; the cultivation of flowers, fruits, vegetables or ornamental plants.

Hydroelectric Facilities – facilities, uses, or structures and associated infrastructure having electrical generation using the energy of water as their primary purpose. Facilities typically include, but are not limited to: dams; spillways; electrical lines and poles; powerhouses; electrical substations; roads for access and maintenance; debris or navigational booms; buoys; fish collection, diversion, and exclusion structures and nets; and public safety infrastructure such as signs.

Hyporheic Zone – area under or beside a stream channel or floodplain that contributes water to the stream and performs ecological functions such as removing excessive nutrients and toxic compounds, water storage, support of vegetation, sediment storage, and maintenance of base flows.

Impervious Surface Area – any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface+ water retention/detention facilities.

Industrial Use – production, processing, manufacturing, or fabrication of goods or materials. Warehousing and storage of materials or production is considered part of the industrial process.

Institutional Use – use and/or related structure(s) for the provision of educational, medical, cultural, public safety, social and/or recreational services to the community, including but not limited to schools, colleges, museums, and community centers.

In-stream Structure – structure placed by humans within a stream or river waterward of the ordinary high-water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose. Overwater structures such as piers, docks, gangways, and ells associated with moorage or public access are not an in-stream structure.

Jetty – structure usually projecting out into the water for the purpose of protecting a navigation channel, a harbor, or to influence water currents.

Lake –a body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake's ordinary high water mark within the stream.

Landscaping – any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features such as rock, stone, bark chips or shavings; and structural features, including but not limited to fountains, reflecting pools, outdoor art work, screen walls, fences, or benches that have been installed for the primary purpose of beautifying a development or property. Landscaping does not include plantings installed for the purposes of mitigation for impacts to critical areas, critical area buffers, or for removal of shoreline vegetation under section 3.7 of this SMP.

Landslide Hazard Areas – areas subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible to landslide because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors, and include, at a minimum, the following:

1. Areas of historic failure, such as:

    a. Those areas delineated by the United States Department of Agriculture Natural Resources Conservation Service as having a significant limitation for building site development;

    b. Those coastal areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) in the department of ecology Washington coastal atlas; or

    c. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Washington department of natural resources.

2. Areas with all three of the following characteristics:

    a. Slopes steeper than fifteen percent;

b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

c. Springs or groundwater seepage.

3. Areas that have shown movement during the Holocene Epoch (from ten thousand years ago to the present) or which are underlain or covered by mass wastage debris of this epoch;

4. Slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

5. Slopes having gradients steeper than eighty percent subject to rockfall during seismic shaking;

6. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action, including stream channel migration zones;

7. Areas that show evidence of, or are at risk from snow avalanches;

8. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; and

9. Any area with a slope of forty percent or steeper and with a vertical relief of ten or more feet except areas composed of bedrock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.

Landslide – episodic down slope movement of a mass of soil or rock that includes, but is not limited to, rock falls, slumps, mudflows, and earth flows.

Liveaboard Vessels – A liveaboard vessel is a licensed vessel used primarily as a residence; if the vessel is used as a means of transportation or recreation, those are secondary or subsidiary uses. Vessels shall be considered a residence if used for overnight accommodation for more than 15 nights in a 1-month period, or when the occupant or occupants identify the vessel or the facility where it is moored as the residence for voting, mail, tax, or similar purposes.

The following are the minimum requirements to qualify as a live-aboard vessel.

1. The vessel has:

   a. Steerage and self-propulsion;
   b. Decks fore and aft for line handling;
   c. Symmetric embarkation stations to allow boarding from both sides;
   d. Symmetric mooring hardware; and
   e. Detachable utilities.
2. The delivery voyage from place of purchase to moorage location was made without assistance and the vessel is capable of navigating in open water without assistance;

3. The superstructure or deckhouse is constructed on neither a barge nor a float.

4. The hull design must meet U.S. Coast Guard standards for flotation, safety equipment, and fuel, electrical, and ventilation systems.

May – the action is acceptable, provided it conforms to the provisions of this SMP

Mining –the removal of sand, gravel, soil, minerals, and other earth materials for commercial and other uses (WAC 173-26-241).

Marina – a private or public facility providing the purchase or lease of a slip for storing, berthing and securing more than ten motorized boats or watercraft, including both long-term and transient moorage. Marinas may include accessory facilities for providing incidental services to users of the marina, such as waste collection, boat sales or rental activities, and retail establishments providing fuel service, repair or service of boat.

Mitigation – the process of minimizing or compensating for adverse environmental impact(s) of a proposal on a critical area. The type(s) of mitigation required shall be considered and implemented, where feasible, in the following sequential order of preference: (a) Avoiding the impact altogether by not taking a certain action or parts of an action; (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; (e) Compensating for the impact by replacing or providing substitute resources or environments; or (f) Monitoring the impact and taking appropriate measures to achieve the identified goal.

Monitoring – the collection of data by various methods for the purpose of understanding natural systems and features, evaluating the impact of development proposals on such systems, and/or assessing the performance of mitigation measures imposed as conditions of development.

Moorage Structure – in-water, over-water, or nearshore structures used by a ship, boat, or other watercraft to secure the watercraft or keep it from floating away. These structures typically include, but are not limited to: piers and docks and portions thereof (such as ells, floats, and gangways); mooring buoys and balls; boathouses; mooring piles; lifts or boat lifts; canopies; boat or launch ramps; launch/moorage rails or railways; jet ski floats; boat dry docks; and boat tie downs.

Mooring Buoy/Ball - A floating object anchored to the bottom of a waterbody that provides tie up capabilities for vessels.

Must – a mandate; the action is required.

Native Vegetation – plant species or communities indigenous to the region, including extirpated species.

Nonconforming Development – shoreline use or structure which was lawfully constructed or established prior to the effective date of the SMA or this SMP, or amendments thereto, but which does not now conform to present regulations or standards of this SMP.

Nonconforming Structure – building or structure, or portion thereof, lawfully existing at the time the ordinance codified in this title becomes effective which does not conform to the regulations or standards of this SMP. For the purposes of this SMP, existing roads which do not meet the setback standards of this SMP (whether asphalt, gravel, or dirt) are considered nonconforming structures.

Nonconforming Use – shoreline use which was lawfully established prior to the effective date of the SMA or this SMP, or amendments thereto, but which is prohibited within the shoreline according to this SMP. A nonconforming use is also one which is listed as a conditional use in the SMP and which existed prior to the adoption of this SMP and any relevant amendments and for which a shoreline conditional use permit has not been obtained.

Ordinary High Water Mark (OHWM) - on all lakes, streams, and tidal water, OHWM is that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition existed on June 1, 1971, as it may have naturally changed thereafter, or as it may change thereafter in accordance with permits issued by a local government or Ecology: provided that in any area where the OHWM cannot be found, the OHWM adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water.

Oregon White Oak Woodland - priority Oregon white oak woodlands are stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25 percent; or where total canopy coverage of the stand is less than 25 percent, but oak accounts for at least 50 percent of the canopy coverage present. The latter is often referred to as an oak savanna. East of the Cascades, priority oak habitat is stands 5 acres in size. In urban or urbanizing areas, single oaks, or stands of oaks less than 1 acre, may also be considered priority habitat when found to be particularly valuable to fish and wildlife (i.e., they contain many cavities, have a large diameter at breast height [DBH], are used by priority species, or have a large canopy).

Pier – an overwater structure that adjoins the shoreline built on a fixed platform to provide access and a landing or moorage place for commercial, industrial and pleasure watercraft.

Port – center for waterborne commerce and traffic.

Priority Habitat – habitat types or elements with unique or significant value to one or more species as classified by WDFW.

Priority Species – species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed at WAC 173-26-020(31).

Professional Archaeologist – a person with qualifications meeting the federal secretary of interior's standards for a professional archaeologist. Archaeologists not meeting this standard may be conditionally employed by working under the supervision of a professional archaeologist for a period of four years provided the employee is pursuing qualifications necessary to meet the federal Secretary of the Interior standards for a professional archaeologist. During this four-year period, the professional archaeologist is responsible for all findings. The four-year period is not subject to renewal.

Public Access – the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4). In the context of shoreline regulation, public access also includes the ability to view the water from adjacent locations.

Public Use – to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332-30-106.

Qualified Professional – a person with experience and training in the pertinent scientific discipline, and who is a qualified expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a BS or BA or equivalent degree in biology, engineering, environmental sciences, fisheries, geomorphology or related field, and two years of related work experience. (a) A qualified professional for habitats must have a degree in biology or a related environmental science and professional experience related to the subject. (b) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington. (c) A qualified professional for critical aquifer recharge areas must be a hydrologist, geologist, engineer, or other scientist with experience in preparing hydrological assessments. (d) A qualified professional for wetlands should be a professional wetland scientist with at least two years of fulltime work experience as a wetlands professional or an individual acting under the direction of a qualified professional, including delineating wetlands using the federal manual and supplements, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans.

RCW – Revised Code of Washington.

Reasonable Use – a legal concept articulated by federal and state courts in regulatory taking cases.

Recharge – the process involved in the absorption and addition of water to ground water.

Recreational Uses – public or private facilities meant for the enjoyment of the public and can include community or commercial facilities for recreational activities such as hiking, fishing, photography, viewing, and birdwatching, and more intensive uses, such as parks with sports facilities, and other outdoor recreation areas.

Residential Development – development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single family development, multi-family development and the creation of new residential lots through land division.

Restoration, **Restore**, or **Ecological Restoration** – the re-establishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre- European settlement conditions.

Riparian – of, on, or pertaining to the banks of a river, stream or lake

Riparian Habitat Areas– areas adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other.

Riprap – a layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

Riverine – relating to, formed by or resembling a river (including tributaries), stream, brook, etc.

Runoff – water that is not absorbed into the soil but rather flows along the ground surface following the topography.

Salmonid – a member of the fish family Salmonidae. Including but not limited to chinook, coho, chum, sockeye, and pink salmon; cutthroat, brook, brown, rainbow, and steelhead trout; kokanee; and native char (bull trout and Dolly Varden).

Sediment means the fine grained material deposited by water or wind.

Seismic Hazard Areas – means area[s] that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction

SEPA – Washington State Environmental Policy Act, Chapter 43.21C RCW.

Setback – a required distance separating shoreline uses, developments, or activities from the shoreline measured horizontally upland from and perpendicular to the OHWM. Setbacks help

assure that development is located a safe distance from bluffs, river banks, and other natural features, including buffers.

Shall – a mandate; the action must be done

Shoreline Administrator – the Community Development Department Director or designee, charged with the responsibility of administering the shoreline master program.

Shoreline Habitat and Natural Systems Enhancement Projects – those activities proposed and conducted specifically for the primary purpose of establishing, restoring, or enhancing habitat for priority species in the shoreline.

Shoreline Letter of Exemption: A letter generated by the shoreline administrator for an exempt activity under WAC 173-27-040 acknowledging the applicant's compliance with the SMP.

Shoreline Jurisdiction – the term describing all of the geographic areas covered by the SMA, related rules, and the applicable master program. Also, such areas within a specified local government's authority under the SMA.

Shoreline Management Act – Chapter 90.58 RCW, as amended. Washington's Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

Shoreline Modification – those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline Permit – a substantial development, conditional use, revision, or variance permit or any combination thereof (WAC 173-27-030(13)).

Shoreline Stabilization – actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and non-structural methods.

Shoreline Stabilization , **Nonstructural** - methods include building setbacks, relocation of the structure to be protected, ground water management, and/or planning and regulatory measures to avoid the need for structural stabilization.

Shoreline Stabilization, **Structural** - methods can be "hard" or "soft. Hard structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads. These static structures are traditionally constructed of rock, concrete, wood, metal, or other materials that deflect, rather than absorb, wave energy. Soft structural measures rely on softer materials, such as vegetation, drift logs, and gravel. They are intended to absorb wave energy,

mimicking the function of a natural beach. Examples of soft and hard stabilization techniques are listed below.

Soft
Vegetation enhancement
Upland drainage control
Bioengineering/biotechnical measures
Beach enhancement
Anchor trees
Gravel enhancement
Natural channel design methods

Hard
Rock revetments
Gabions
Groins
Retaining walls and bluff walls
Bulkheads
Seawalls

Shorelands or Shoreland Area – those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the OHWM; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this chapter; the same to be designated as to location by Ecology. Optional areas allowed by RCW 90.58.030 are not included by the County.

Shorelines – all of the water areas of the state, including reservoirs and their associated shorelands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(e).

Shorelines of Statewide Significance – a select category of shorelines of the state, defined in RCW 90.58.030(2)(f), including larger lakes and rivers with higher flow.

Shorelines of the State - are the total of all "shorelines" and "shorelines of statewide significance" within the state;

Should – that the particular action is required unless there is a demonstrated, compelling reason, based on a policy of the SMA and this SMP, against taking the action.

Significant Vegetation Removal – the removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

Single-Family Residence – a detached dwelling designed for and occupied by one family and including those structures and developments within a contiguous ownership which are ordinary appurtenances.

Soil Bioengineering - an applied science that combines structure, biological and ecological concepts to construct living structures that stabilizes the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

Solid Waste – all garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

Species – any group of animals classified as a species or subspecies as commonly accepted by the scientific community.

Steep Slopes – those slopes 30 percent or steeper within a vertical elevation change of at least 10 feet. A slope is defined by establishing its toe and top and is measured by averaging the inclination over at least 10 feet of vertical relief.

Stream – a naturally occurring body of periodic or continuously flowing water where: (a) The mean annual flow is greater than twenty cubic feet per second; and (b) The water is contained within a channel. A channel is an open conduit either naturally or artificially created. This definition does not include artificially created irrigation, return flow, or stock watering channels.

Structure – a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

Substantial Development - any development of which the total cost or fair market value exceeds $7,047, or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established here is adjusted for inflation by the WA Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period, as defined by RCW 90.58.030(3)(e). Some activities shall not be considered substantial developments for the purpose of this SMP; see also Chapter 2 of this SMP.

Substantial Improvement – any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure, either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This does not, however, include either (1) any project for improvement of a structure

to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Terrestrial – of or relating to land as distinct from air or water.

Transportation Facilities – those structures and developments that aid in land and water surface movement of people, goods, and services. They include roads and highways, bridges and causeways, bikeways, trails, and railroad facilities.

Unavoidable – adverse impacts that remain after all appropriate and practicable avoidance and minimization has been achieved.

Upland – generally described as the dry land area above and landward of the OHWM.

Upland Finfish Rearing Facilities – those private facilities not located within waters of the state where finfish are hatched, fed, nurtured, held, maintained, or reared to reach the size of commercial market sale. This definition shall include fish hatcheries, rearing ponds, spawning channels, and other similarly constructed or fabricated facilities. (Upland finfish-rearing facilities are included in the SMA definition of agricultural activities, not aquaculture [RCW 90.58.065]). Upland finfish and upland finfish rearing facilities are not defined in the SMA or implementing WAC.

Uses – uses, structures, and/or developments as applicable.

Utilities – services and facilities that produce, convey, store, process or dispose of electric power, oil, gas, water, stormwater, sewage, waste, communications, and similar.

Utilities, Accessory – utilities composed of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and stormwater service lines.

Utilities, Primary – utilities comprising trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities, sewage lift stations and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities.

Variance – a way by which an adjustment is made in the application of the specific regulations of this title to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges. A variance is a form of special exception.

Vegetation – plant life growing below, at, and above the soil surface.

Vegetation removal, large-scale: The removal of or application of herbicides using mechanical means as opposed to spot-spraying or hand removal.

View maintenance – the selective pruning of trees to maintain, create, or expand for views.

WAC – Washington Administrative Code.

Water Quality – the physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and stormwater handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

Water Typing System – the system used to classify freshwater surface water systems per WAC 22-16-030 and 031. Current regulations establish interim water typing (1-5) until fish habitat water type maps are available for permanent water typing (S, F, Np, Ns) (WAC 222-16-031).

Water-Dependent Use – a use or a portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-Enjoyment Use – a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline.

Water-Oriented Use – any combination of water-dependent, water-related, and/or water enjoyment uses and serves as an all-encompassing definition for priority uses under the SMA. Non-water-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

Water-Related Use - a use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because: (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

Weir – a structure in a stream or river for measuring or regulating stream flow.

Wetlands or **Wetland Areas** – areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands.

Wetlands Rating System – the *Washington State Wetland Rating System for Eastern Washington: 2014 Update*, and the *Washington State Wetland Rating System for Western Washington: 2014 Update,* Washington State Department of Ecology, January 2015.

Appendix B
List of Shoreline Waterbodies

Table B-1: Alphabetical List of Shoreline Waterbodies in Skamania County

WRIA 26 Cowlitz		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
Horseshoe Lake	Cispus River Muddy Fork Spring Creek	**46.30266/-121.52362** **46.32474/-121.57387**
Unnamed (HUC 1170800040303)	Cispus River Adams Creek	**46.38814/-121.55077** **46.25467/-121.55848**
Unnamed 2 (HUC 170800040303)	Green River Killen Creek	**46.34786/-122.08168** **46.29368/-121.54811**
Unnamed 1 (HUC 170800040304)	Toutle River North Fork Summit Prairie Creek	**46.26239/-122.21553** **46.29447/-121.72305**
Unnamed 2 (HUC 170800040304)	East Canyon Creek	**46.28536/-121.6574**
Unnamed 3 (HUC 170800040304) including the associated wetlands known as Midway Meadows	Dark Creek	**46.30102/-121.75023**
Council Lake	Cat Creek	**46.36642/-121.62554**
Takhlakh Lake	McCoy Creek	**46.30604/-121.79604**
Shovel Lake	Yellowjacket Creek	**46.28956/-121.84104**
Panhandle Lake	Quartz Creek	**46.38219/-122.0698**
Venus Lake	Miners Creek	**46.35876/-122.20328**
Deadmans Lake	Spirit Lake Outflow	**46.27694/-122.1623**
Unnamed (HUC 170800050401)	Coldwater Creek	**46.31388/-122.18345**
Hanaford Lake	South Coldwater Creek	**46.28936/-122.22015**
Elk Lake	Studebaker Creek	**46.24651/-122.23387**
Unnamed 2 (HUC 170800050401)	Forsyth Glacier	**46.24509/-122.1613**
Unnamed 1 (HUC 170800050401)	Sasquatch Steps	**46.23502/-122.183973**
Coldwater Lake		
Spirit Lake		
Saint Helens Lake		

WRIA 27 Lewis		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
Unnamed 1 (HUC 170800020102)	Lewis River Big Spring Creek	**46.24813/-121.58548** **46.2253/-121.63914**
Unnamed 2 (HUC 170800020102)	Muddy River Riley Creek	**46.16835/-122.10081** **46.22436/-121.5924**
Unnamed (HUC 170800020106)	Muddy River Upper Tributary Boulder Creek	**46.14827/-122.0307** **46.25232/-121.64984**
Placid Lake	Lewis River, East Fork, Green Fork Pass Creek	**45.83497/-122.14238** **46.17787/-121.7033**
Unnamed 1 (HUC 170800020109)	Lewis River East Fork Swampy Creek	**45.82288/-122.16351** **46.18722/-121.65992**
Unnamed 2 (HUC 170800020109)	Twin Falls Creek	**46.21443/-121.64622**
Swift Reservoir	Pin Creek	**46.225/-121.70925**
Spencer Meadow	Snagtooth Creek	**46.21129/-121.8049**
Lone Butte Meadows	Straight Creek	**46.23388/-121.84168**
Wright Meadow	French Creek	**46.26142/-121.7867**
Cedar Flats	Tillicum Creek	**46.14348/-121.78752**
	Alec Creek	**46.20248/-121.88525**
	Big Creek	**46.10408/-121.79476**
	Chickoon Creek	**46.14517/-121.86837**
	Meadow Creek	**46.06583/-121.85034**
	Rush Creek	**46.03092/-121.83705**
	Outlaw Creek	**46.02641/-121.91075**
	Hardtime Creek	**46.02538/-121.91988**
	Curly Creek	**46.03207/-121.91451**
	Pepper Creek	**46.07407/-121.9873**
	Miller Creek	**46.05404/-121.97184**
	Smith Creek	**46.24083/-122.09229**
	Bean Creek	**46.25013/-122.0518**
	Clearwater Creek	**46.29226/-122.05468**

WRIA 27 Lewis		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
	Wright Creek	**46.19965/-121.95215**
	Clear Creek	**46.20565/-121.9552**
	Pine Creek	**46.13606/-122.09456**
	Pine Creek Upper Tributary 1	**46.10329/-122.07897**
	Pine Creek Upper Tributary 2	**46.1276/-122.07026**
	Pine Creek Upper Tributary 3	**46.13786/-122.11045**
	Swift Reservoir Upper Tributary	**46.02807/-122.01806**
	Drift Creek	**45.9993/-122.0237**
	Swift Creek	**46.14188/-122.17145**
	Swift Creek Upper Tributary	**46.09423/-122.19384**
	West Fork Swift Creek	**46.11802/-122.20235**
	Range Creek	**46.01158/-122.12565**
	Marble Creek	**46.07518/-122.13851**
	Ole Creek	**46.04296/-122.23513**
	Calamity Creek	**45.93232/-122.10183**
	Siouxon Creek	**45.93548/-122.07507**
	North Siouxon Creek	**46.00476/-122.18142**
	West Creek	**45.94117/-122.16654**
	Siouxon Creek Upper Tributary	**45.94929/-122.22167**
	McKinley Creek	**45.82367/-122.20037**
	Little Creek	**45.83234/-122.18104**
	Slide Creek	**45.8424/-122.22852**
	Copper Creek	**45.7723/-122.20291**
	Puny Creek	**45.90066/-122.09242**
	Jakes Creek	**45.88244/-122.17259**
	Canyon Creek	**45.88934/-122.1356**
	Sorehead Creek	**45.91066/-122.1682**
	Big Rock Creek	**45.89222/-122.21378**
	Lewis River, Cussed Hollow Tributary	**46.172704/-121.911515**
	Ape Canyon	**46.199042/-122.113101**

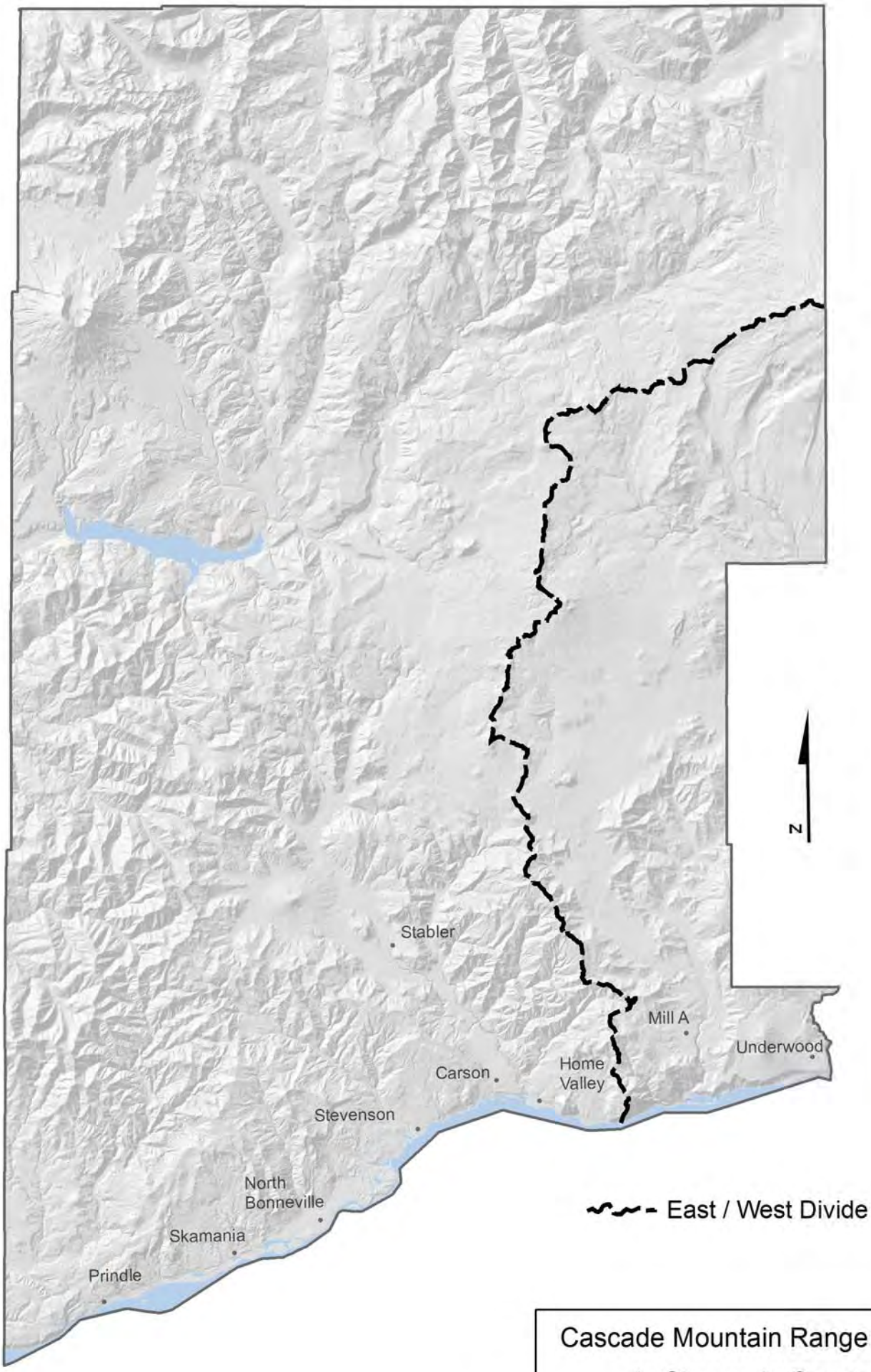
WRIA 27 Lewis		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
	Nelson Glacier	**46.232984/-122.128421**
	Worm Flows	**46.129011/-122.151469**
	Glacial runoff, unnamed (HUC 170800020401)	**46.123099/-122.219329**
	Dryer Glacier	**46.155173/-122.239434**

WRIA 28 – Salmon – Washougal		
Lakes	**Rivers**	**Start of Shoreline Jurisdiction (Lat/Long)**
Franz Lake	Washougal River Bluebird Creek	**45.77177/-122.13531** **45.73896/-122.14736**
Woody's Lake	Washougal River, West Fork Prospector Creek	**45.72348/-122.22264** **45.74273/-122.1159**
Unnamed Waterbody (HUC 170800010803)	Washougal River, West Fork, Upper Tributary Deer Creek	**45.70721/-122.21722** **45.74724/-122.09058**
	Columbia River Lookout Creek	**45.64471/-121.94081** **45.77434/-122.12107**
	Dougan Creek	**45.68862/-122.15625**
	Stebbins Creek	**45.71575/-122.0857**
	Wildboy Creek	**45.671/-122.21846**
	Hagen Creek	**45.69313/-122.24915**
	Greenleaf Creek	**45.67181/-121.95932**
	Hamilton Creek	**45.70411/-122.01503**
	Duncan Creek	**45.66347/-122.0866**
	Woodward Creek	**45.6455/-122.05712**

WRIA 29 – Wind-White Salmon		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
Unnamed (HUC 170701050802)	White Salmon River Cascade Creek	**46.16132/-121.62567** **46.16623/-121.57023**
Unnamed 1 (HUC 170701050804)	Little White Salmon River Cascade Creek Upper Tributary	**45.88068/-121.61263** **46.15928/-121.56614**
Unnamed 2 (HUC 170701050804)	Wind River Salt Creek	**45.90784/-121.94979** **46.15142/-121.55543**
Big Mosquito Lake	Little Wind River Buck Creek (in HUC12 named " Morrison Creek-White Salmon River")	**45.75388/-121.76003** **46.07539/-121.56675**
Unnamed (HUC 170701050805)	Buck Creek (in HUC12 named "Buck Creek")	**45.78212/-121.51685**
Forlorn Lakes	Morrison Creek	**46.06039/-121.55044**
Goose Lake	Hole In The Ground Creek	**46.07758/-121.52436**
Unnamed 1 (HUC 170701050902)	Little Goose Creek	**46.05841/-121.67102**
Unnamed 2 (HUC 170701050902)	Cultus Creek	**46.06301/-121.72817**
Drano Lake	Trout Lake Creek	**46.12792/-121.68592**
Unnamed 1 (HUC 170701051002)	Dry Creek (in HUC12 named "Dry Creek")	**45.922/-121.98163**
Unnamed 2 (HUC 170701051002)	Dry Creek (in HUC12 named "Dry Creek-Lost Creek")	**45.96638/-121.74172**
Unnamed (HUC 170701051004)	Dry Creek (in HUC12 named "Lower Trout Lake Creek")	**45.97076/-121.63676**
Unnamed 1 (HUC 170701051005)	Lost Creek	**45.96964/-121.72162**
Unnamed 2 (HUC 170701051005)	Lava Creek Upper Tributary	**45.79551/-121.67233**
Wauna Lake	Goose Lake Outlet	**45.93904/-121.75799**
Ashes Lake	Lava Creek	**45.91485/-121.71622**
Swampy Meadows	Lusk Creek	**45.8713/-121.64446**
Grand Meadows	Moss Creek	**45.8046/-121.66993**
McClellan Meadows	Black Creek	**45.90984/-121.88418**
	Falls Creek	**45.95036/-121.8648**
	Big Hollow Creek	**45.93981/-122.0047**

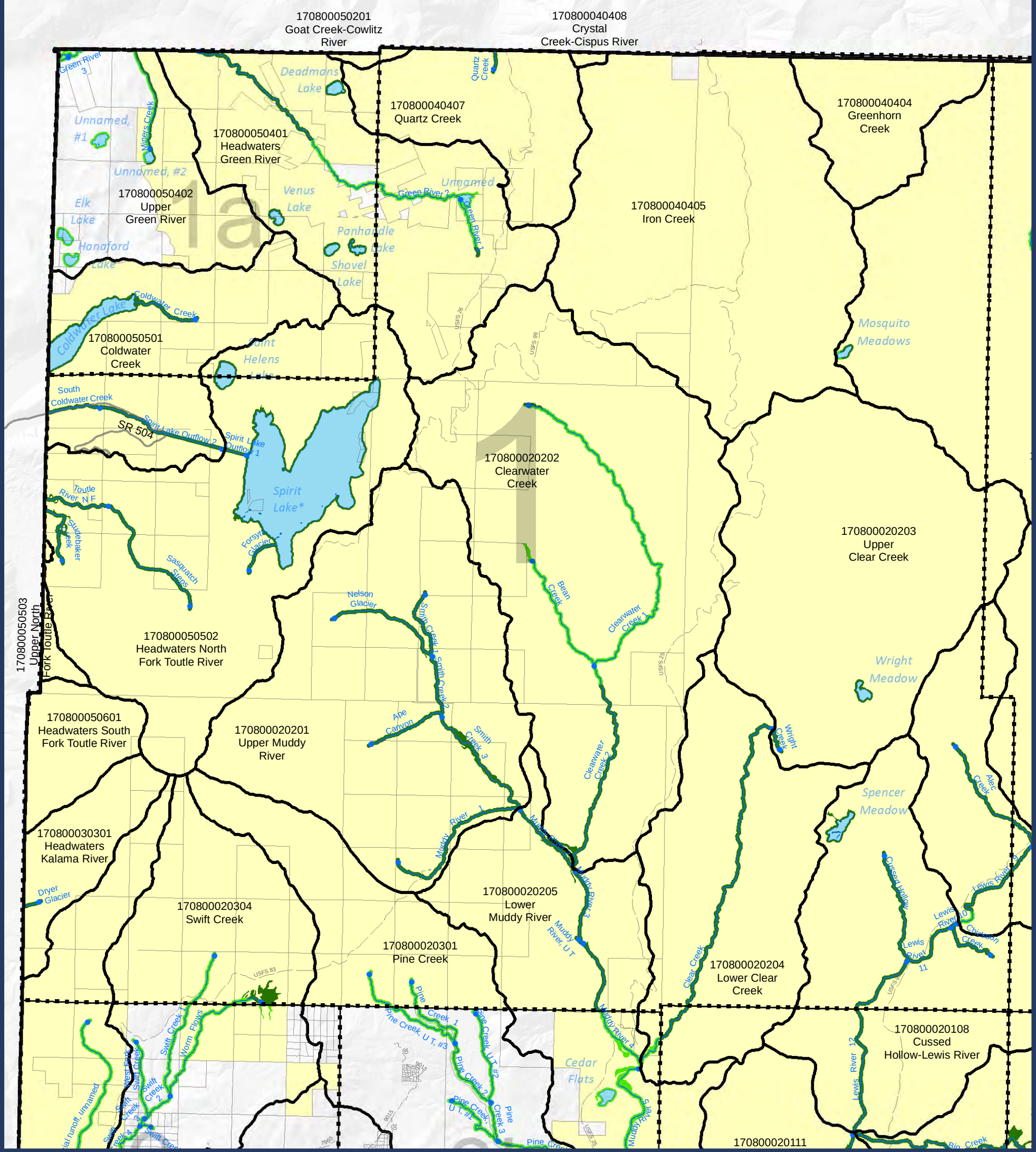
WRIA 29 – Wind-White Salmon		
Lakes	**Rivers/Streams**	**Start of Shoreline Jurisdiction (Lat/Long)**
	Cold Creek	**45.83647/-121.95043**
	Trapper Creek	**45.90455/-122.03357**
	Trout Creek	**45.80243/-121.92617**
	Panther Creek	**45.88243/-121.81267**
	Cedar Creek	**45.81047/-121.8512**
	Mouse Creek	**45.83911/-121.85398**
	Eightmile Creek	**45.84214/-121.87358**
	Bear Creek Upper Tributary	**45.78262/-121.78455**
	Bear Creek	**45.79965/-121.79556**
	Rock Creek	**45.77112/-122.04522**
	Forest Creek	**45.75545/-121.96547**

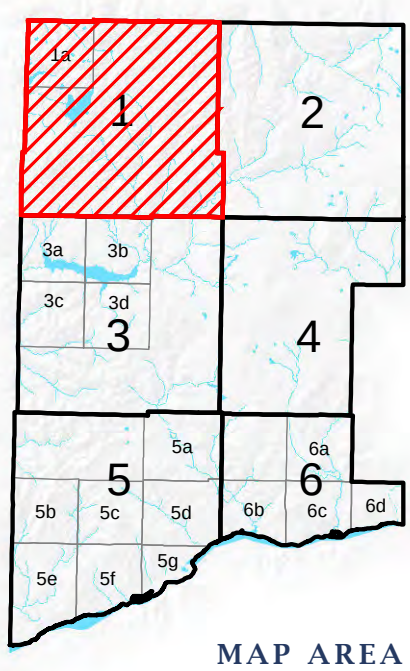
Appendix C
Cascade Mountain Range Divide in Skamania County



Cascade Mountain Range Divide
in Skamania County

Appendix A
Shoreline Environment Designation Maps





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits

- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

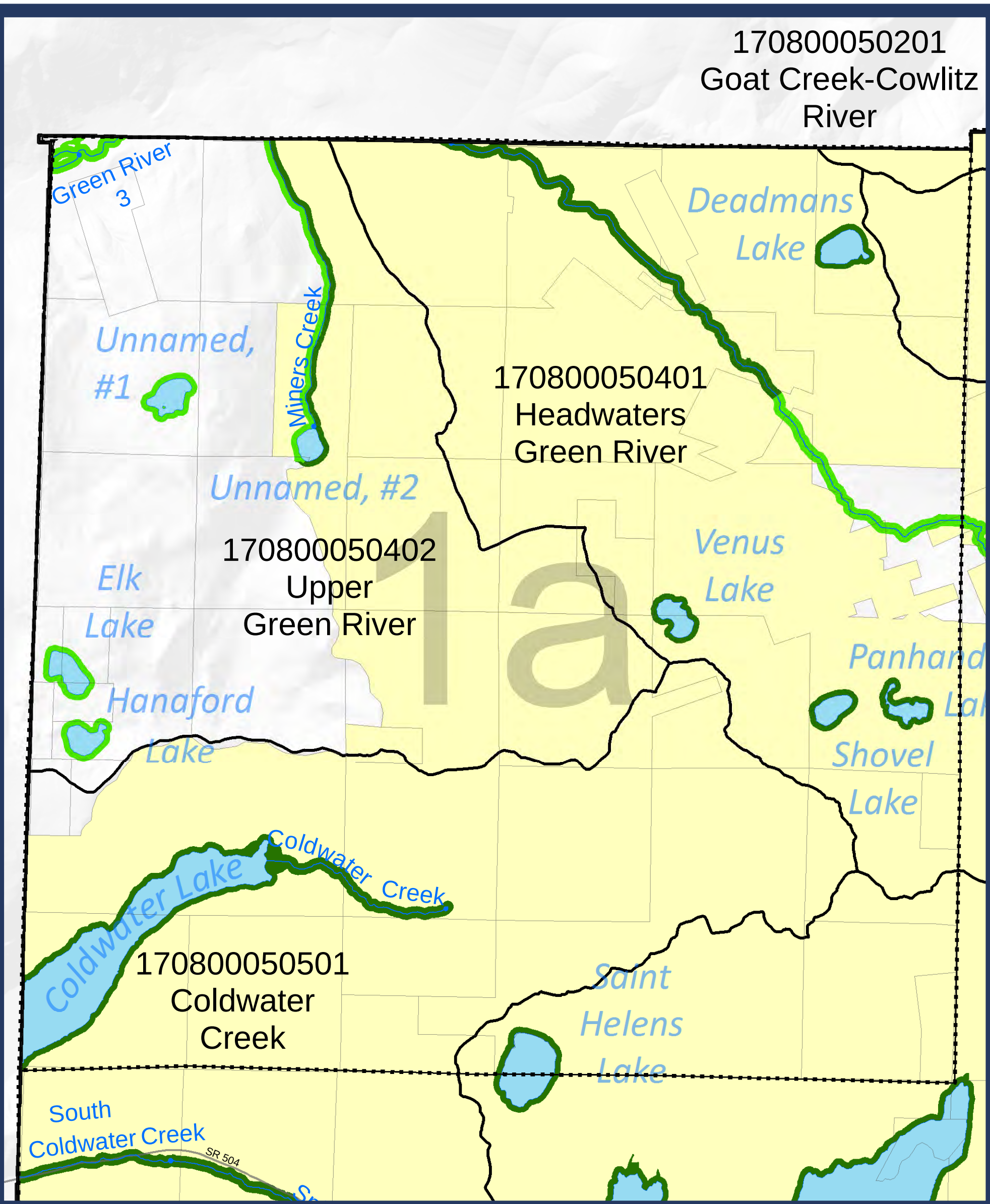
DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

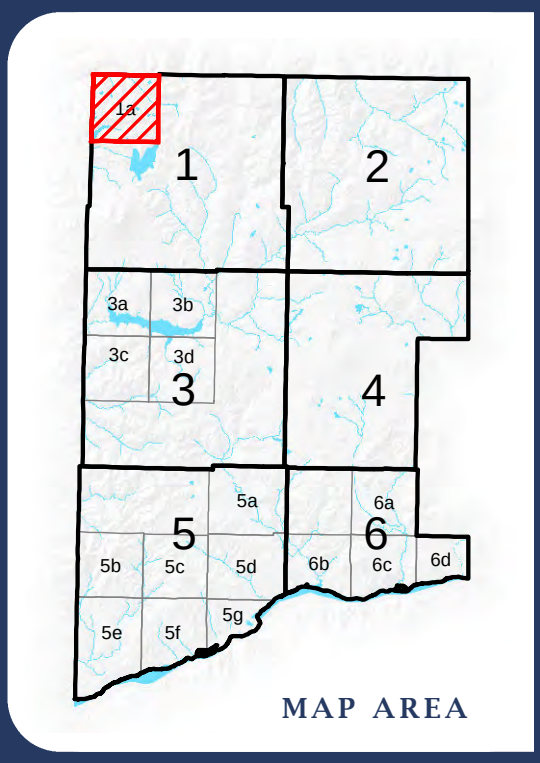
SHORELINES DISCLAIMER: Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map. Shoreline jurisdiction will be determined at time of project review using the best available site-specific information.

Shoreline Environmental Designation

Sheet 1

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





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N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
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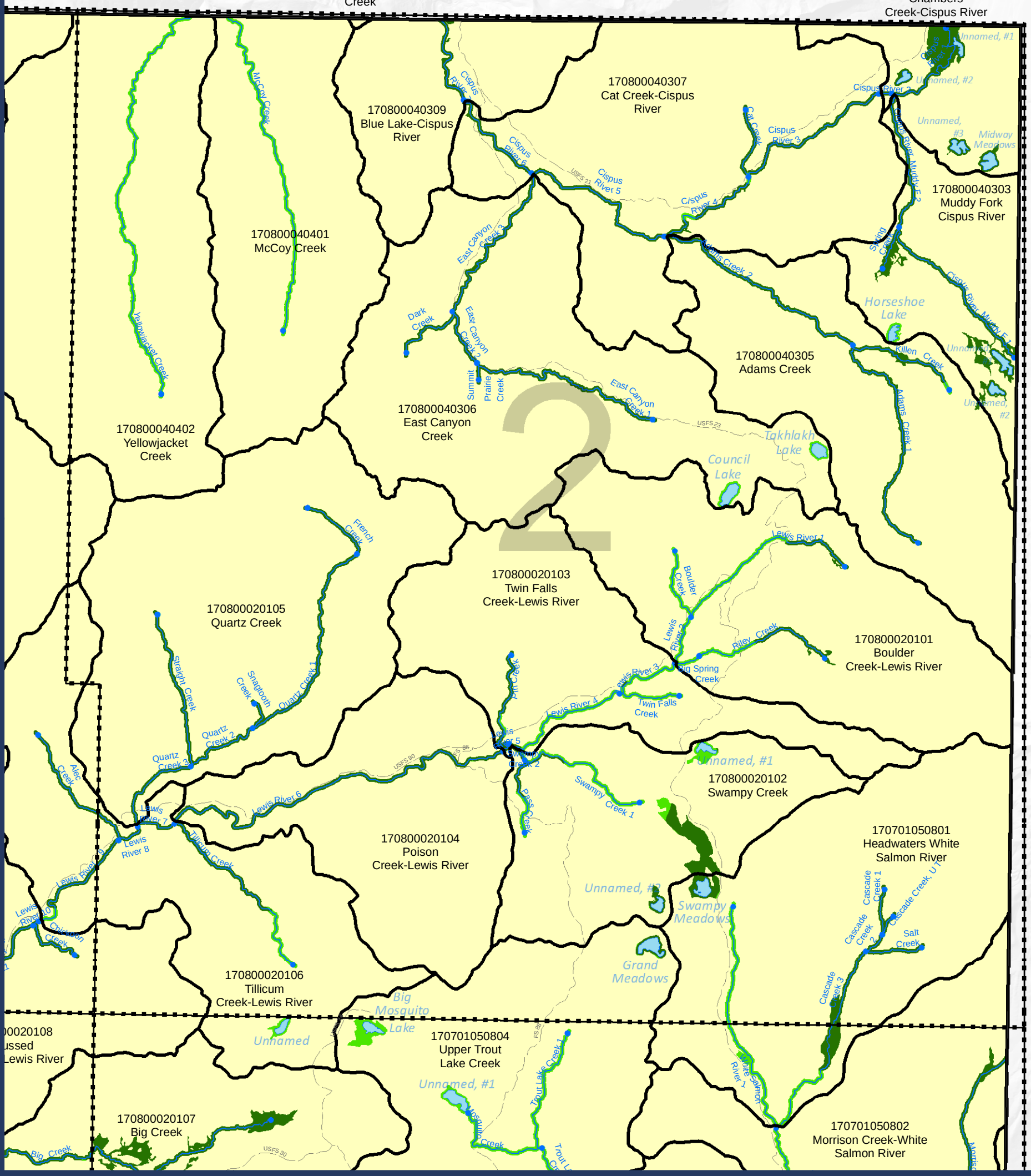
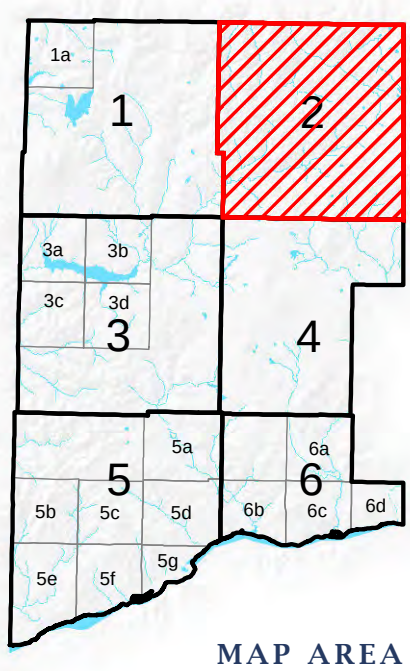
Shoreline Environmental Designation

Sheet 1a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

N

SKAMANIA COUNTY
Department of Assessment
and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
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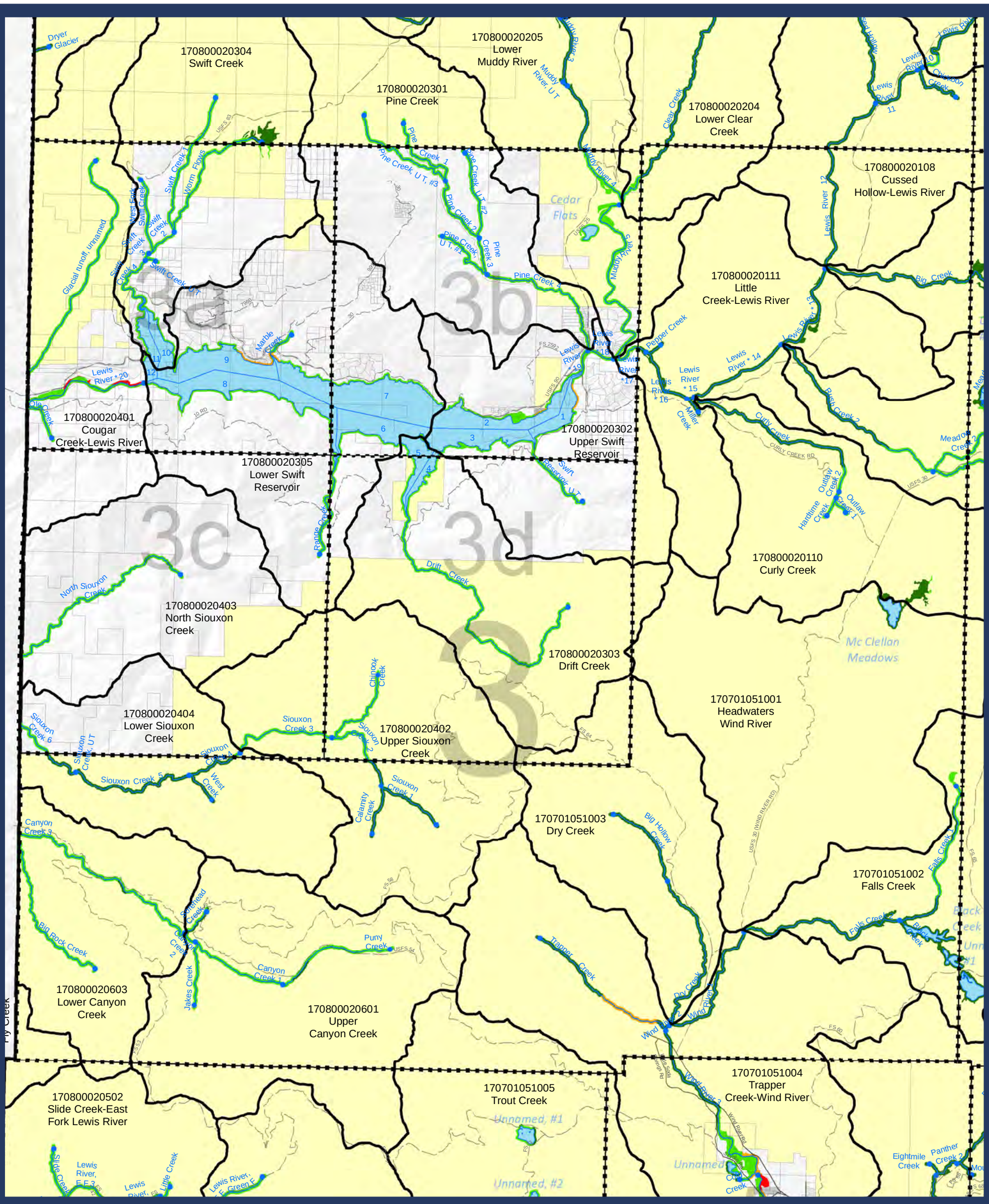
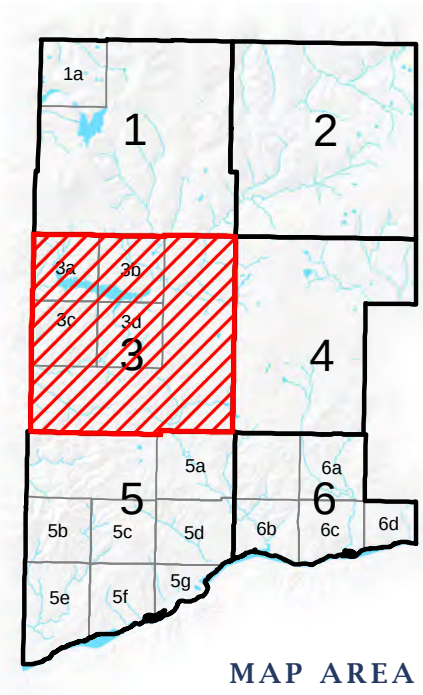
Shoreline Environmental Designation

Sheet 2

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
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- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

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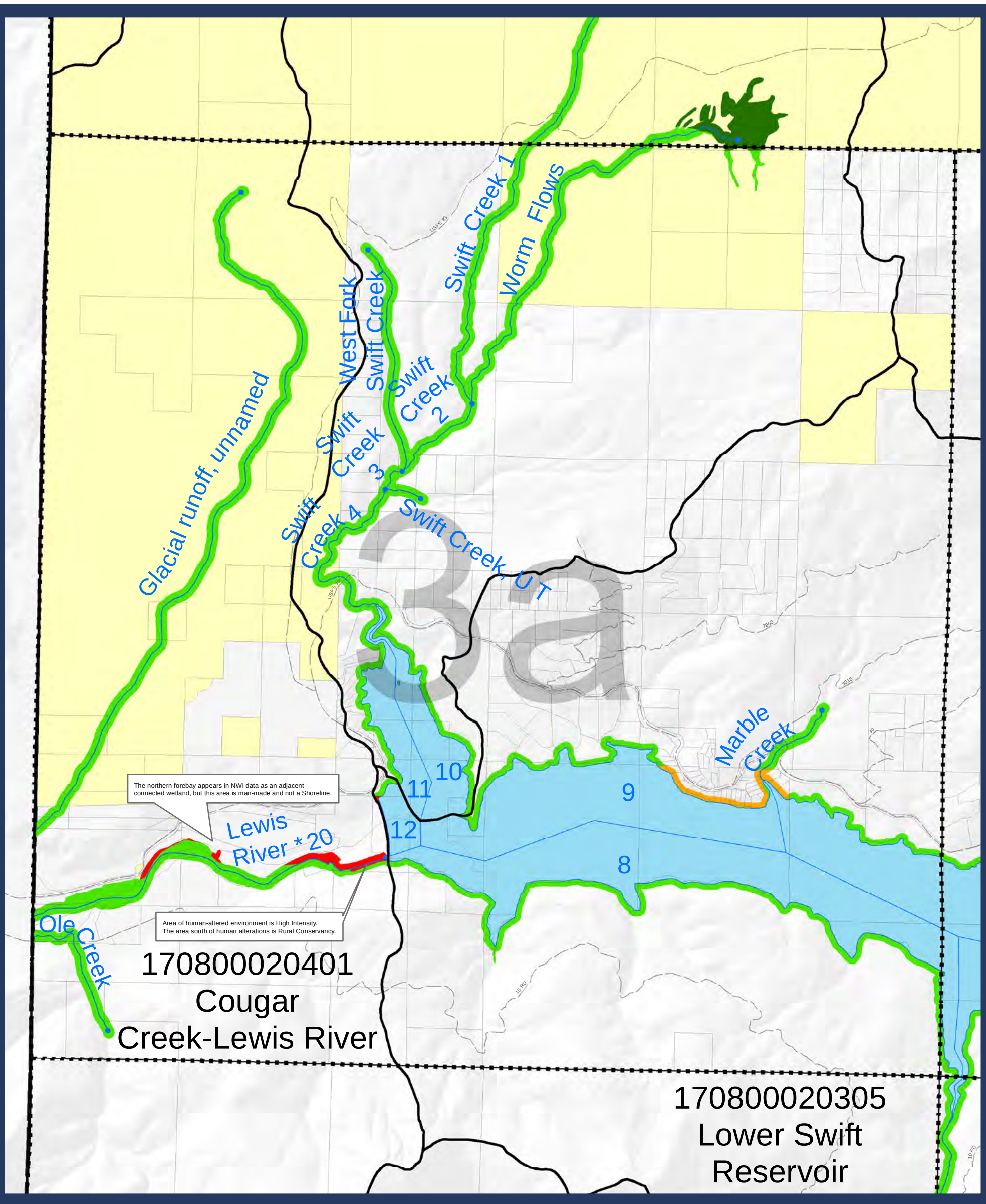
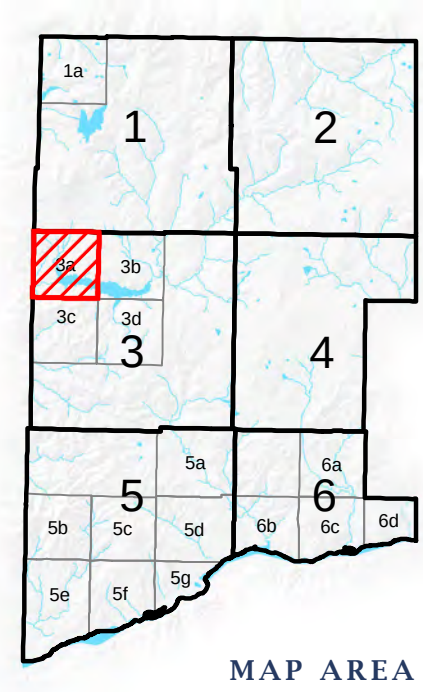
Shoreline Environmental Designation

Sheet 3

Updated: 6/10/2020 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits
- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

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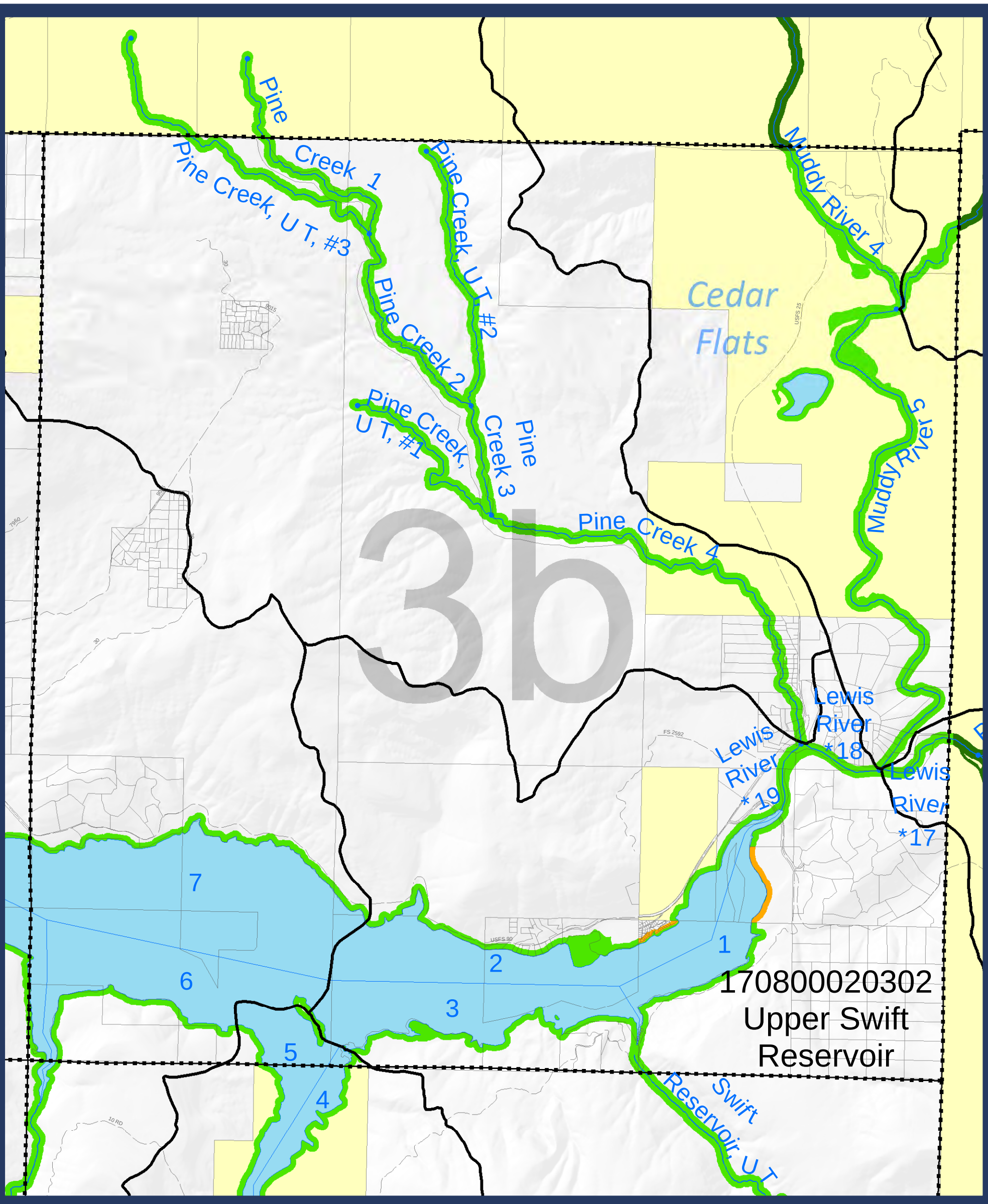
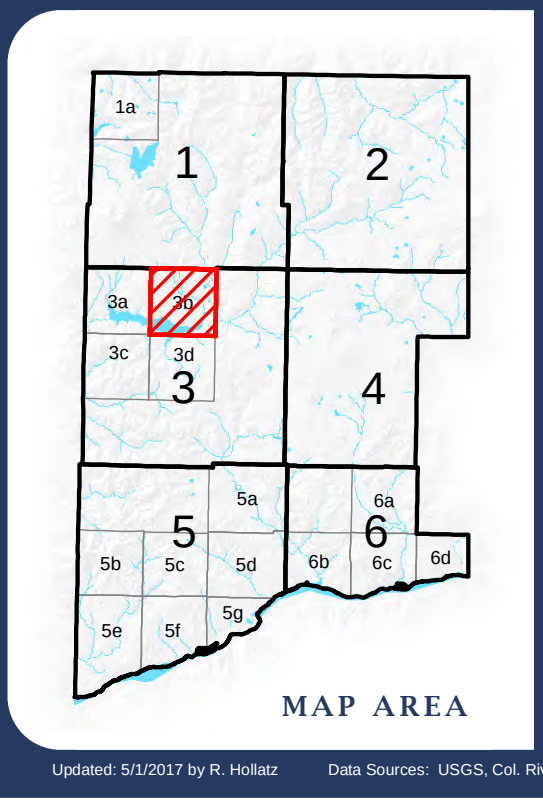
Shoreline Environmental Designation

Sheet 3a

Updated: 6/10/2020 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits

- Federal ownership
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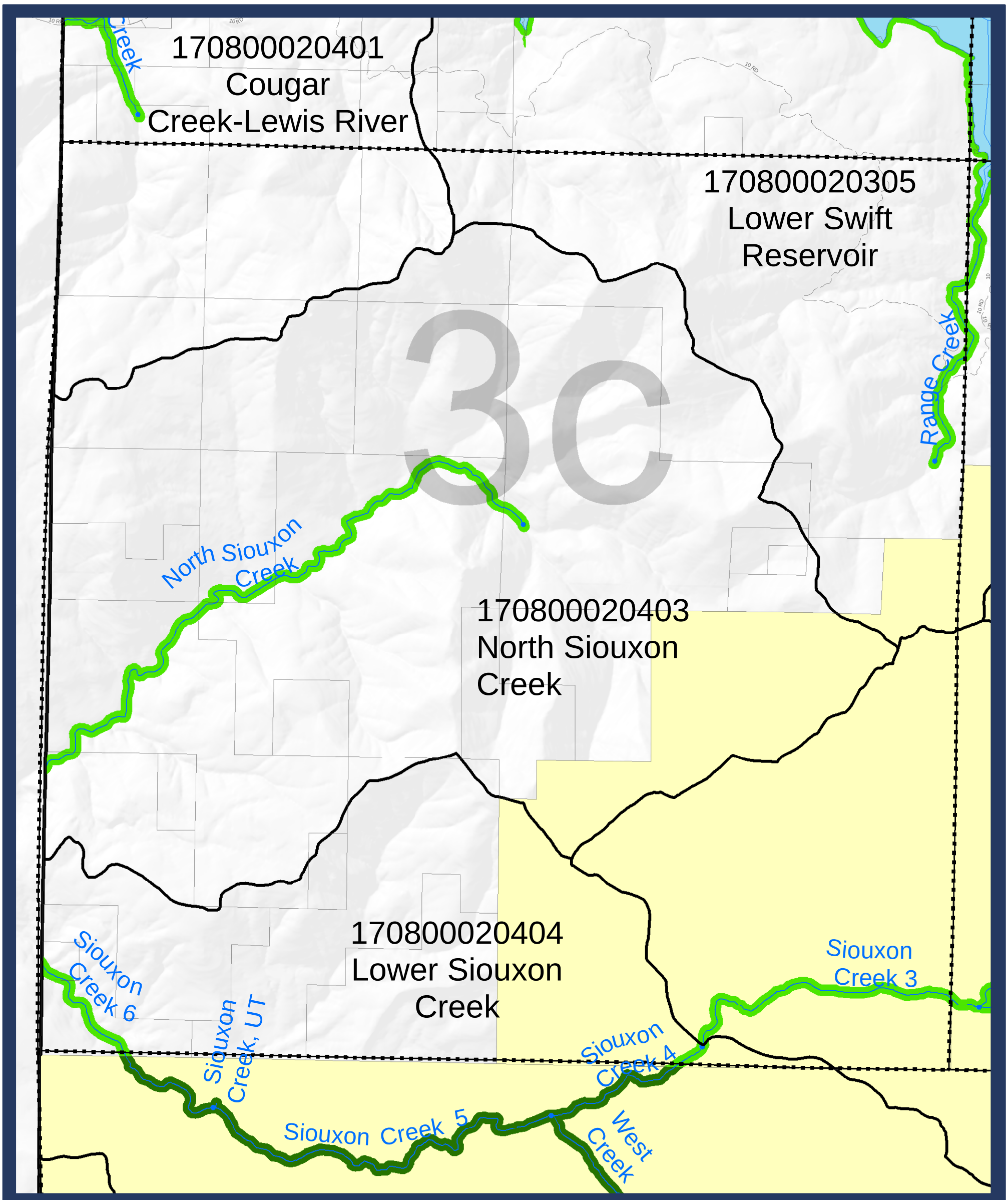
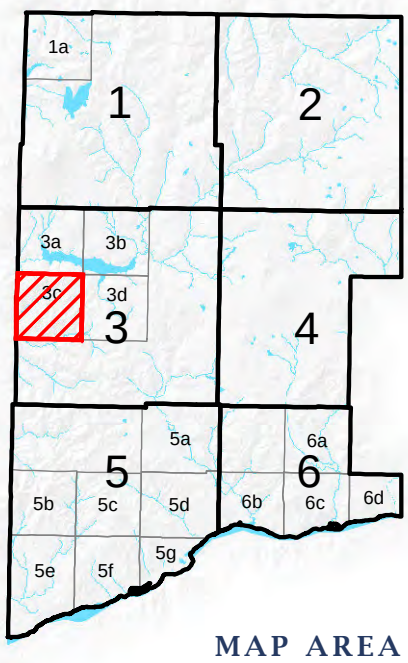
Shoreline Environmental Designation

Sheet 3b

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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- Urban Area Bndy
- City Limits

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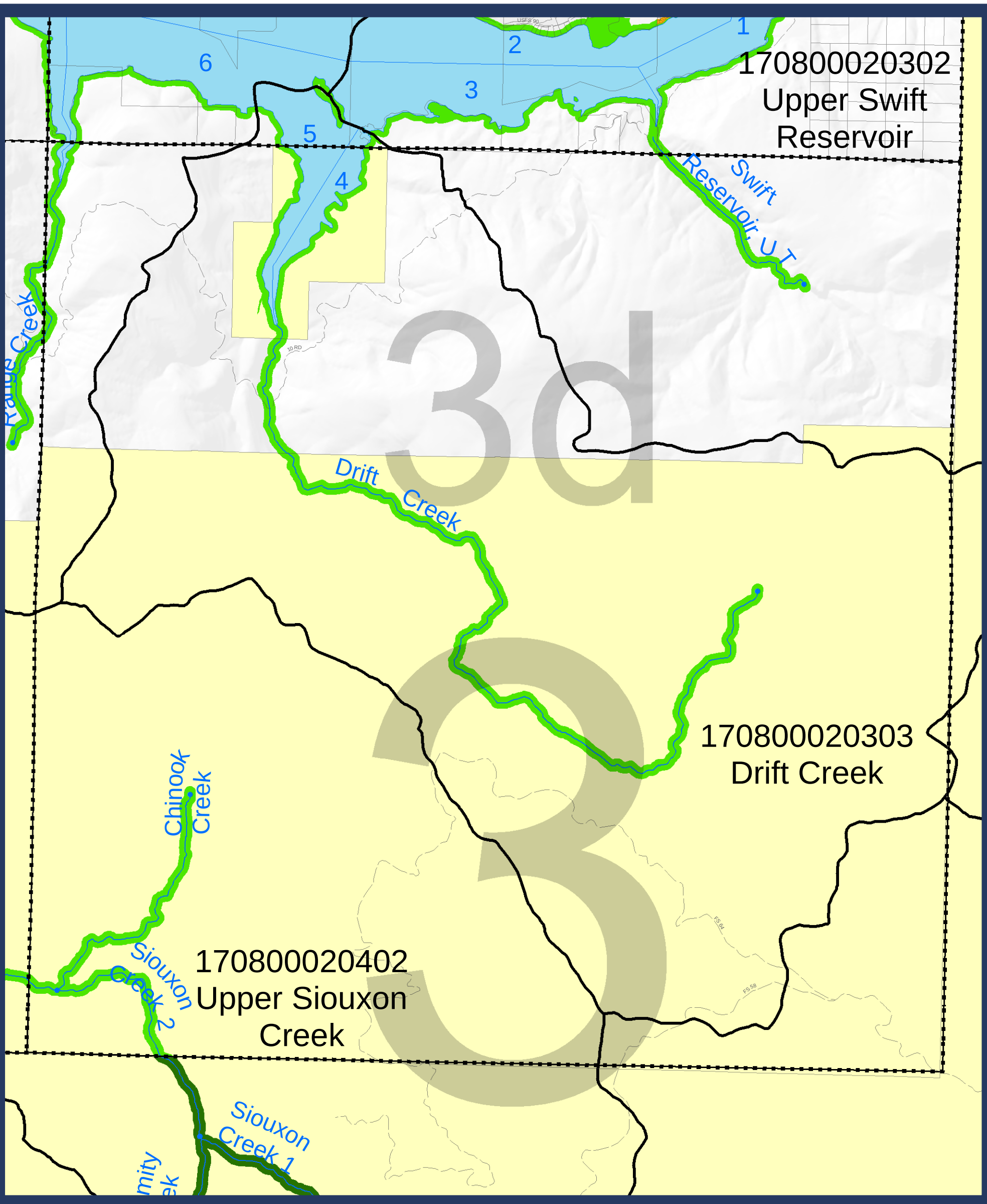
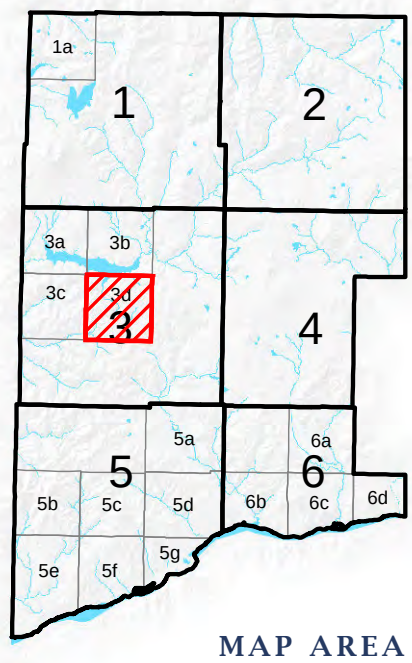
Shoreline Environmental Designation

Sheet 3c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
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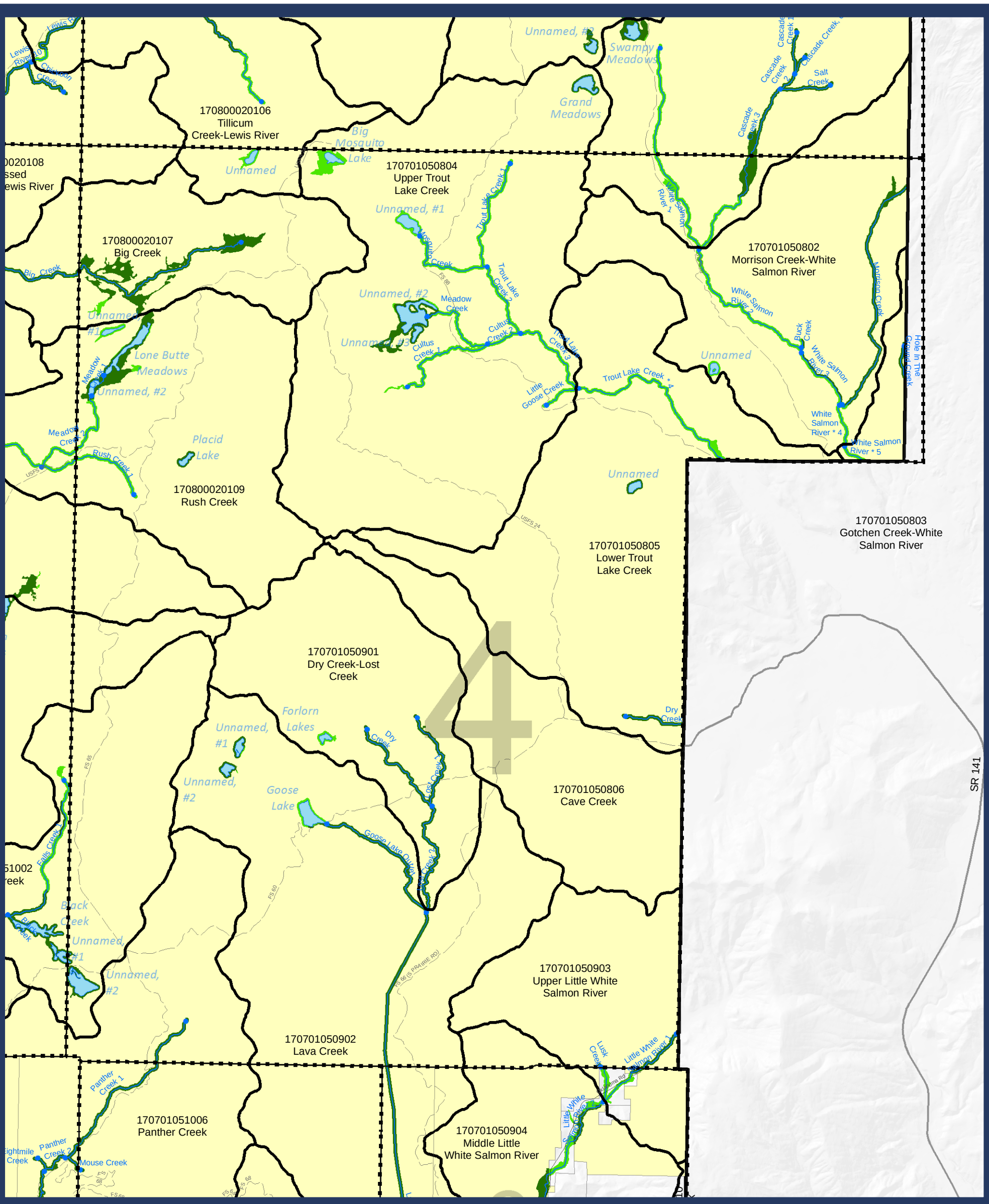
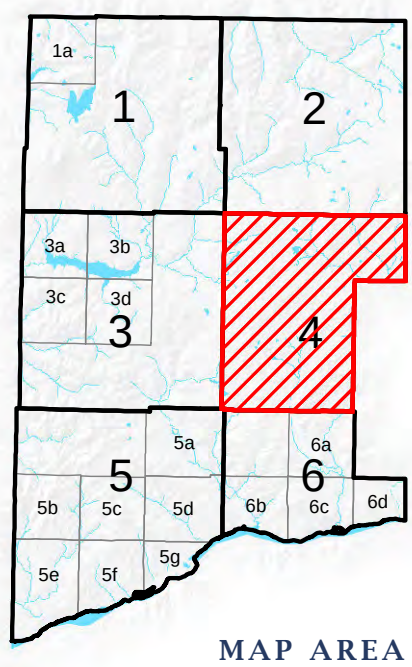
Shoreline Environmental Designation

Sheet 3d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:120,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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- Urban Area Bndy
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Shoreline Environmental Designation

Sheet 4

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS

170800020603
Lower Canyon Creek

170800020601
Upper Canyon Creek

170800020602
Fly Creek

170800020502
Slide Creek-East Fork Lewis River

170800020501
Headwaters East Fork Lewis River

170701051005
Trout Creek

170701051004
Trapper Creek-Wind River

170800020505
Basket Creek-East Fork Lewis River

170800020503
Copper Creek

170800020504
Coyote Creek

170800010601
Headwaters Washougal River

170701051202
Rock Creek

170701051204
Carson Creek-Columbia River

170800010602
Upper Washougal River

170800010801
Tanner Creek-Columbia River

170800010603
West Fork Washougal River

170800010802
Hamilton Creek-Columbia River

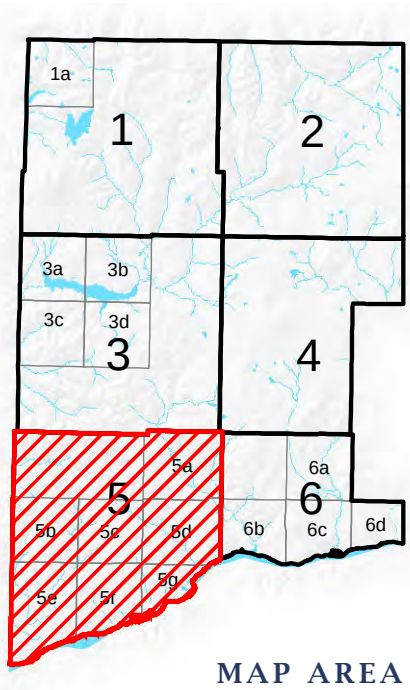
170800010604
Middle Washougal River

170800010606
Lower Washougal River

170800010803
Viento Creek-Columbia River

170800010804
Latourell Creek-Columbia River

5b 5c 5d 5e 5f 5g



MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:132,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
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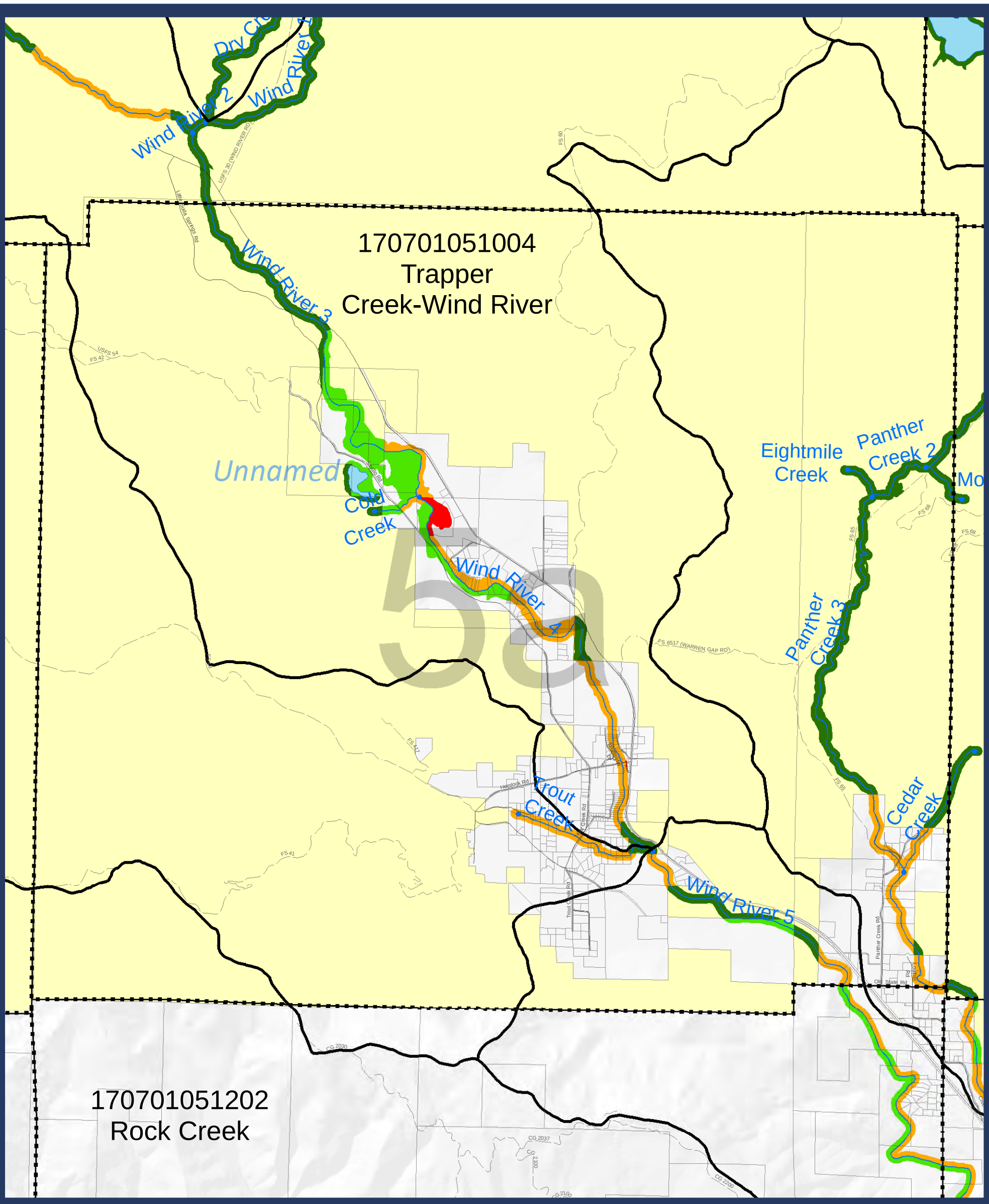
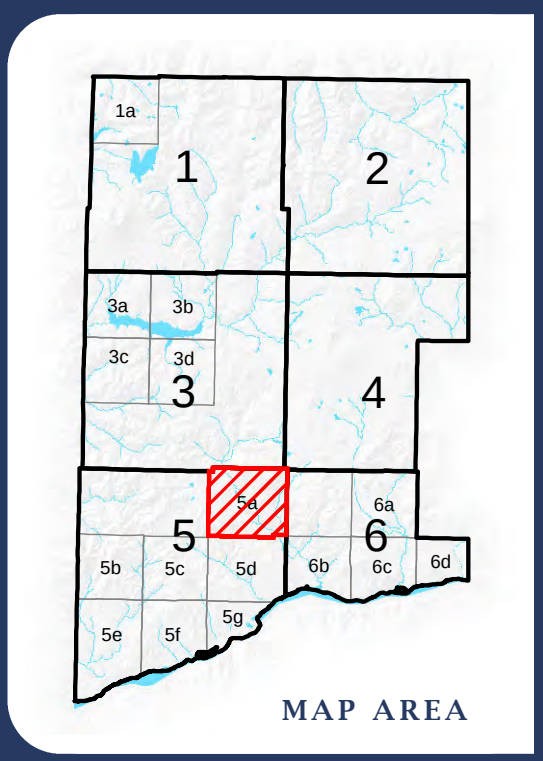
Shoreline Environmental Designation

Sheet 5

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





N

0 0.5 1 2 Miles

Absolute Scale:
1:48,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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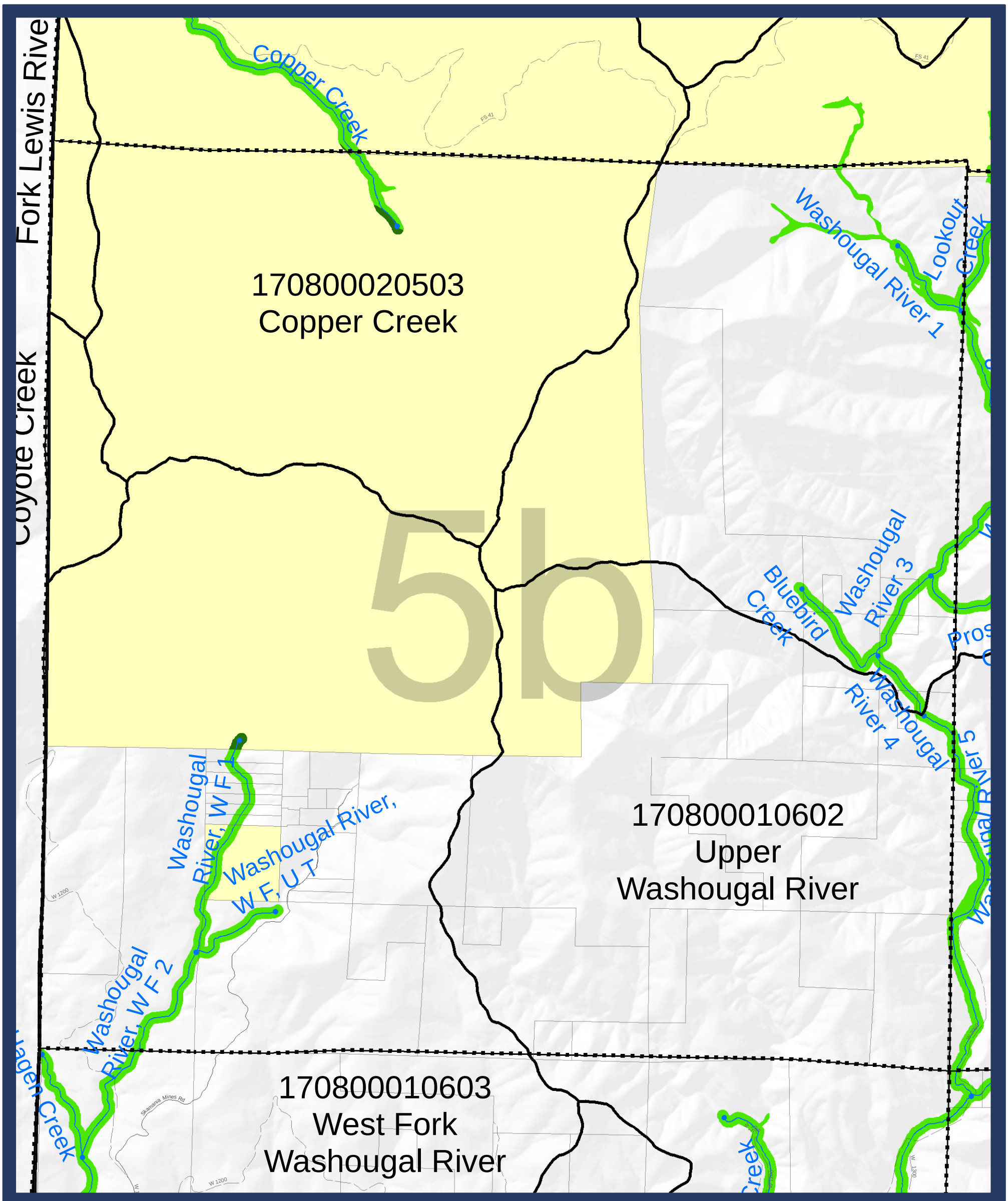
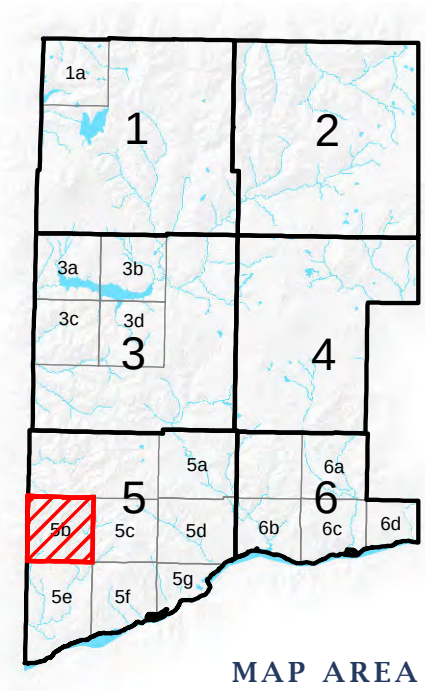
Shoreline Environmental Designation

Sheet 5a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
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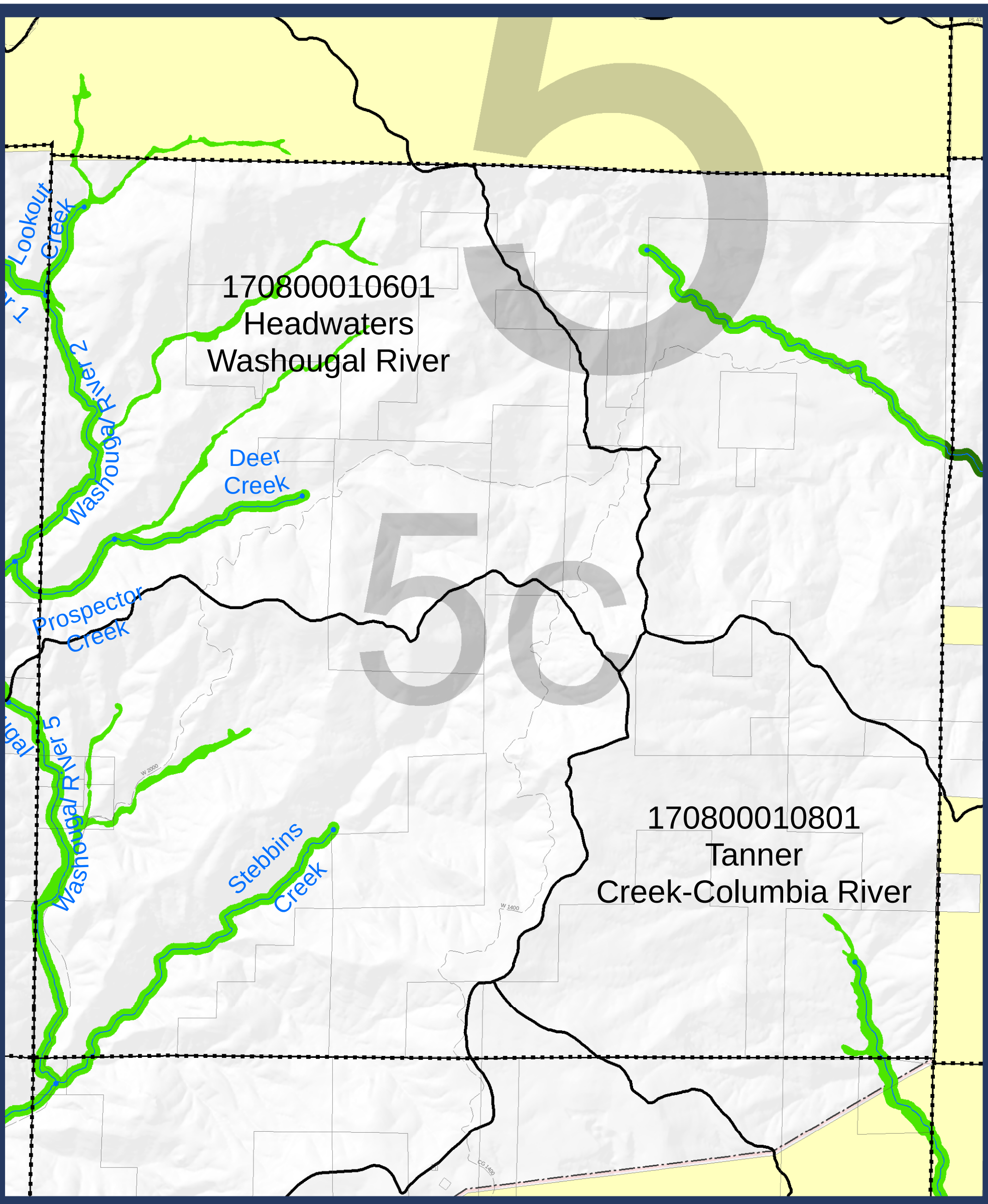
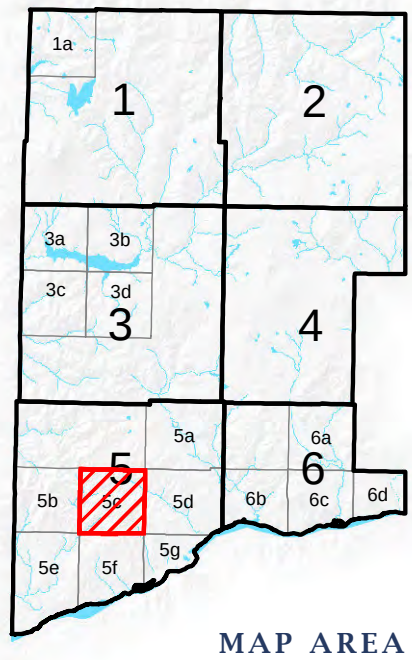
Shoreline Environmental Designation

Sheet 5b

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
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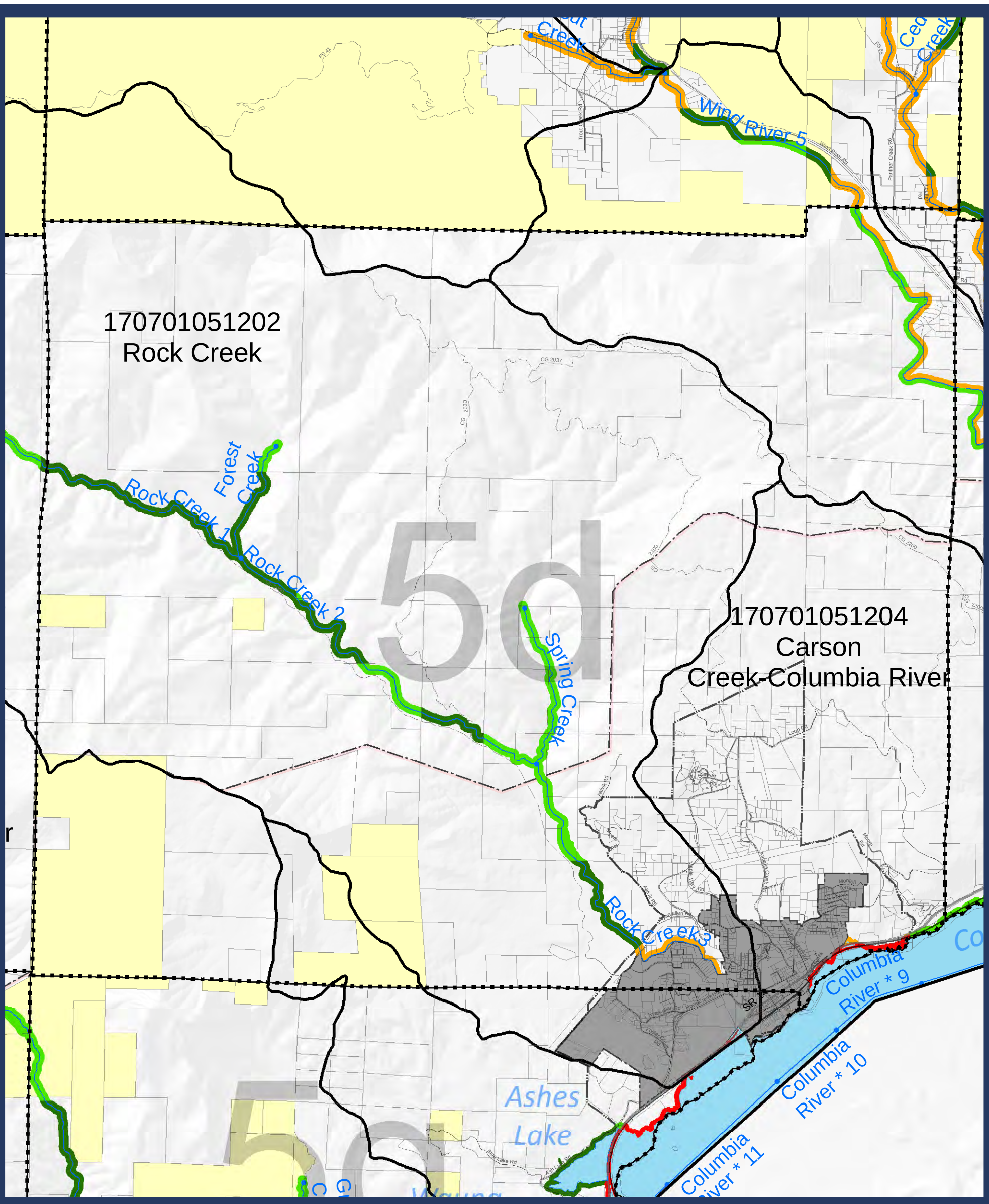
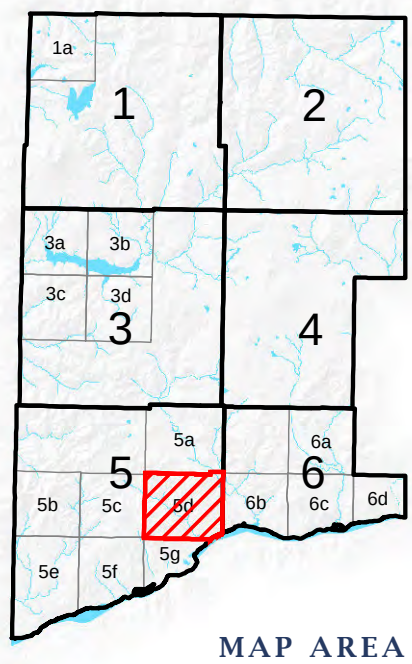
Shoreline Environmental Designation

Sheet 5c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:48,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
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- Map index grid
- Skamania County boundary
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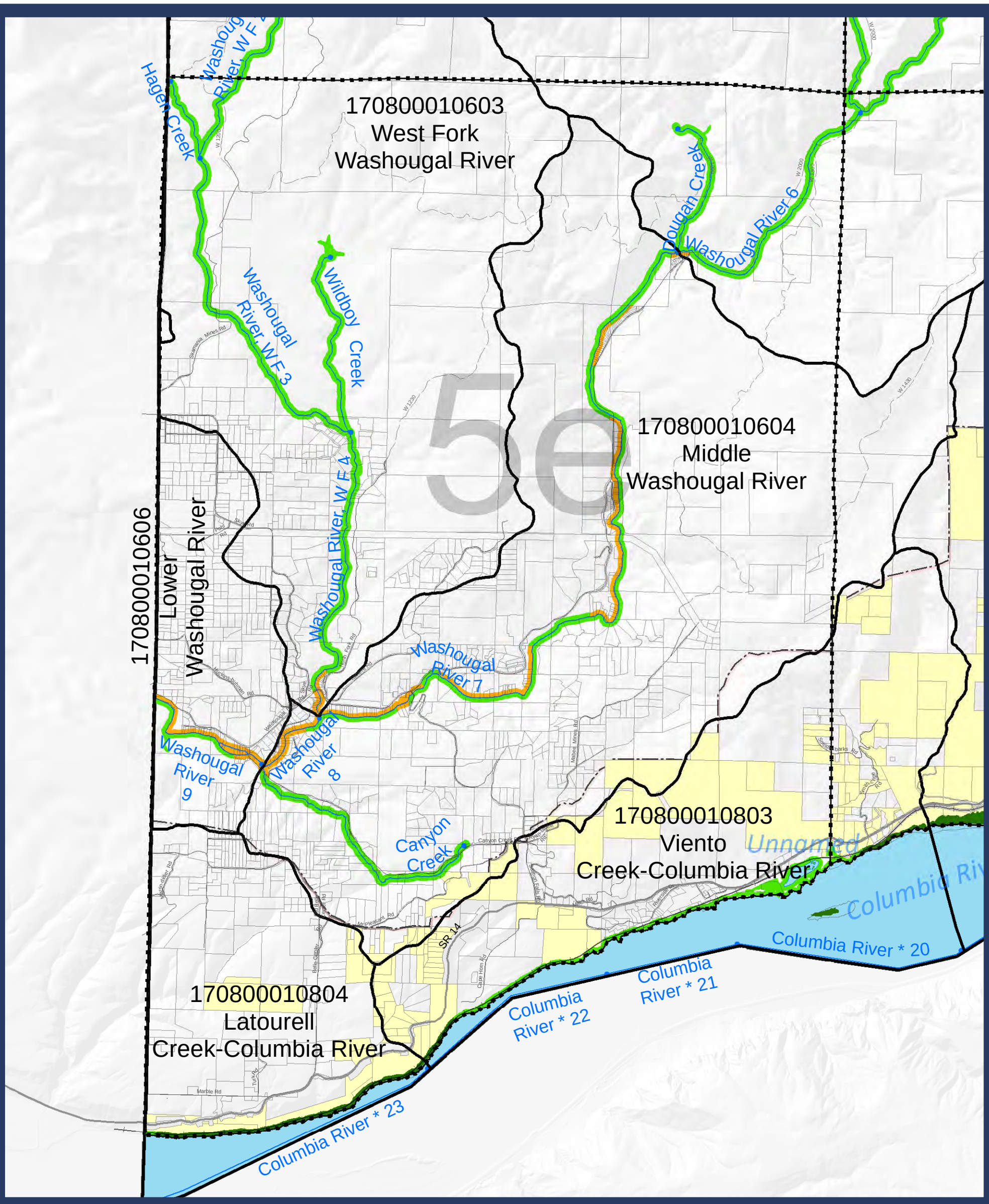
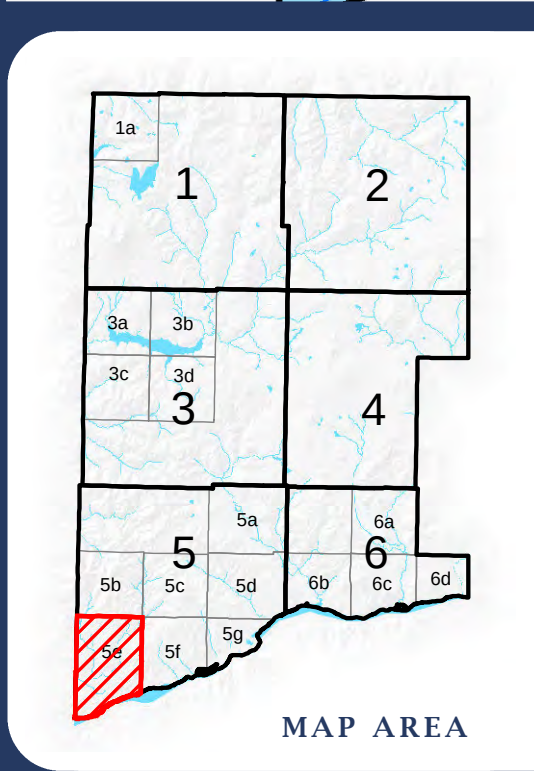
Shoreline Environmental Designation

Sheet 5d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:54,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
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- Map index grid
- Skamania County boundary
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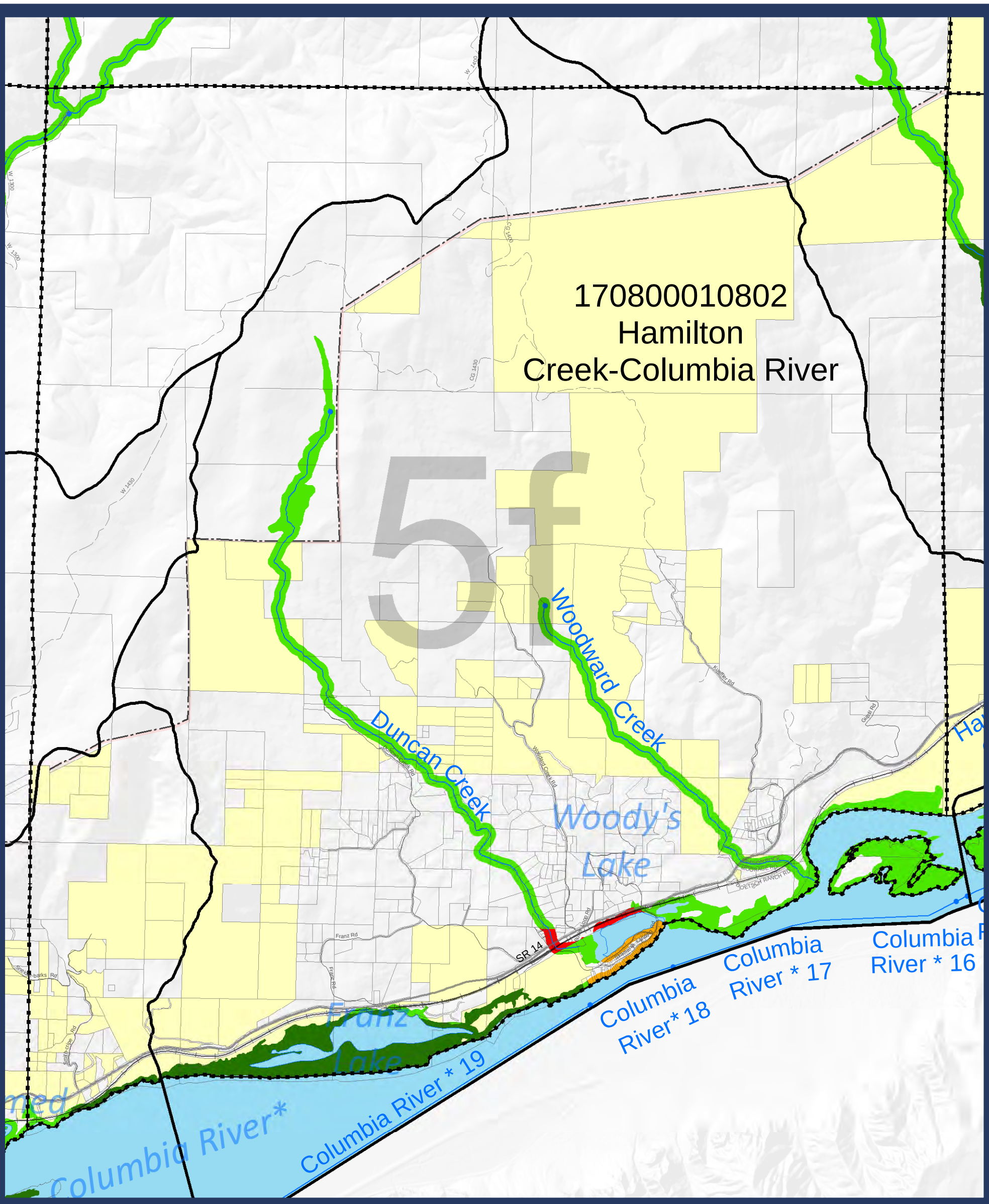
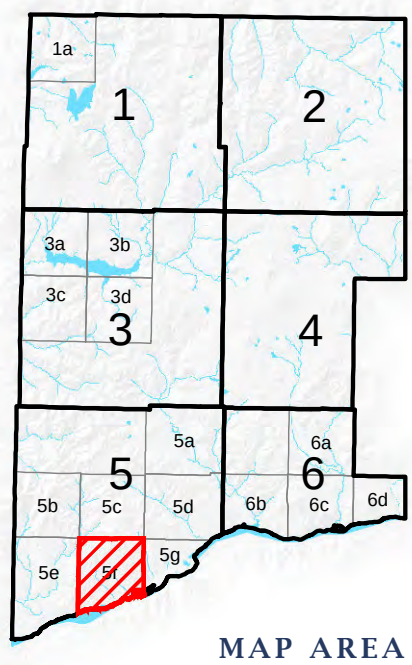
Shoreline Environmental Designation

Sheet 5e

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
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- Skamania County boundary
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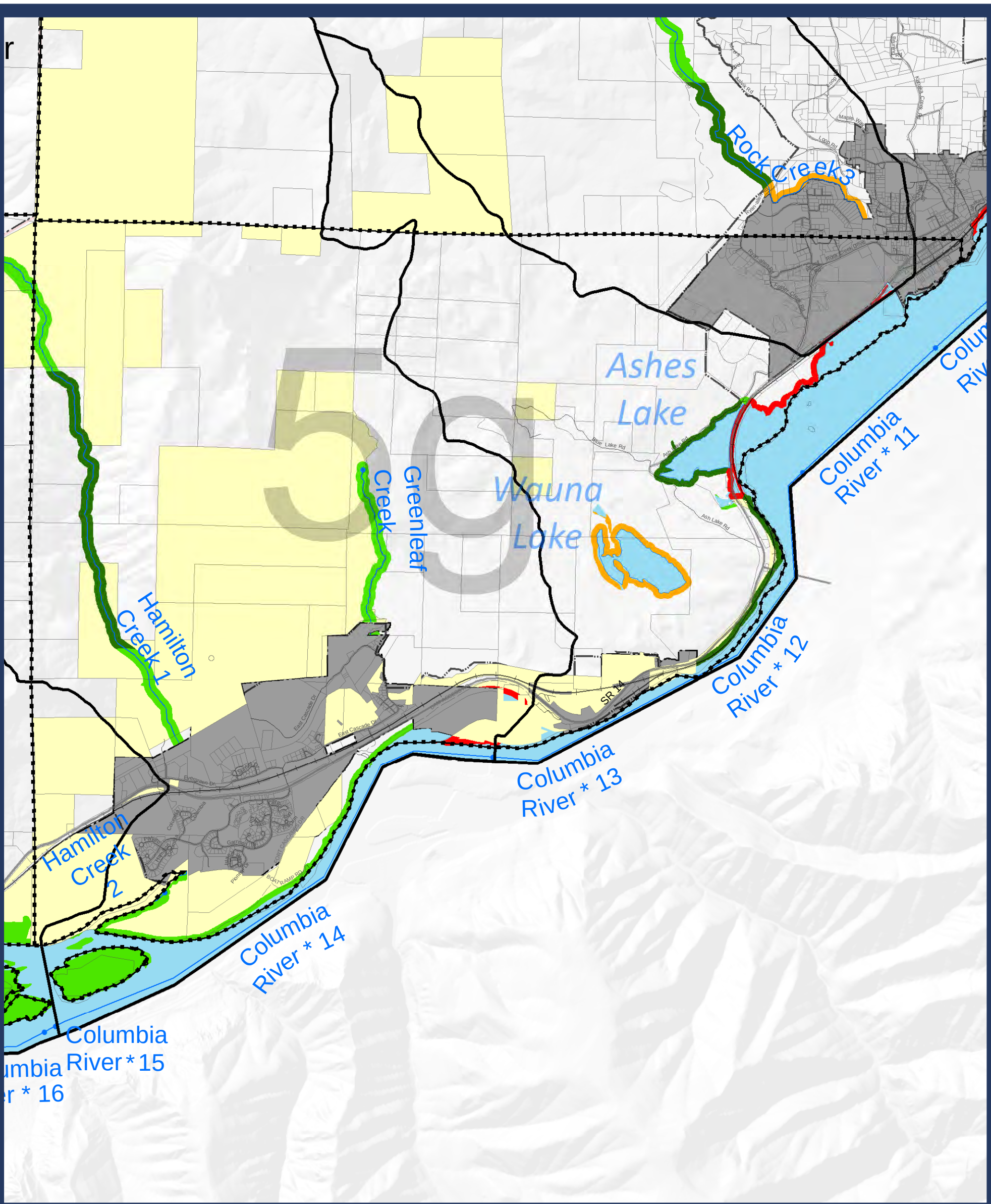
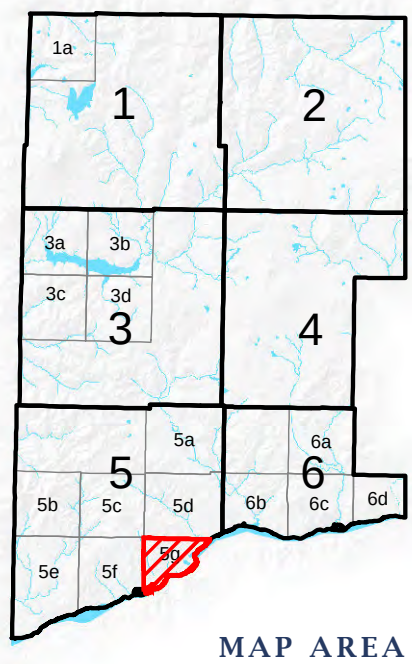
Shoreline Environmental Designation

Sheet 5f

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits

- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

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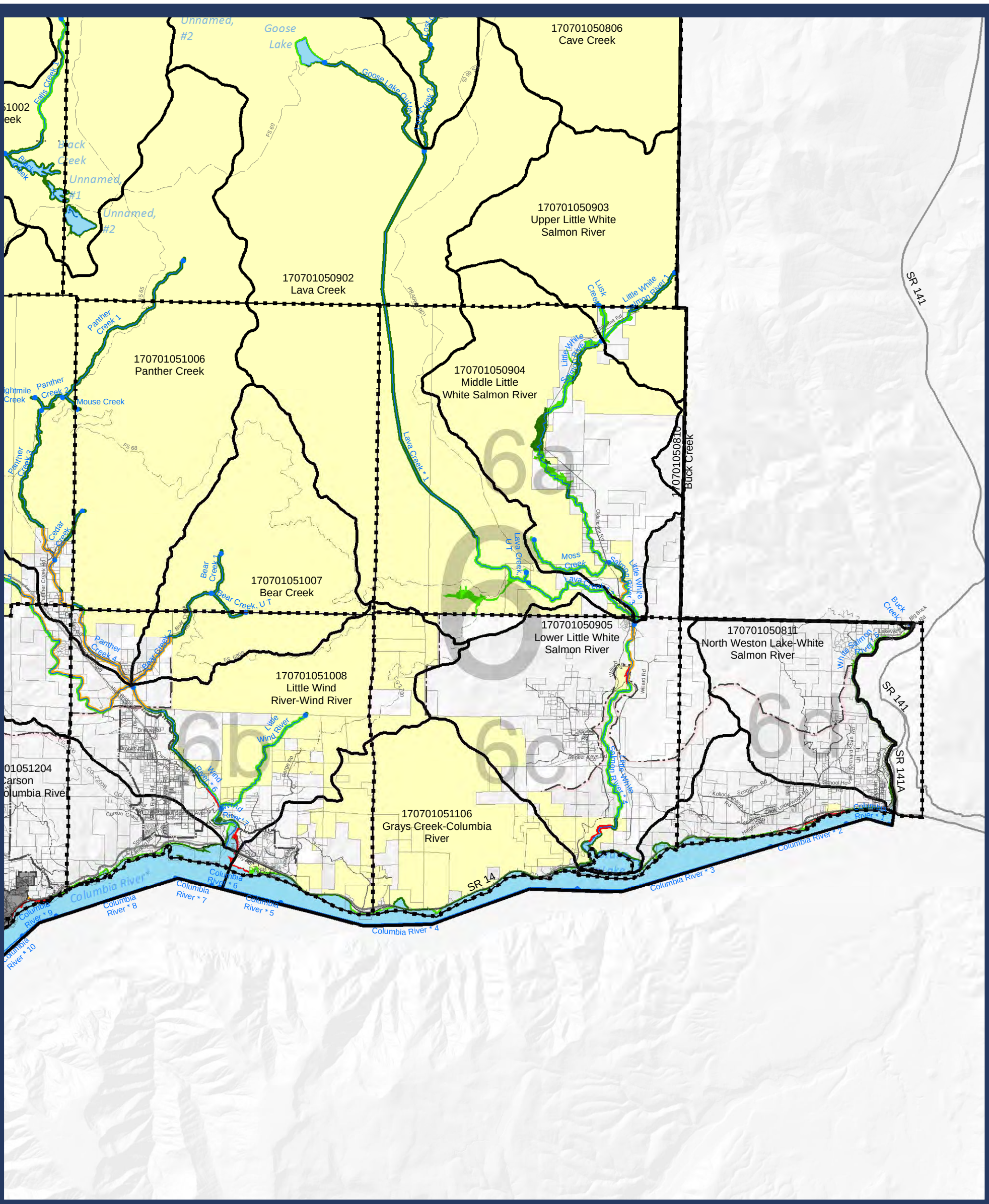
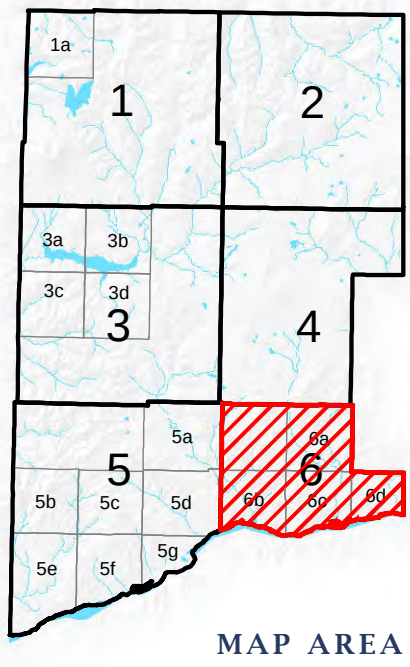
Shoreline Environmental Designation

Sheet 5g

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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- Urban Area Bndy
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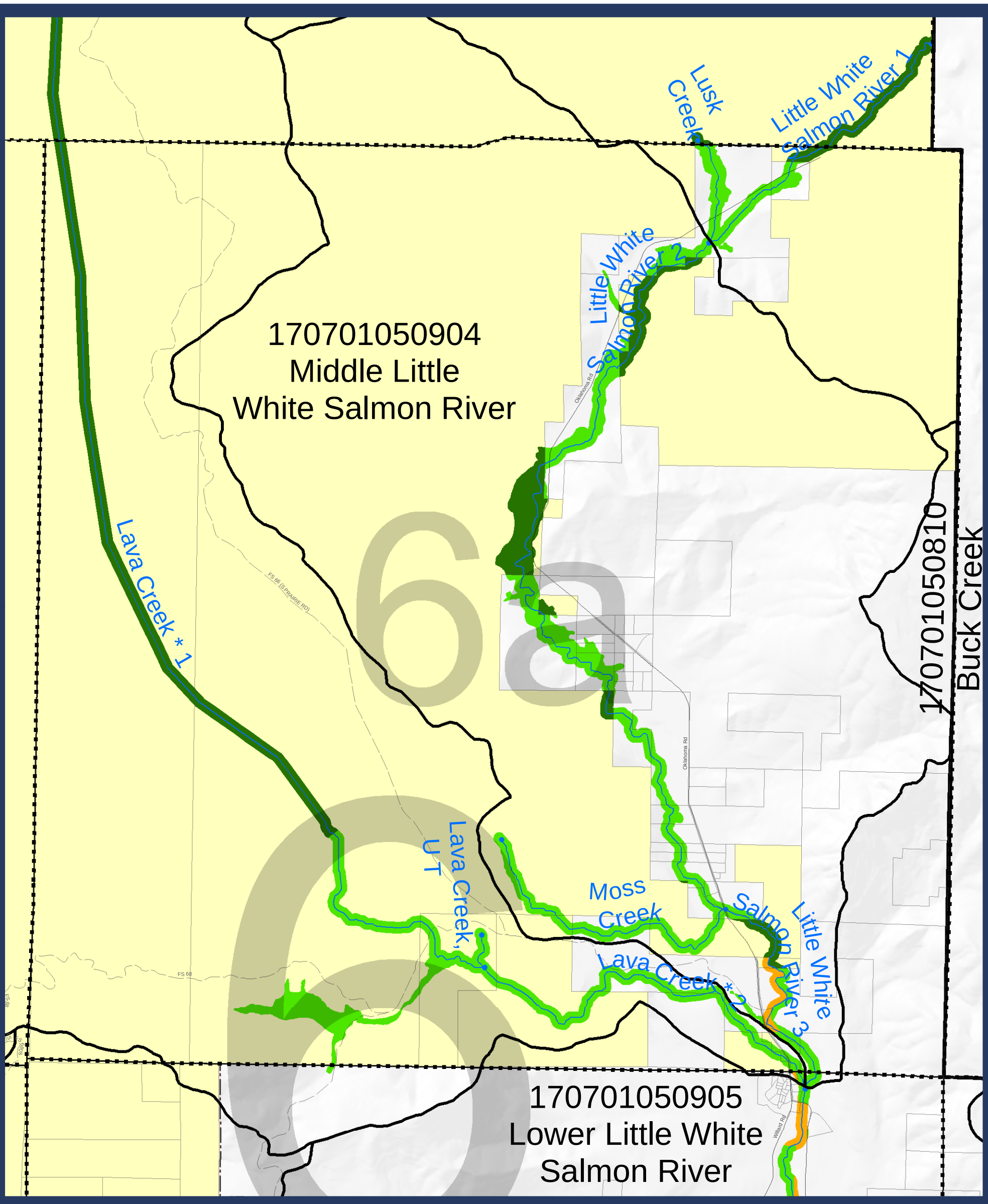
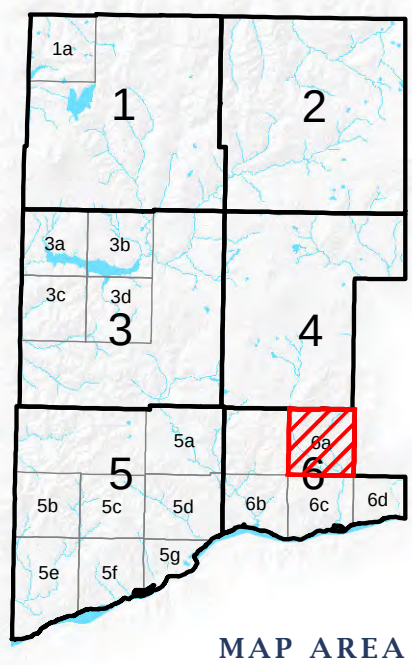
Shoreline Environmental Designation

Sheet 6

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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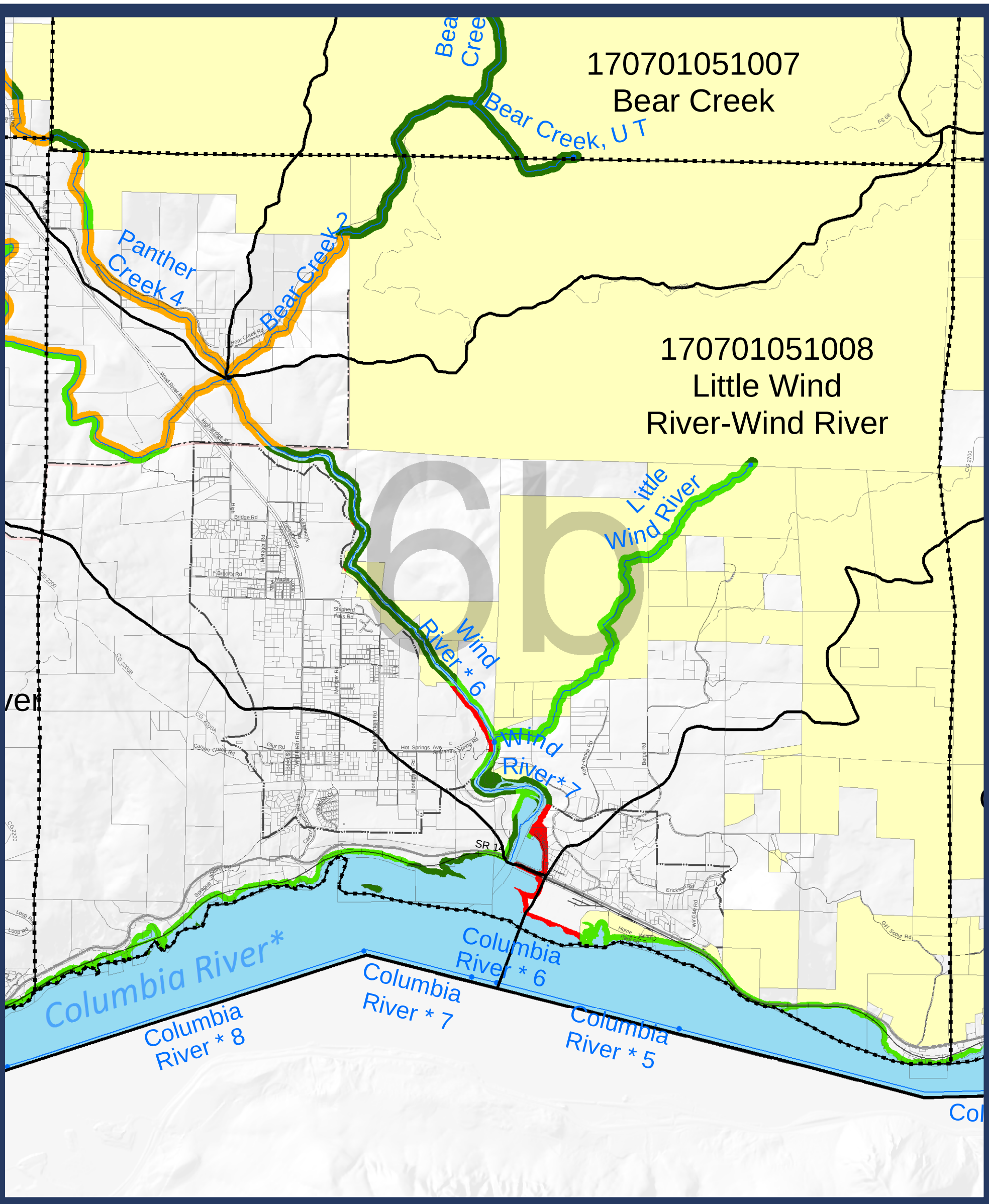
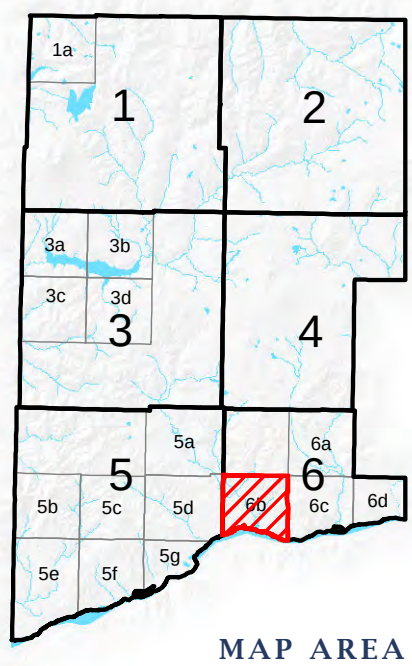
Shoreline Environmental Designation

Sheet 6a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





N

0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
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- Skamania County boundary
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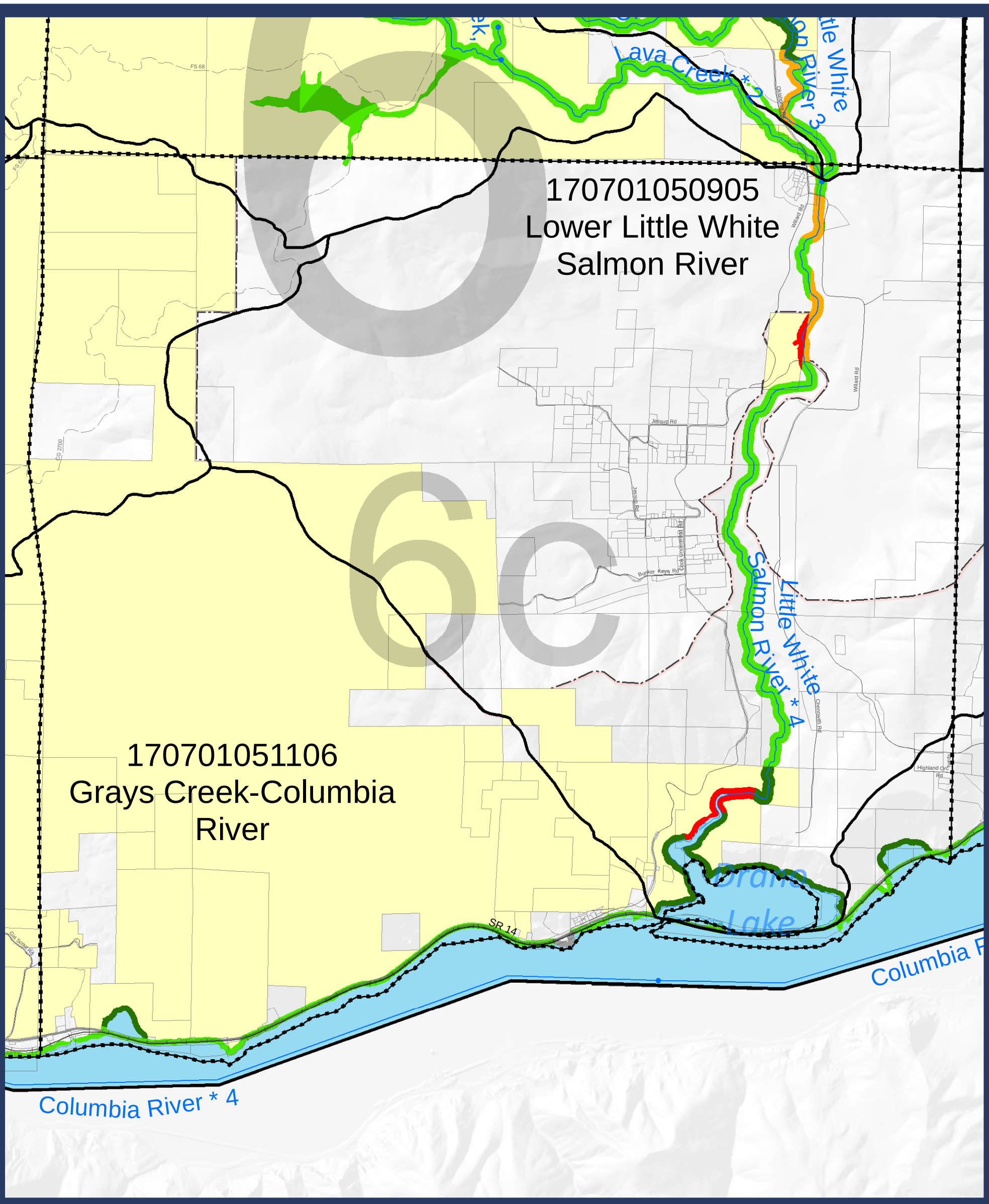
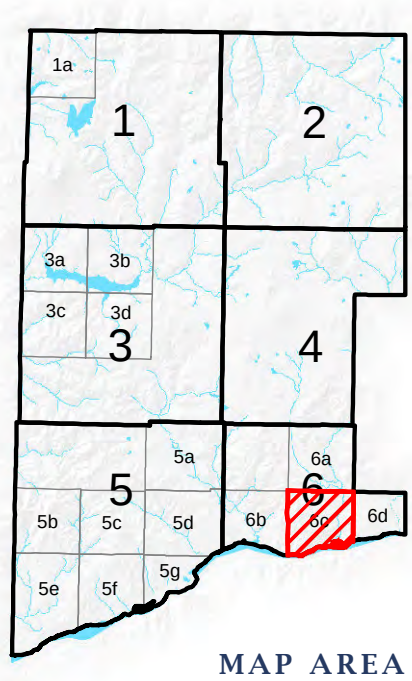
Shoreline Environmental Designation

Sheet 6b

Updated: 5/1/2017 by R. Hollatz

Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
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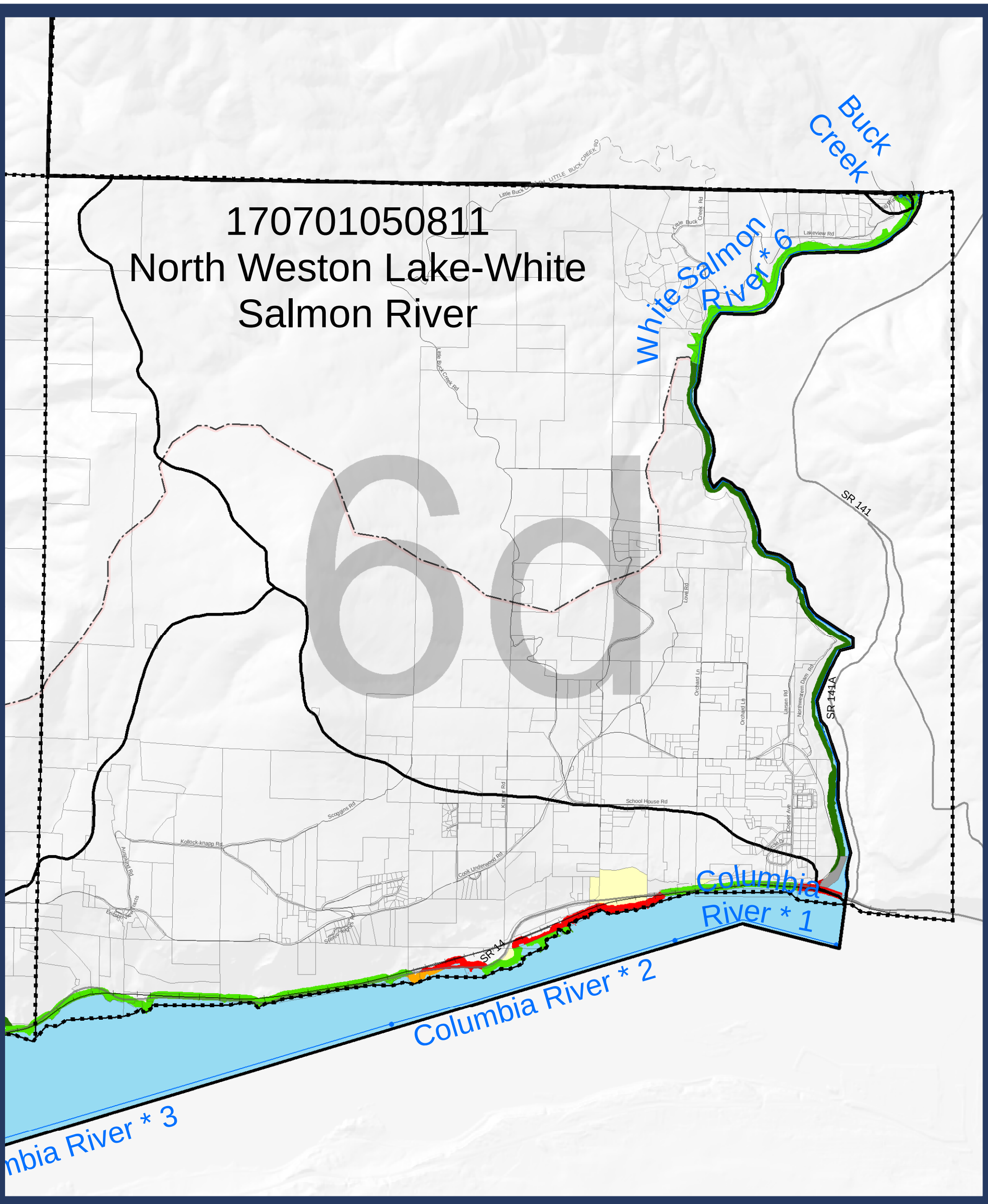
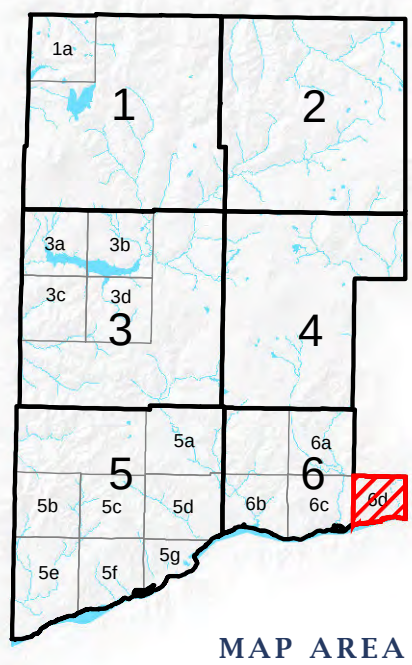
Shoreline Environmental Designation

Sheet 6c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:32,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

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- Streams (Reach breaks at dots)
- Lakes
- Map index grid
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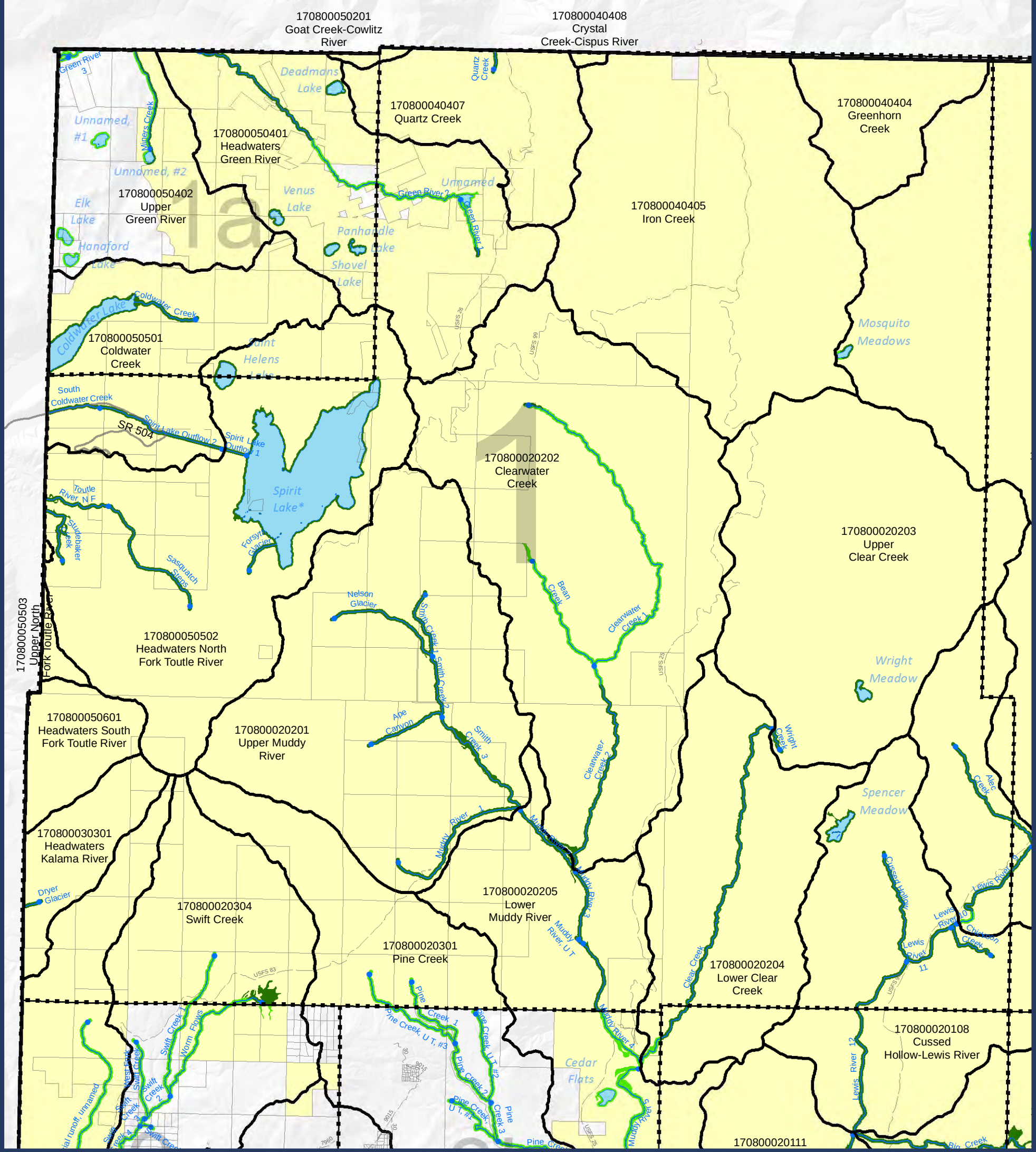
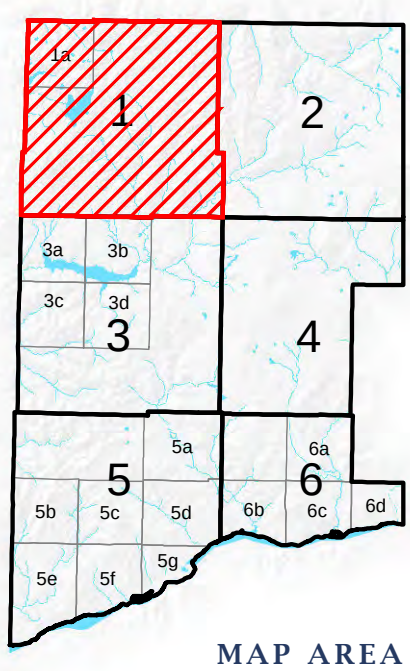
Shoreline Environmental Designation

Sheet 6d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS

Appendix A
Shoreline Environment Designation Maps





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
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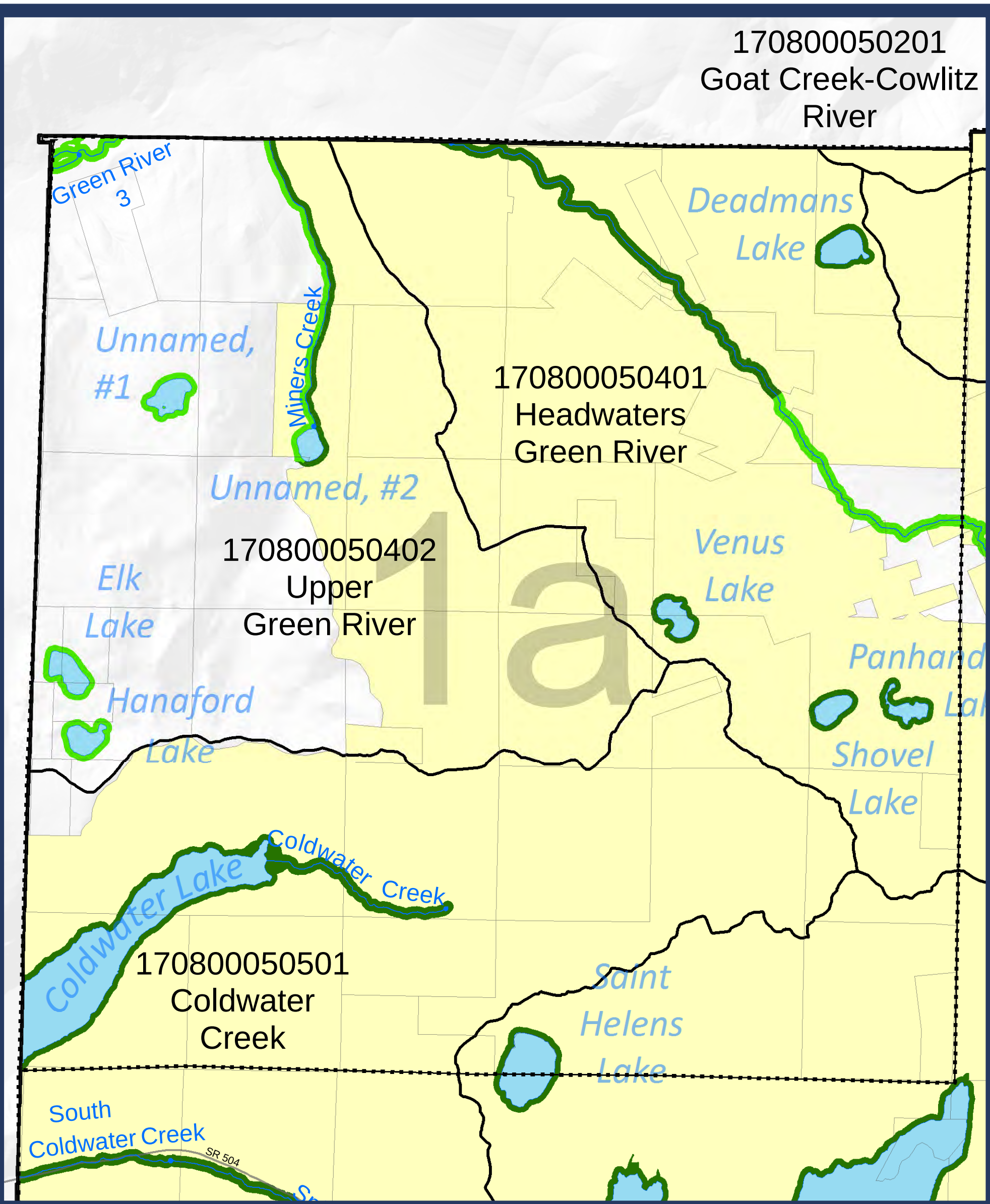
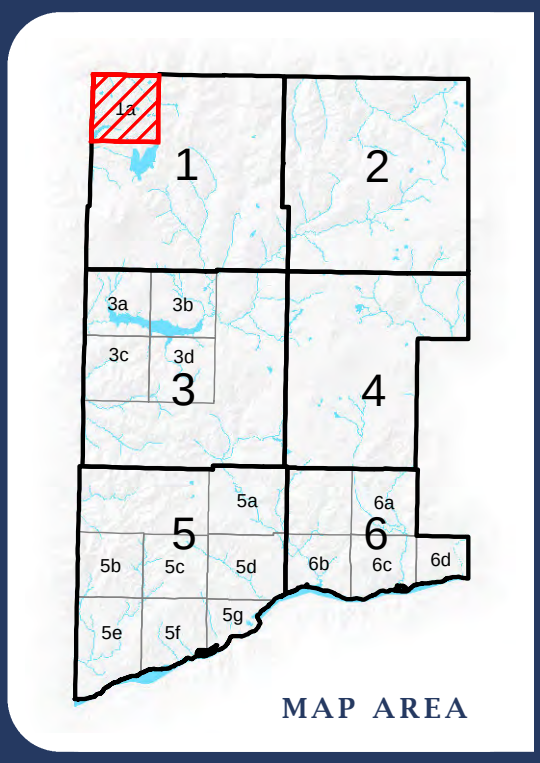
Shoreline Environmental Designation

Sheet 1

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
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- Aquatic
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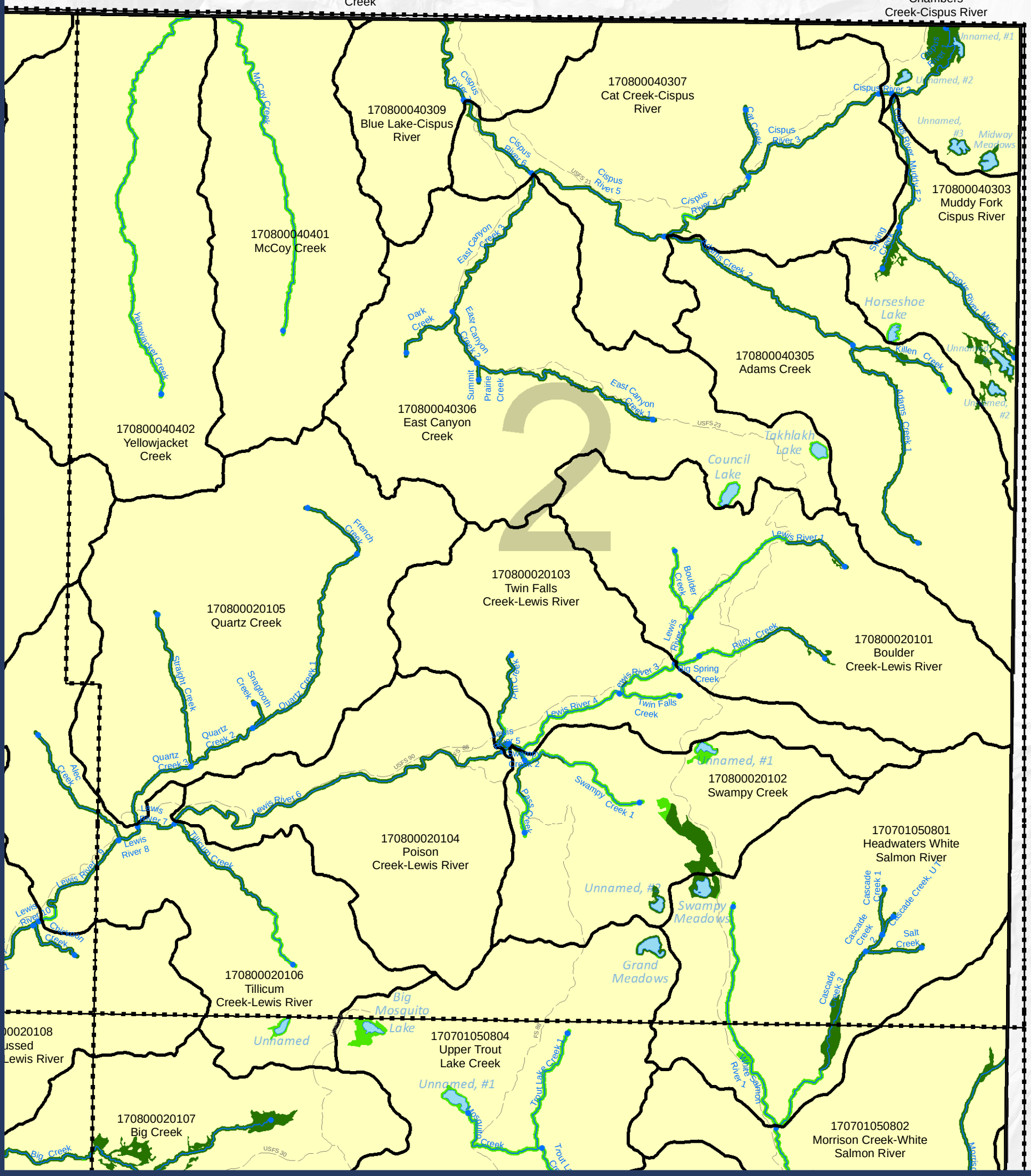
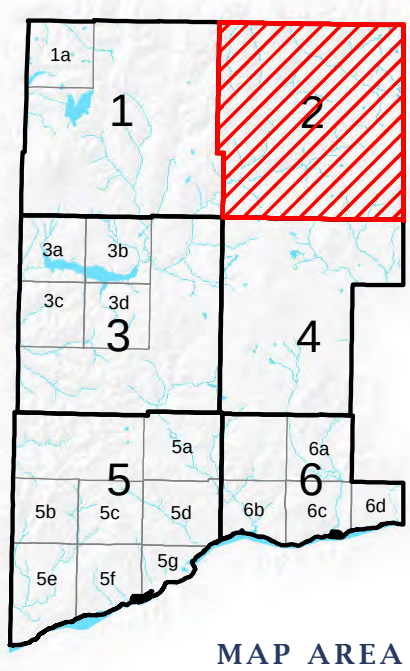
Shoreline Environmental Designation

Sheet 1a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

N

SKAMANIA COUNTY
Department of Assessment
and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
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- Rural Conservancy
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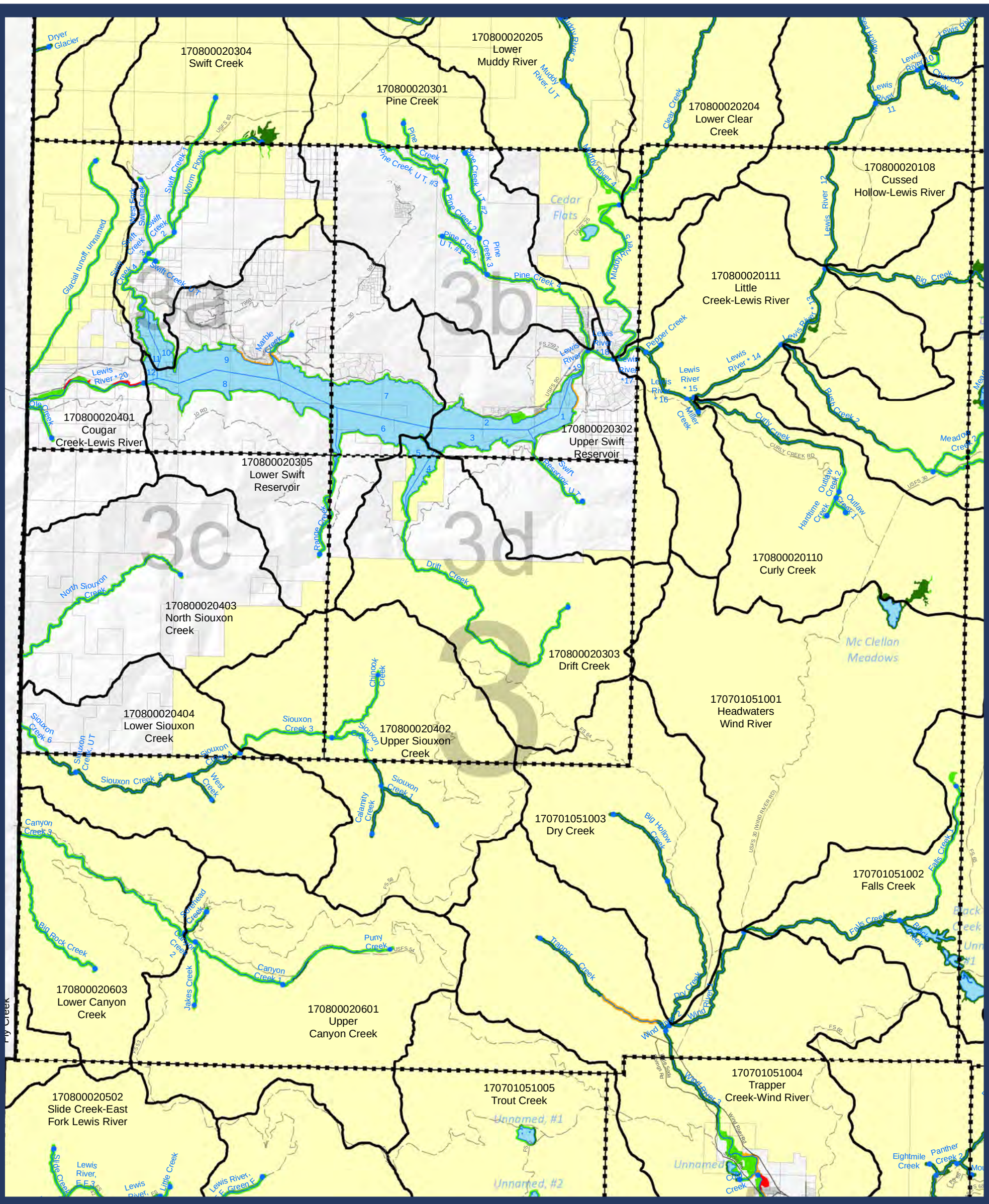
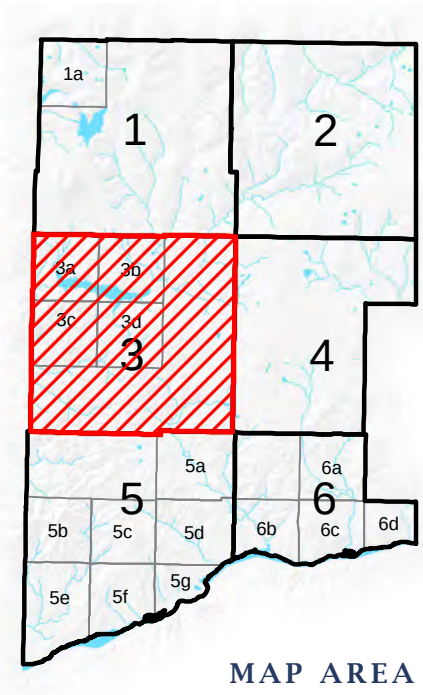
Shoreline Environmental Designation

Sheet 2

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
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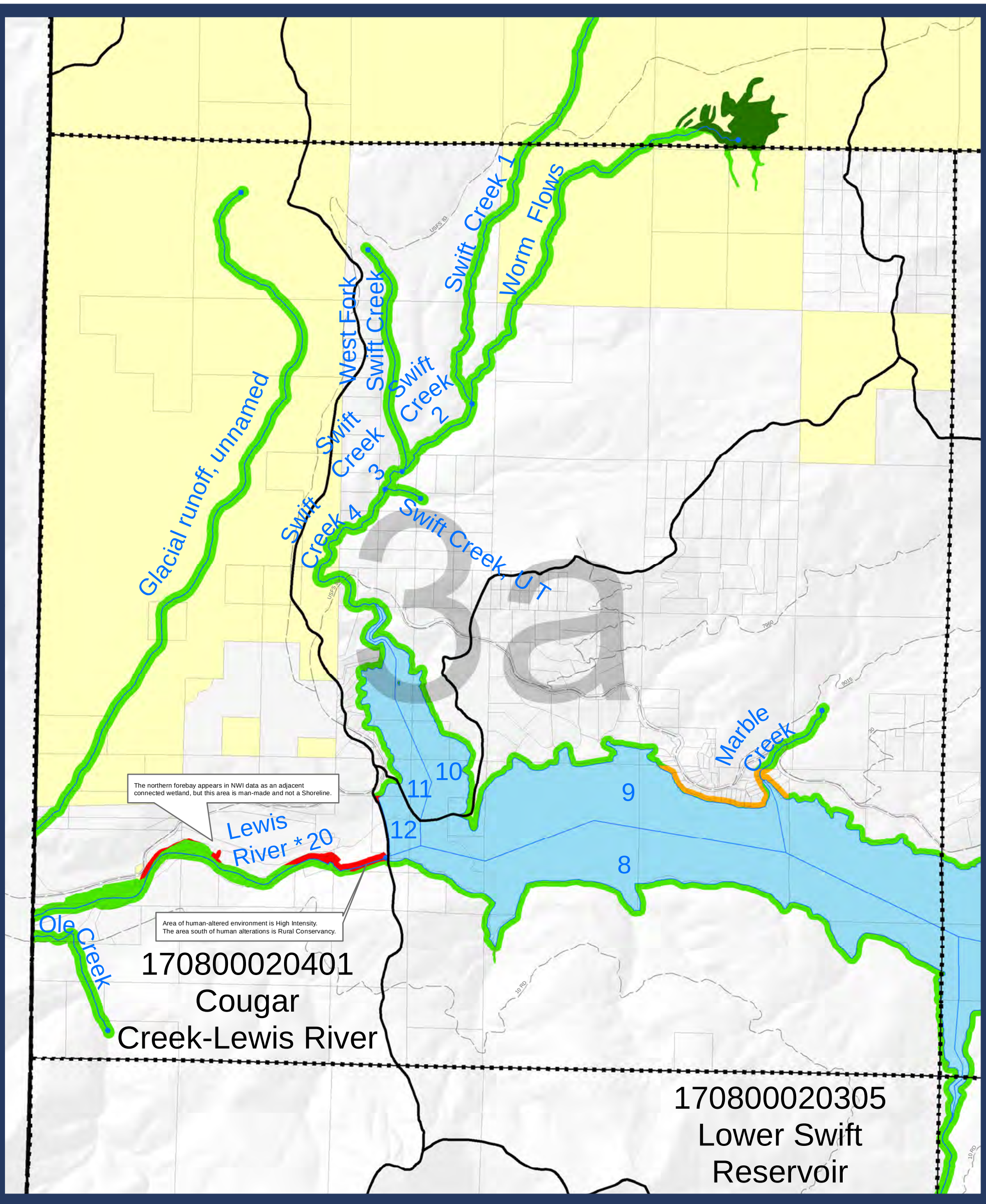
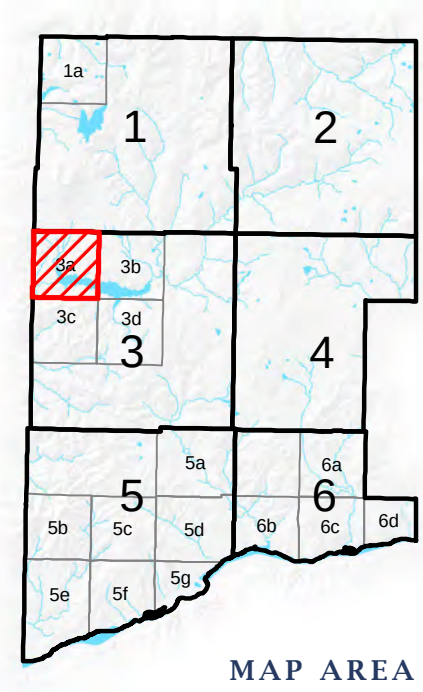
Shoreline Environmental Designation

Sheet 3

Updated: 6/10/2020 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
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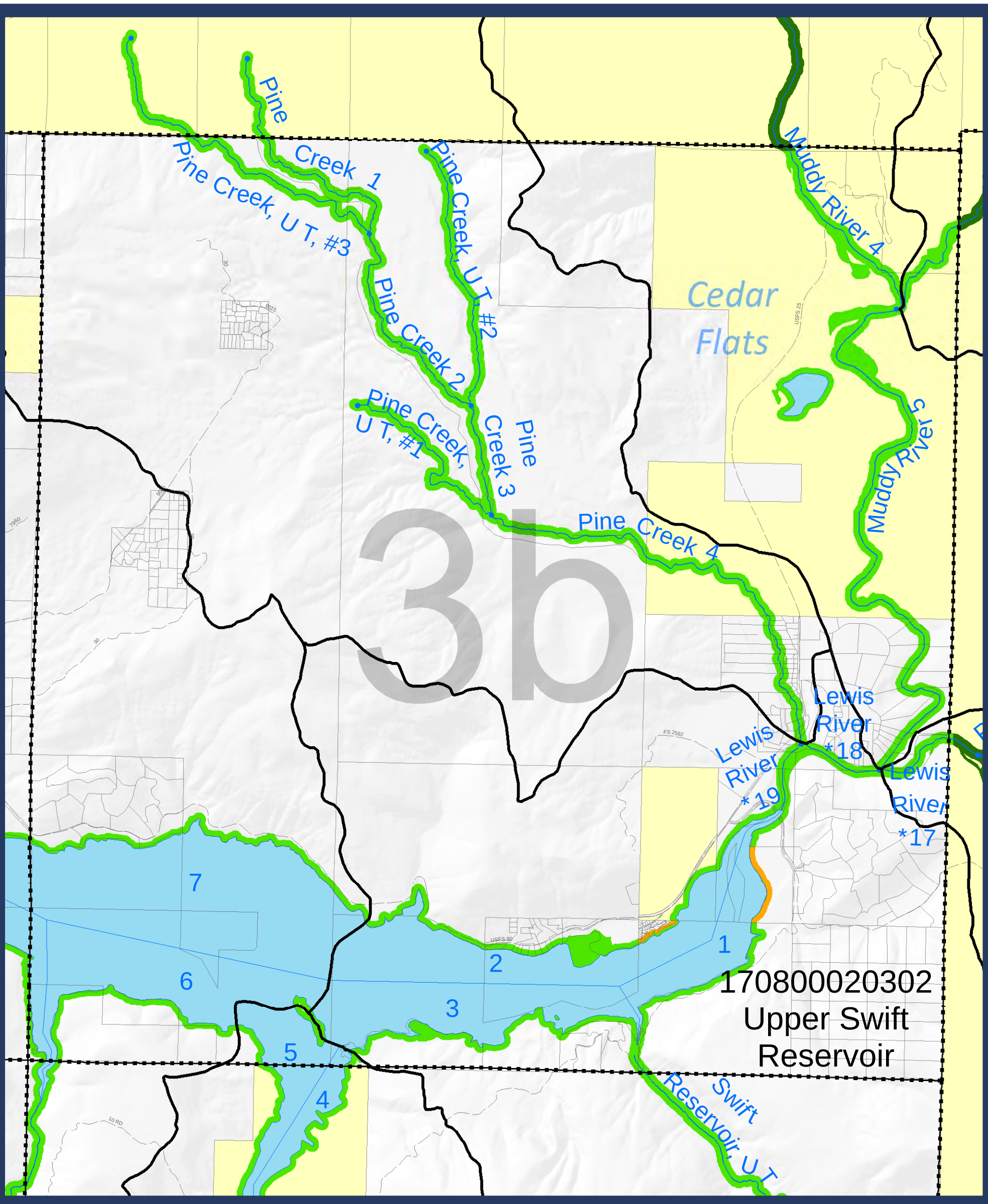
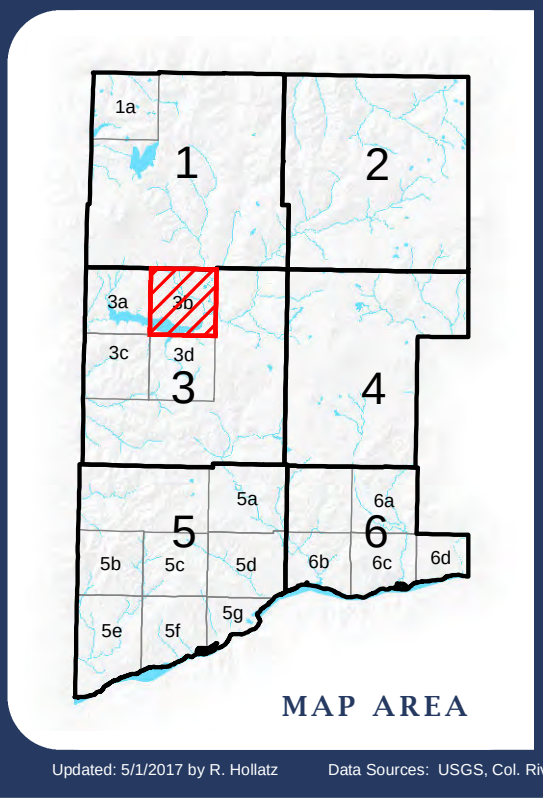
Shoreline Environmental Designation

Sheet 3a

Updated: 6/10/2020 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
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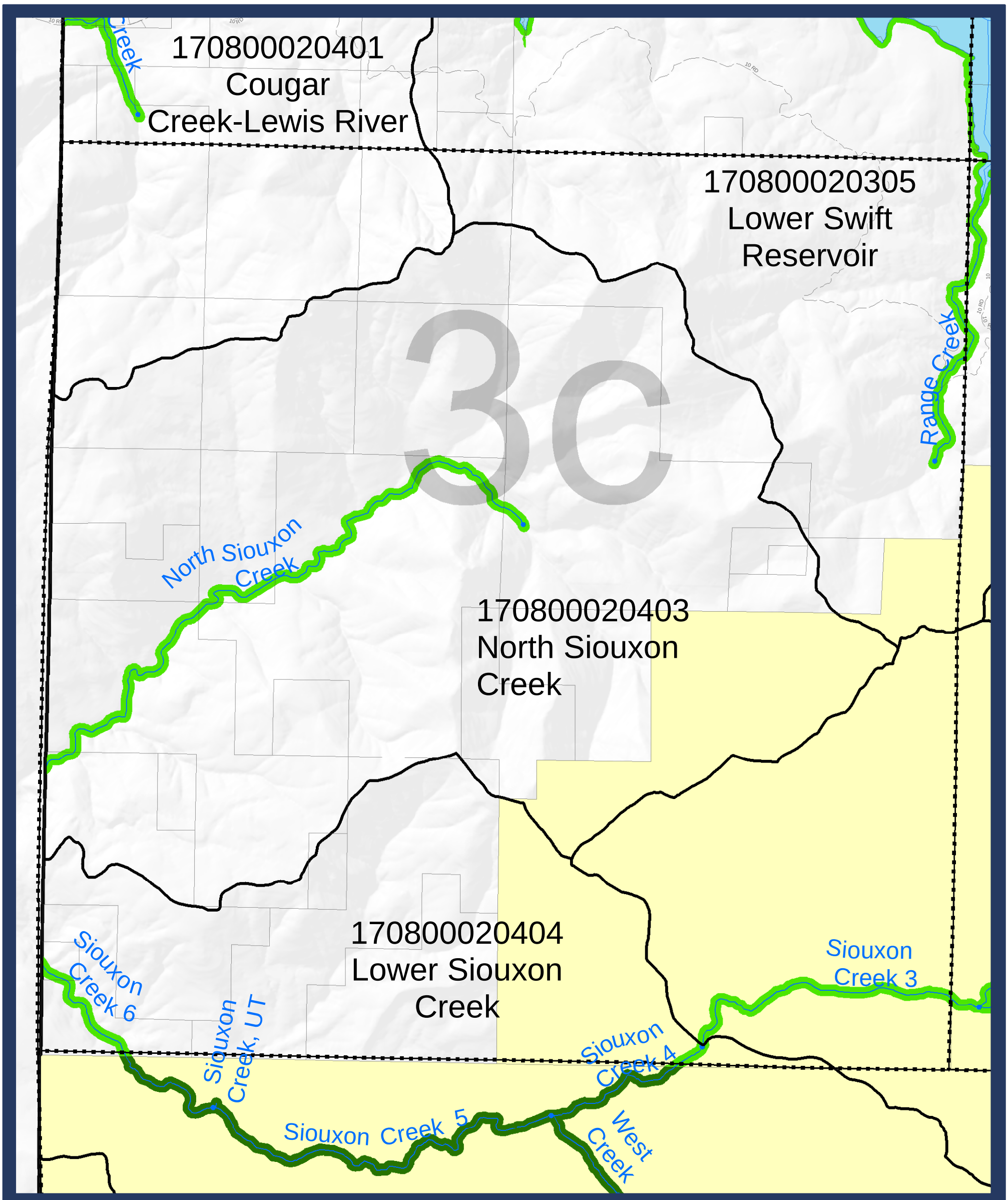
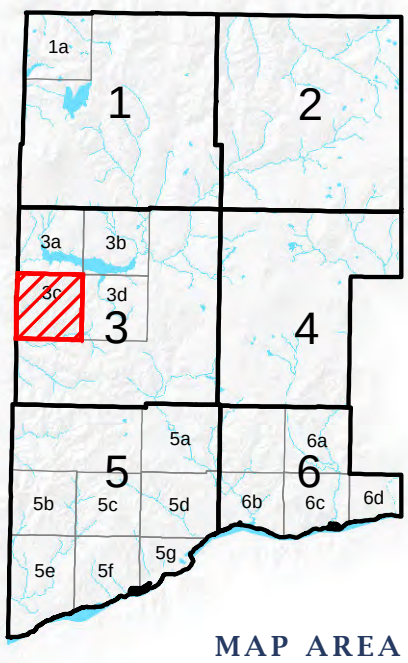
Shoreline Environmental Designation

Sheet 3b

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
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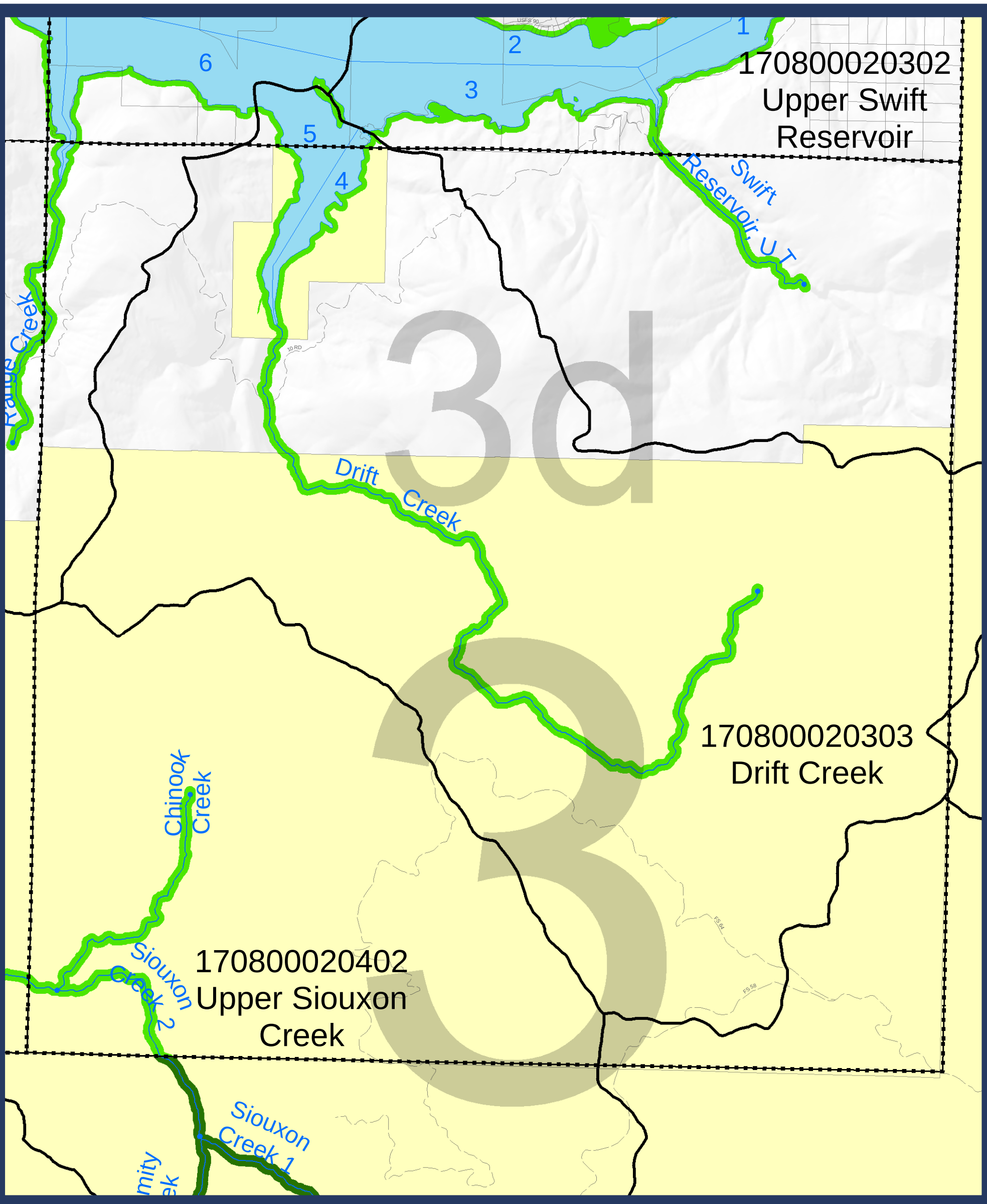
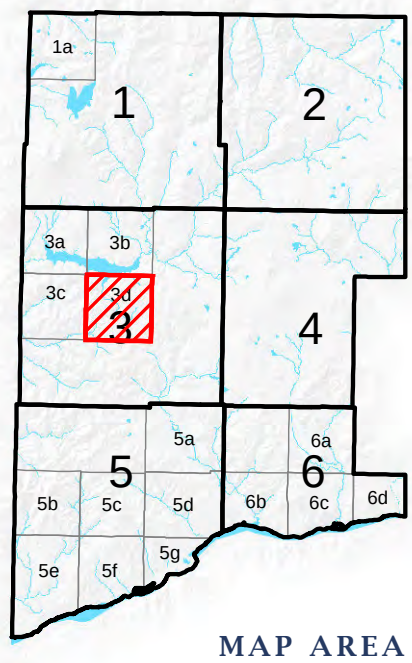
Shoreline Environmental Designation

Sheet 3c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits
- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

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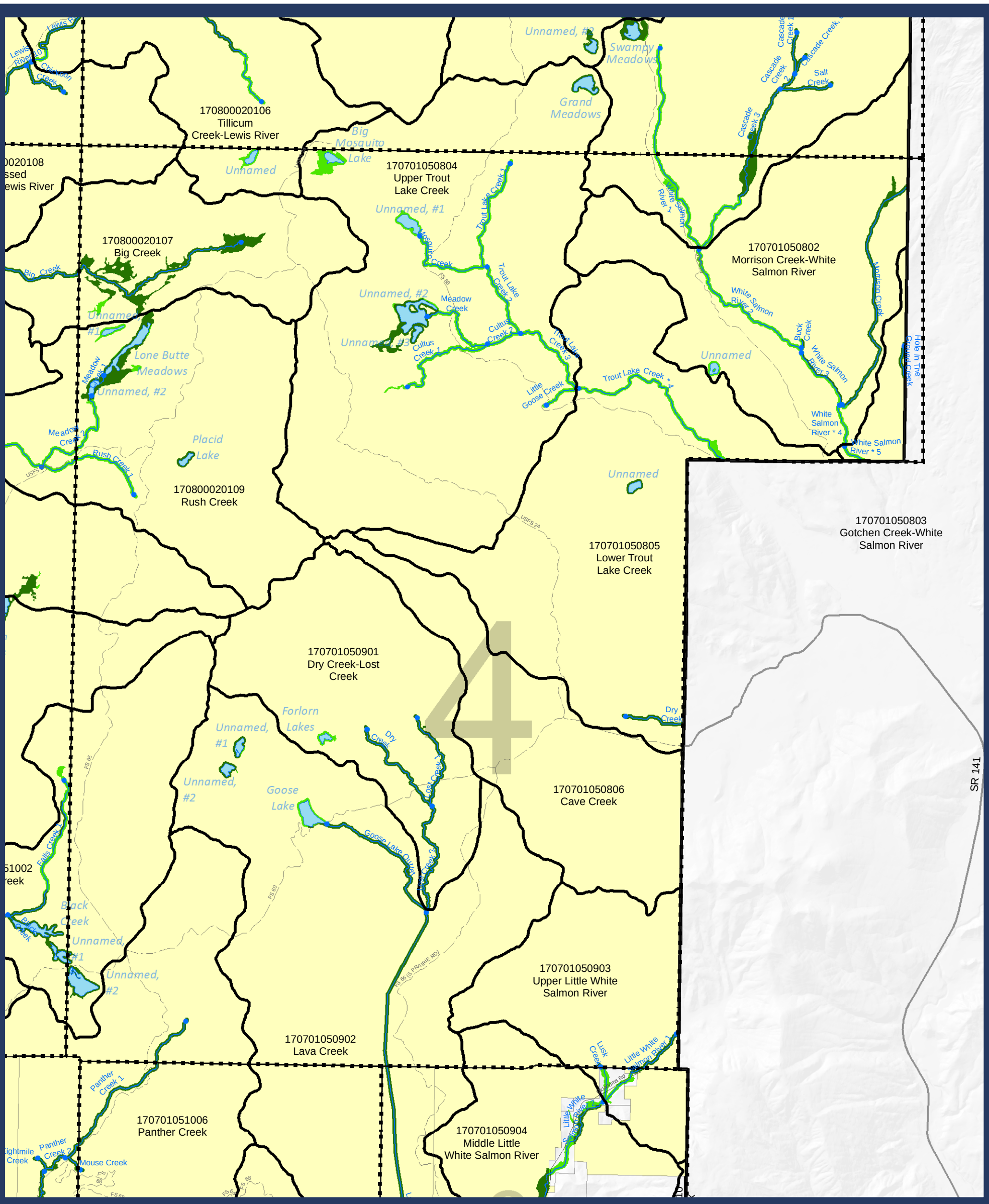
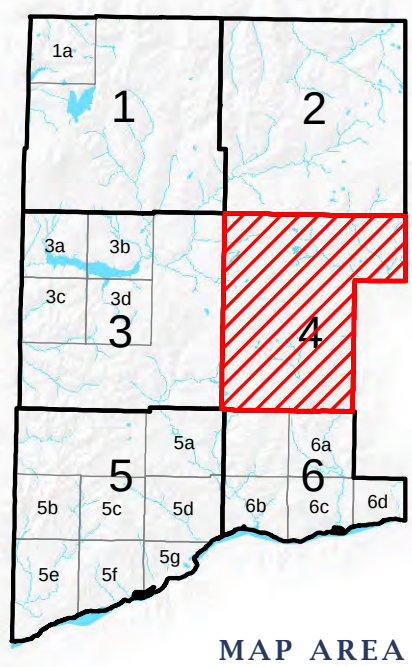
Shoreline Environmental Designation

Sheet 3d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:120,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
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- City Limits

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Shoreline Environmental Designation

Sheet 4

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS

170800020603
Lower Canyon Creek

170800020601
Upper Canyon Creek

170800020602
Fly Creek

170800020502
Slide Creek-East Fork Lewis River

170800020501
Headwaters East Fork Lewis River

170701051005
Trout Creek

170701051004
Trapper Creek-Wind River

170800020505
Basket Creek-East Fork Lewis River

170800020503
Copper Creek

170800020504
Coyote Creek

170800010601
Headwaters Washougal River

170701051202
Rock Creek

170701051204
Carson Creek-Columbia River

170800010602
Upper Washougal River

170800010801
Tanner Creek-Columbia River

170800010603
West Fork Washougal River

170800010802
Hamilton Creek-Columbia River

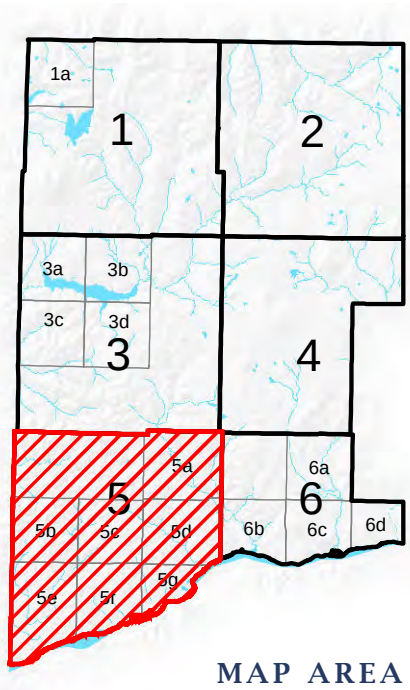
170800010604
Middle Washougal River

170800010606
Lower Washougal River

170800010803
Viento Creek-Columbia River

170800010804
Latourell Creek-Columbia River

5b 5c 5d 5e 5f 5g



MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:132,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
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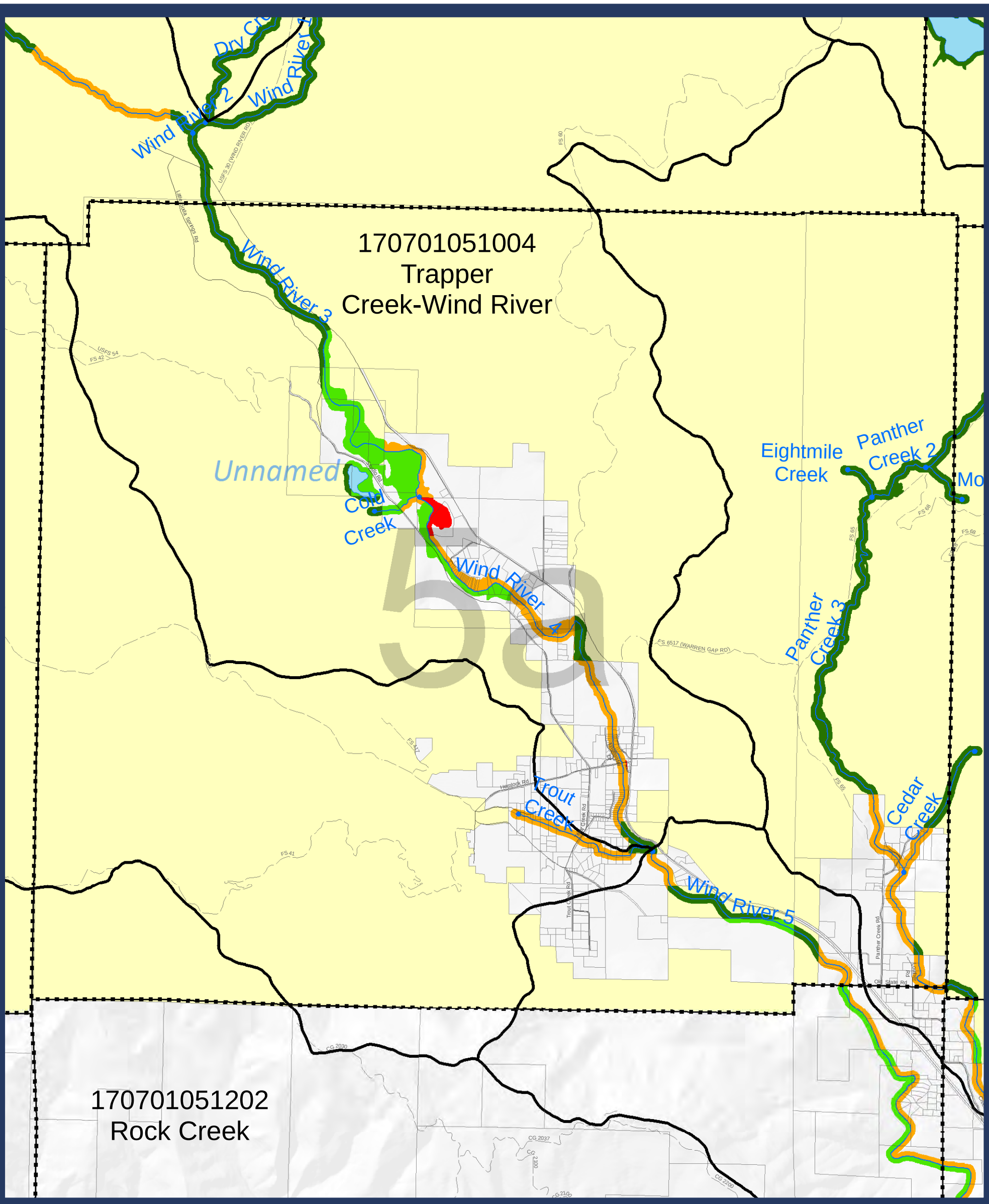
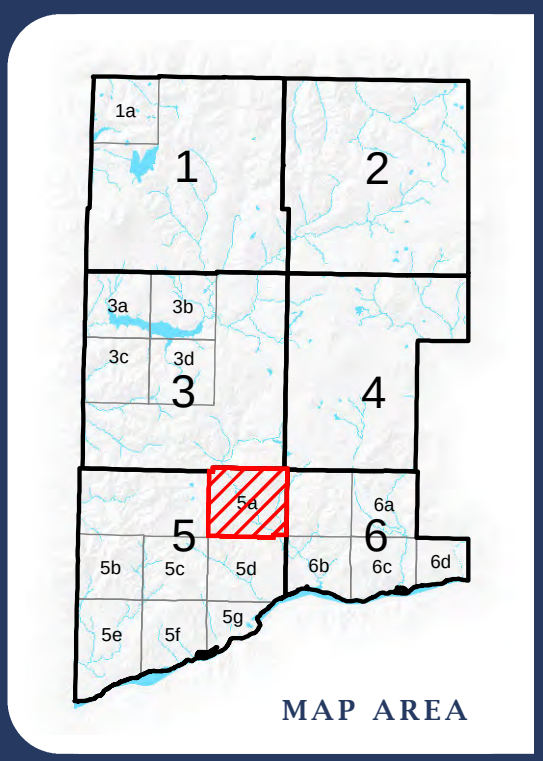
Shoreline Environmental Designation

Sheet 5

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





N

0 0.5 1 2 Miles

Absolute Scale:
1:48,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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- Urban Area Bndy
- City Limits

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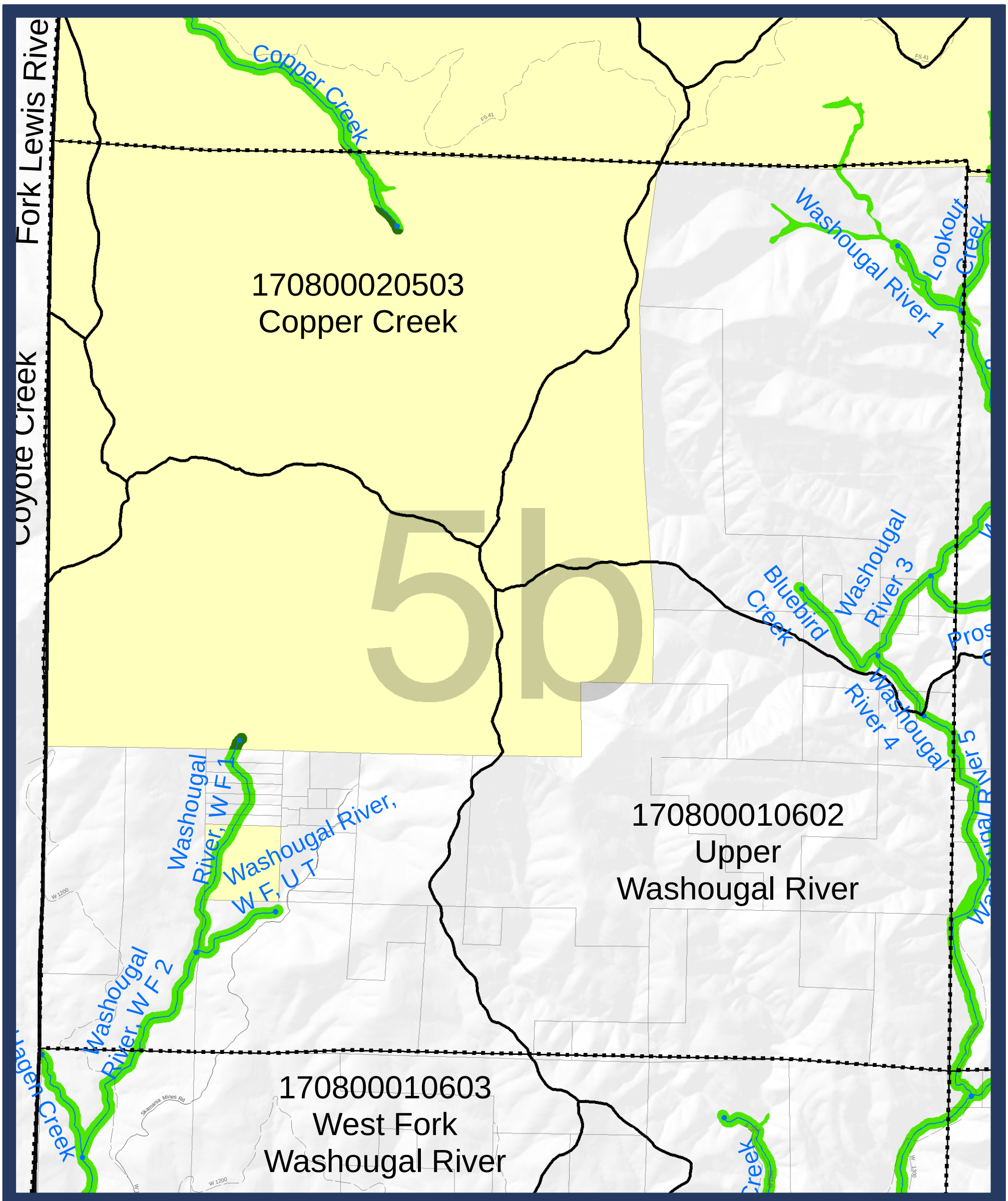
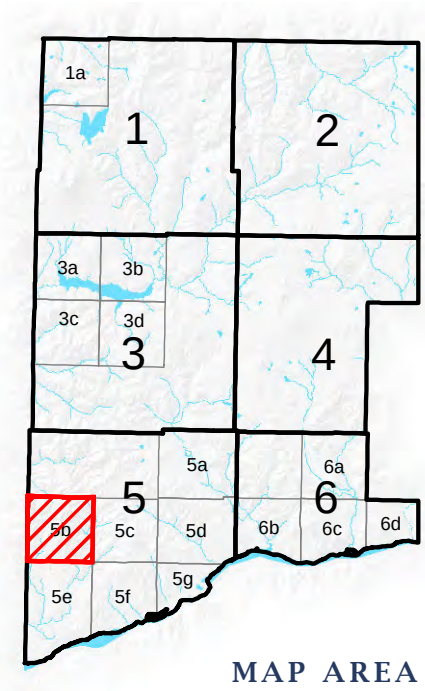
Shoreline Environmental Designation

Sheet 5a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
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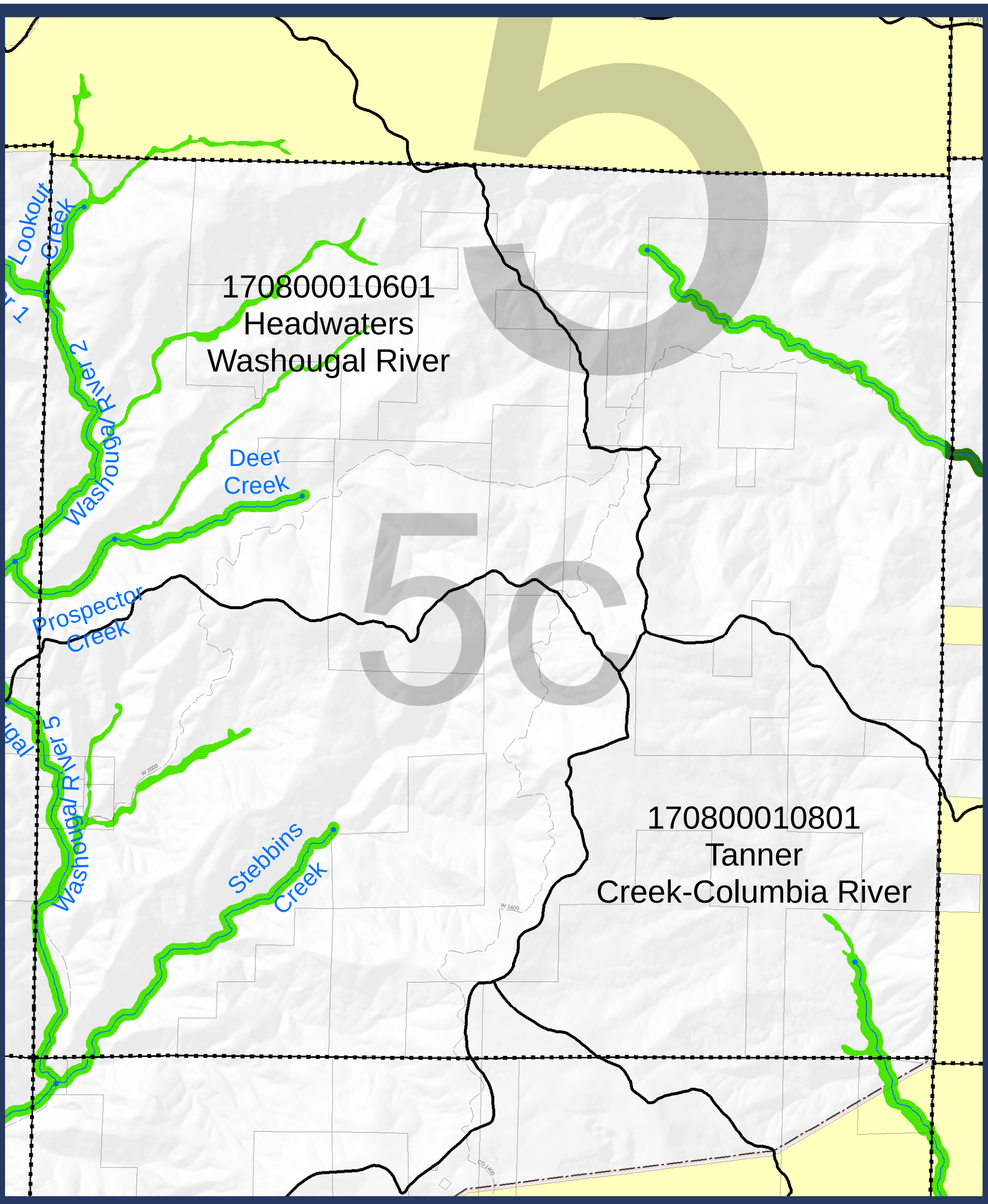
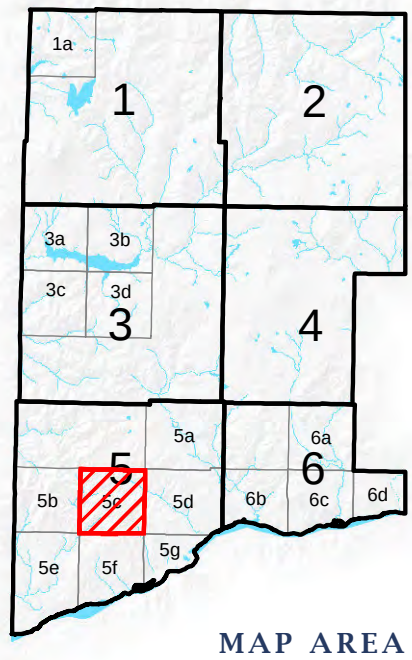
Shoreline Environmental Designation

Sheet 5b

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
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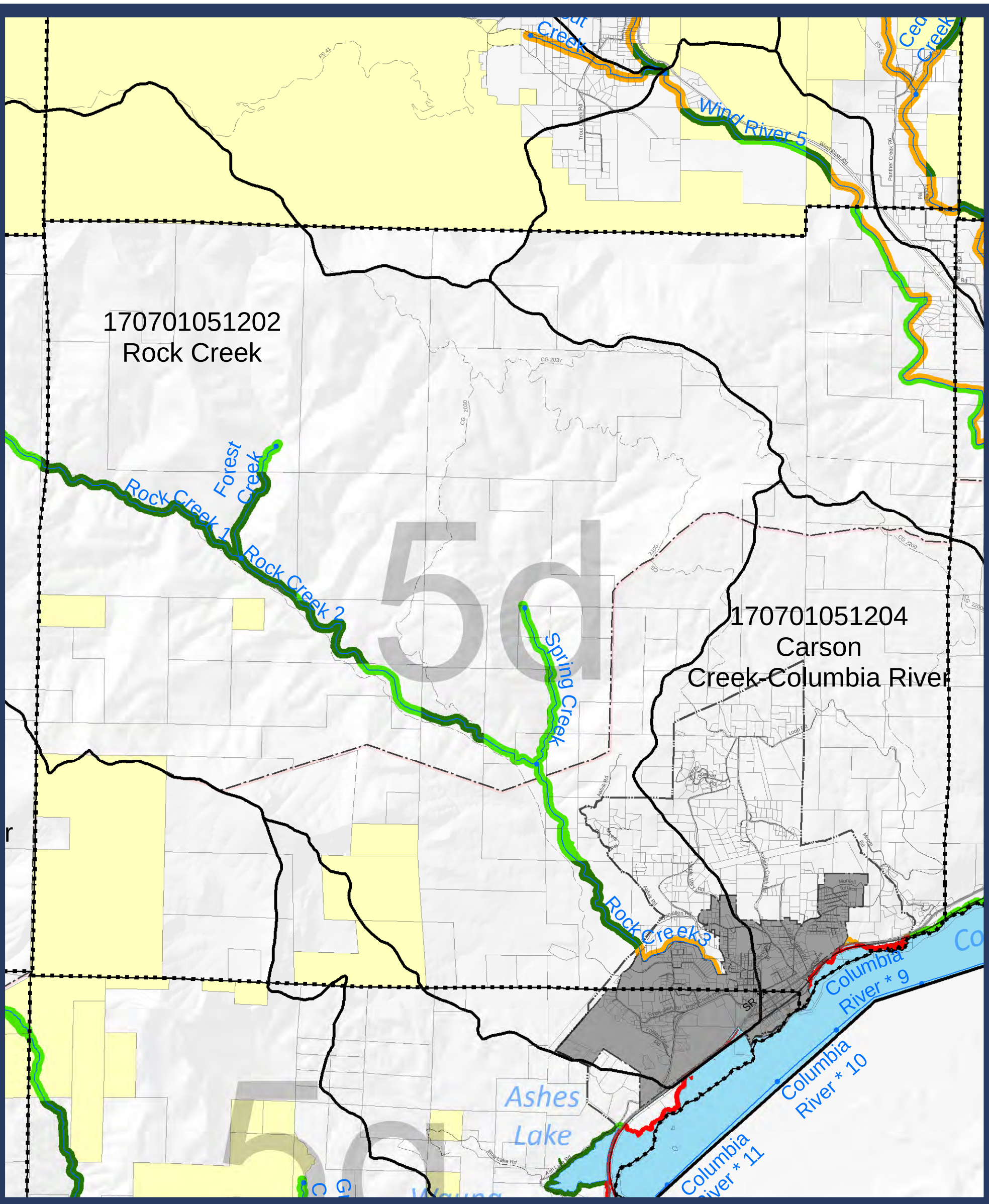
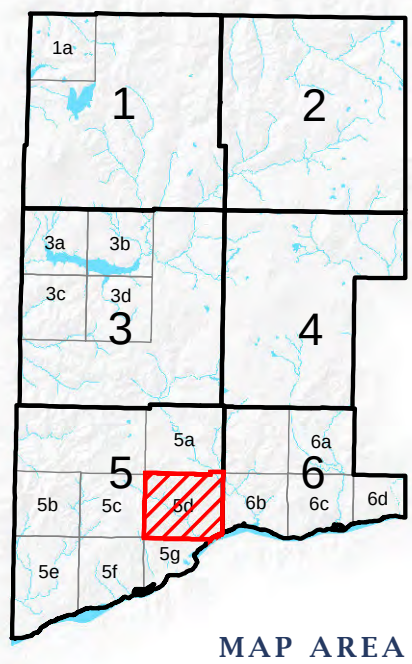
Shoreline Environmental Designation

Sheet 5c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:48,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
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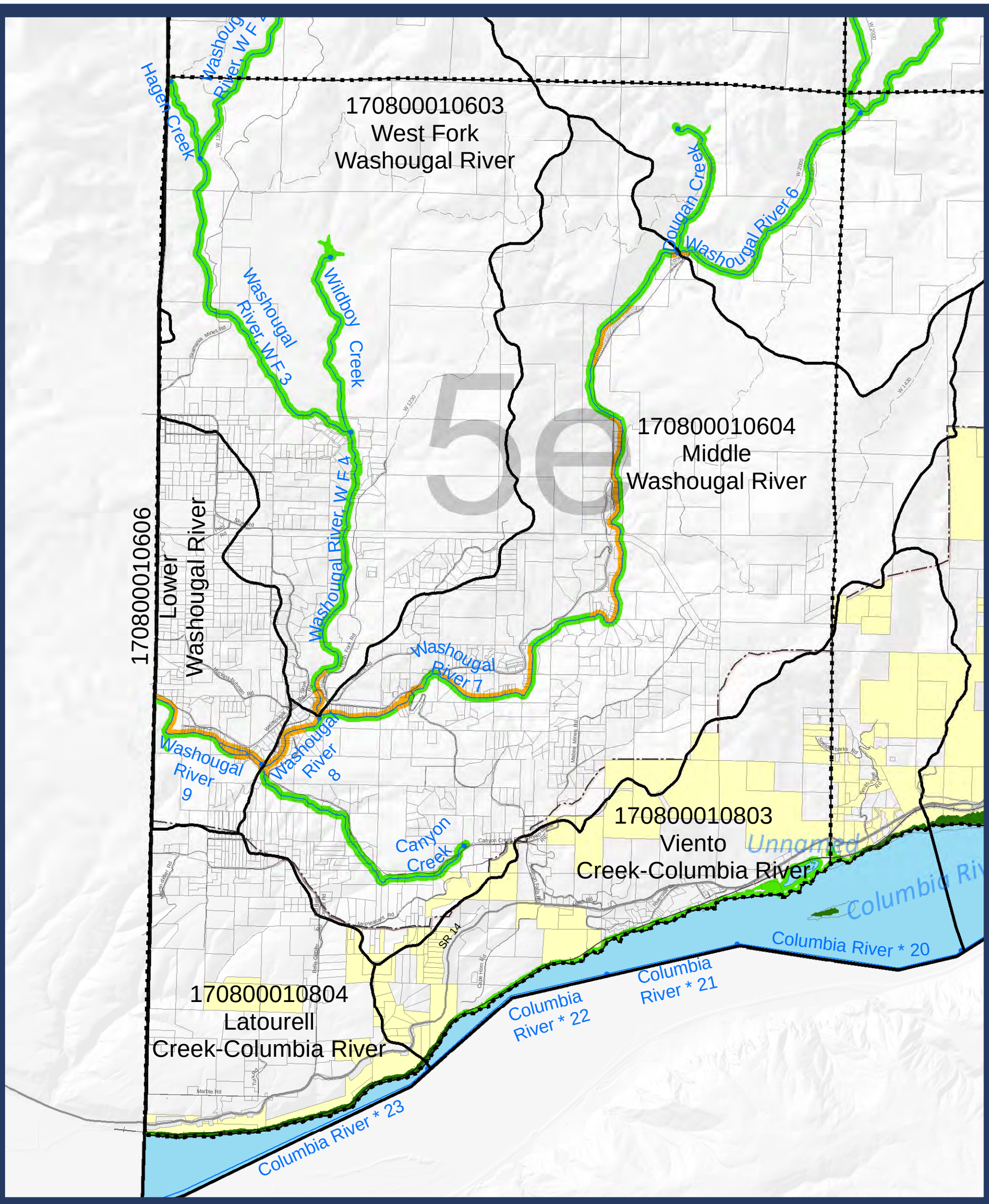
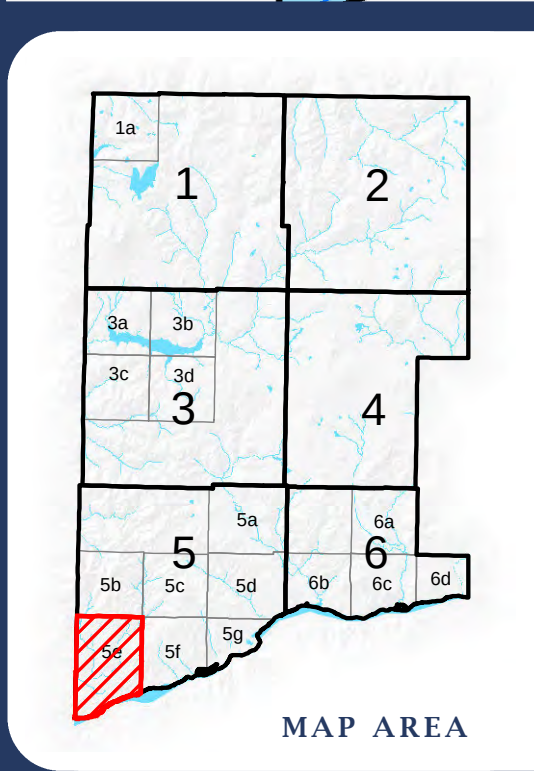
Shoreline Environmental Designation

Sheet 5d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:54,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
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- Lakes
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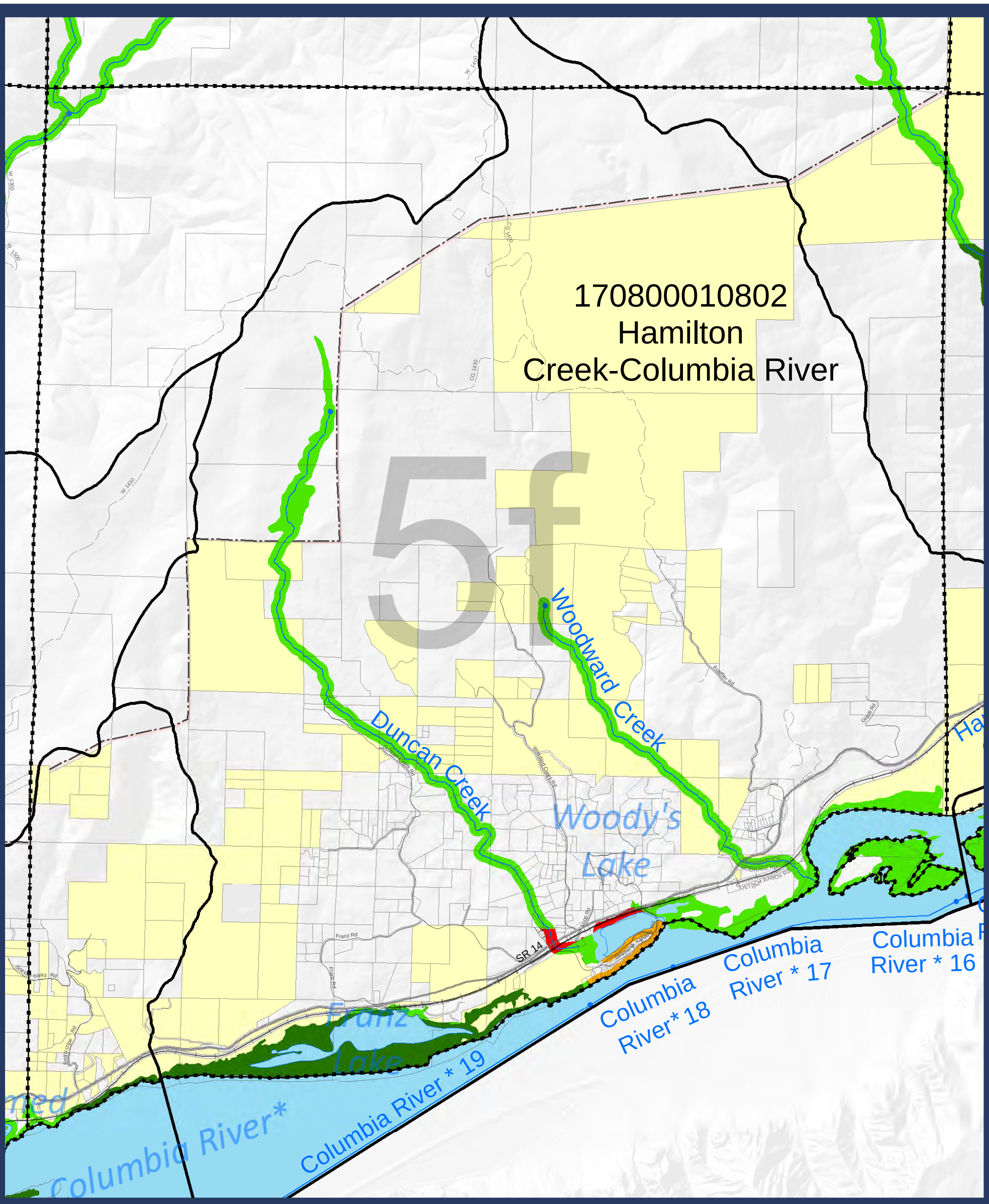
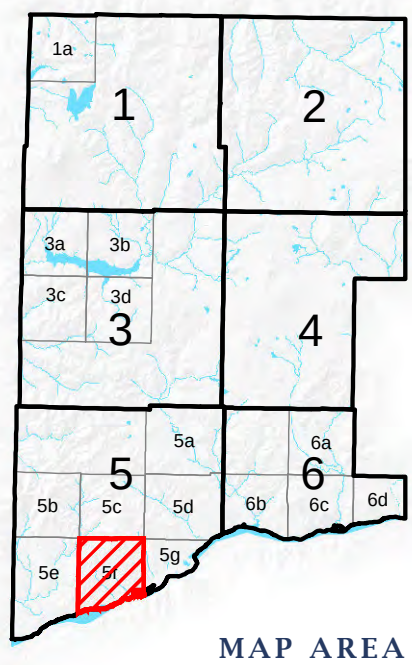
Shoreline Environmental Designation

Sheet 5e

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

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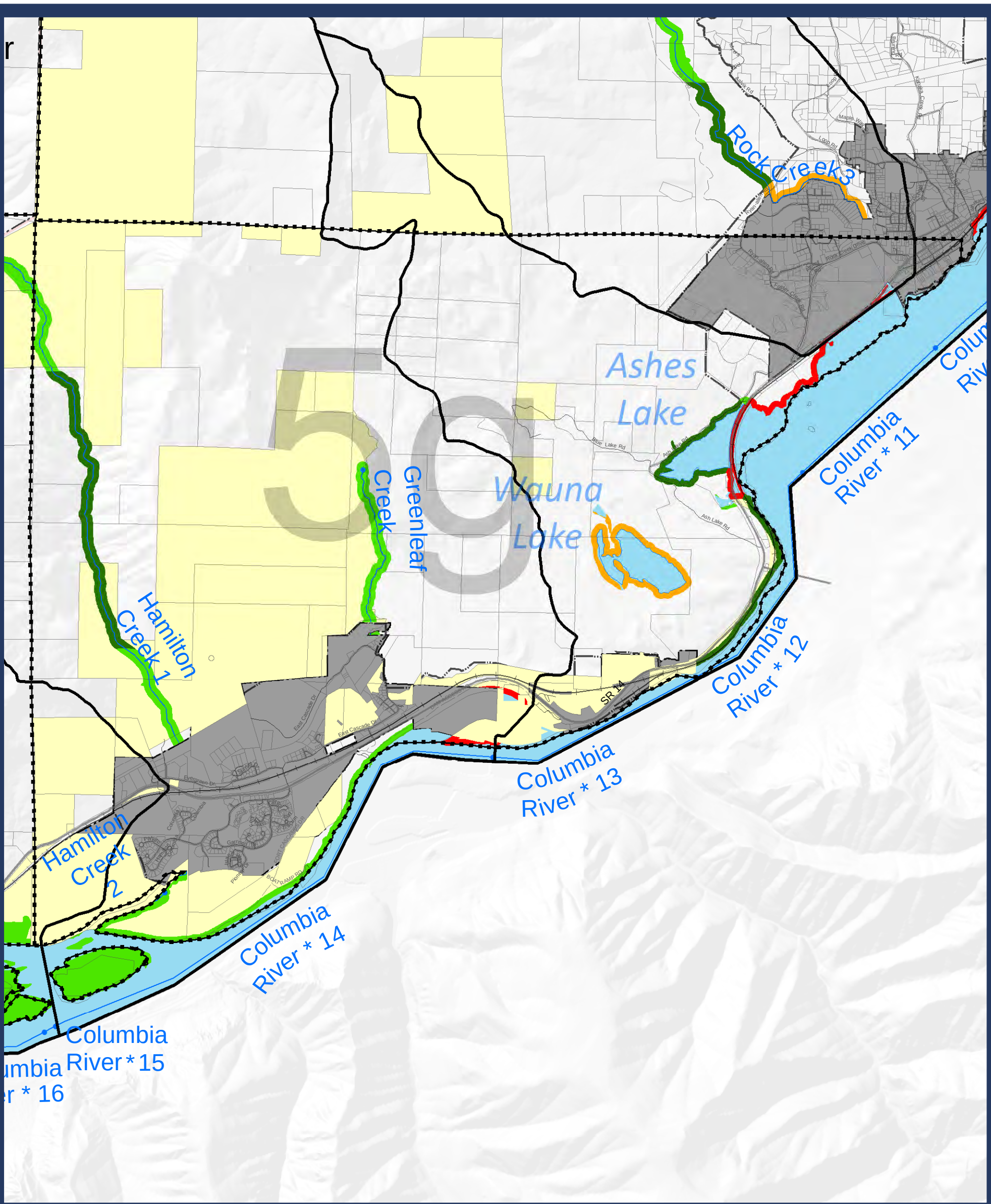
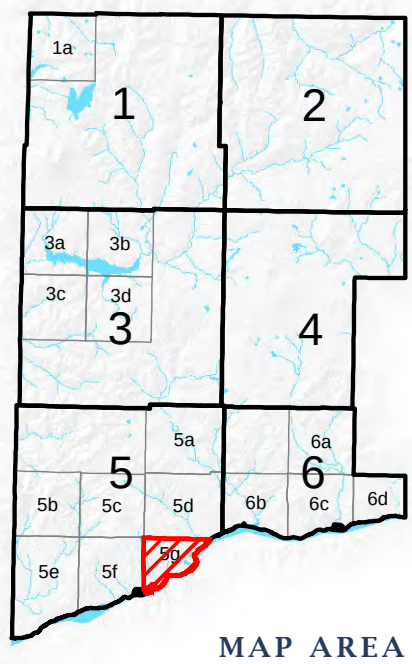
Shoreline Environmental Designation

Sheet 5f

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

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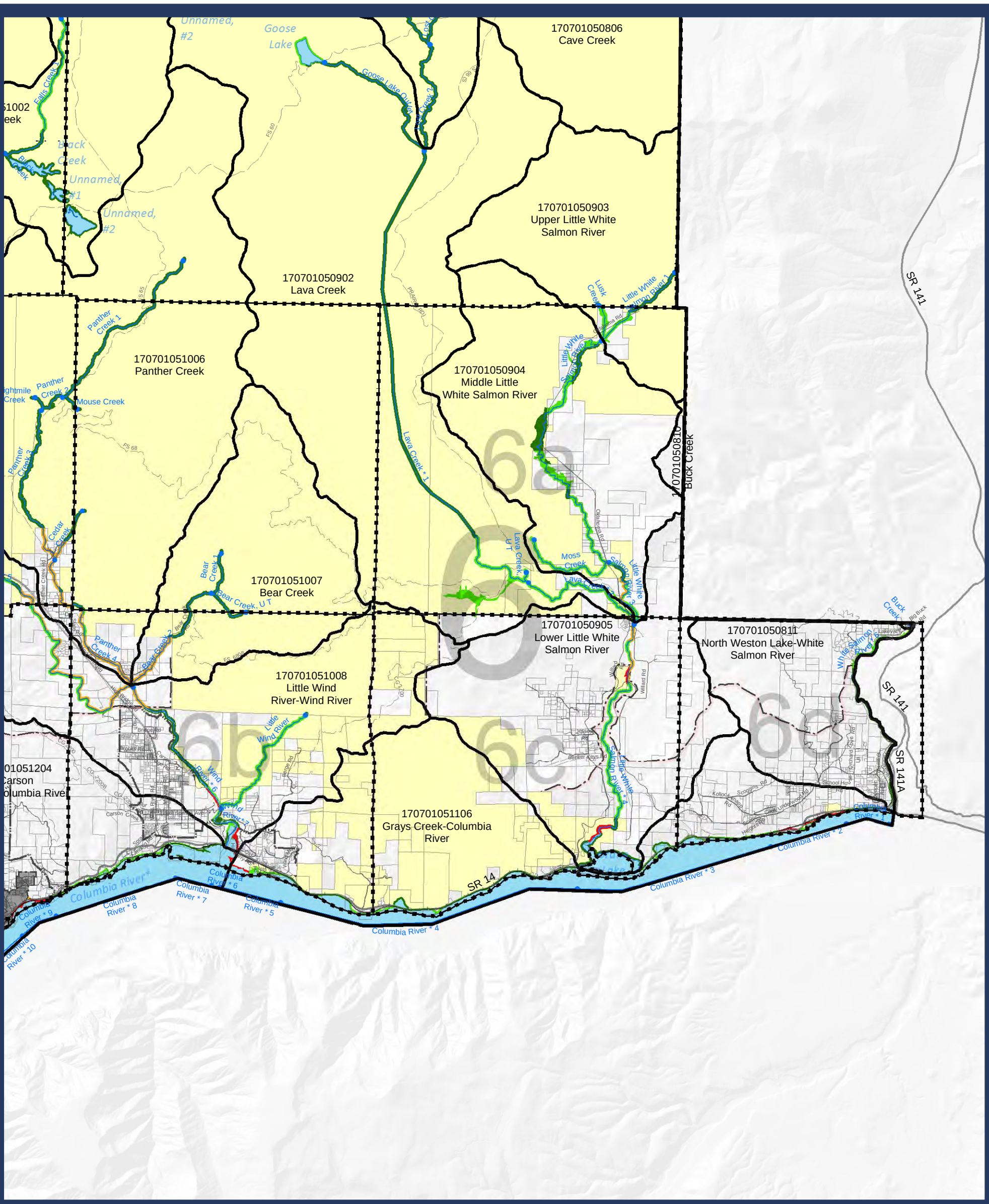
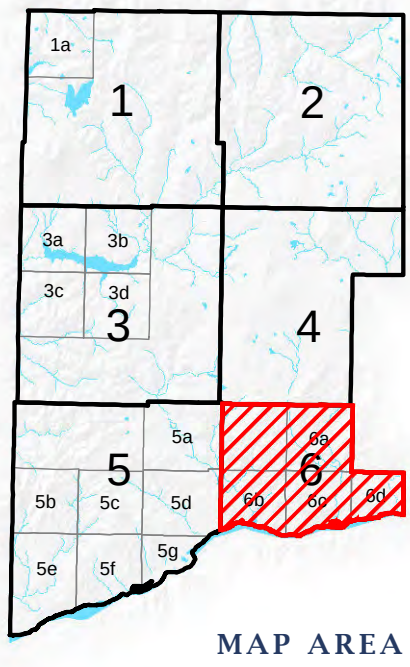
Shoreline Environmental Designation

Sheet 5g

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





MAP AREA

0 0.5 1 2 Miles

Absolute Scale:
1:120,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

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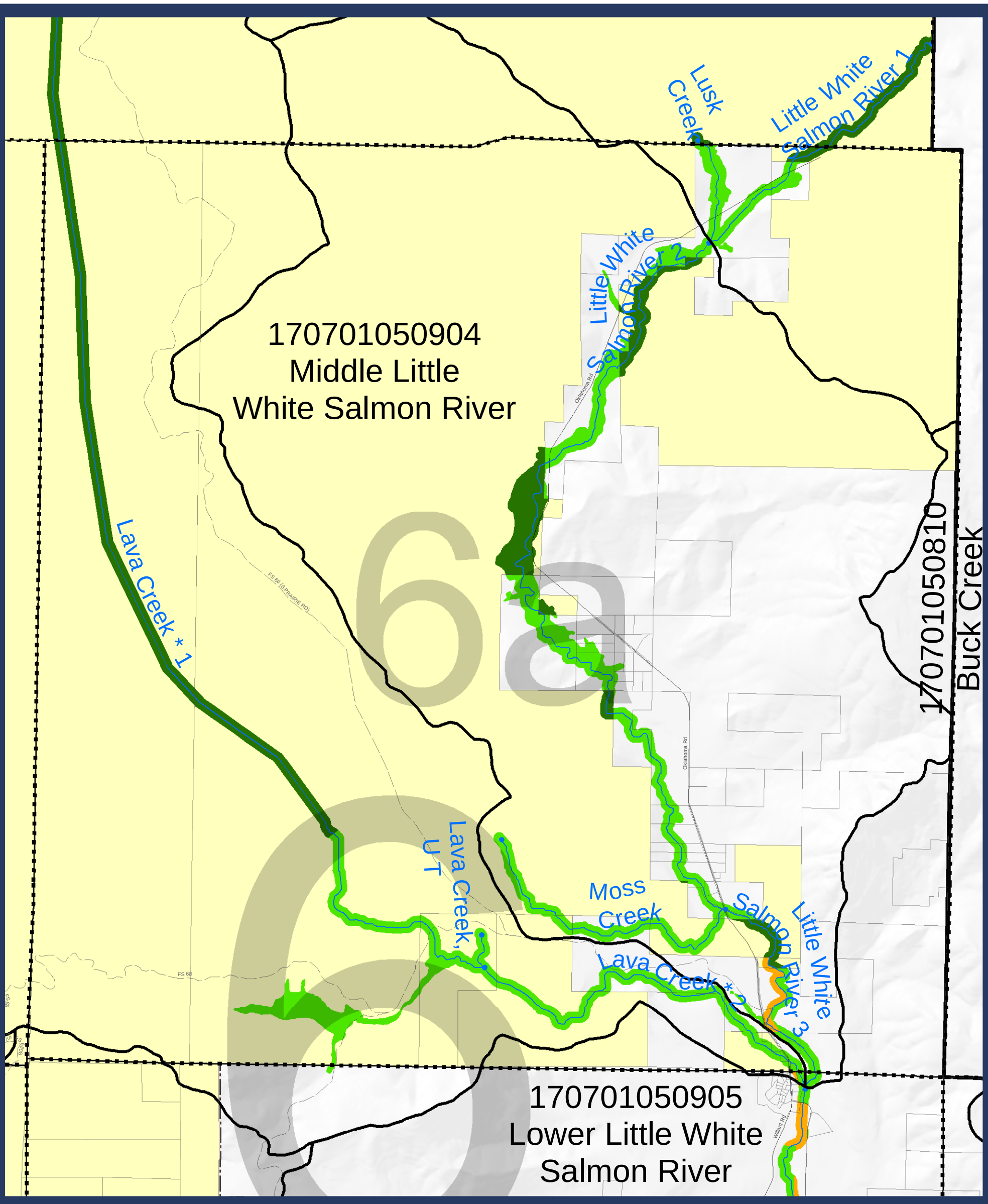
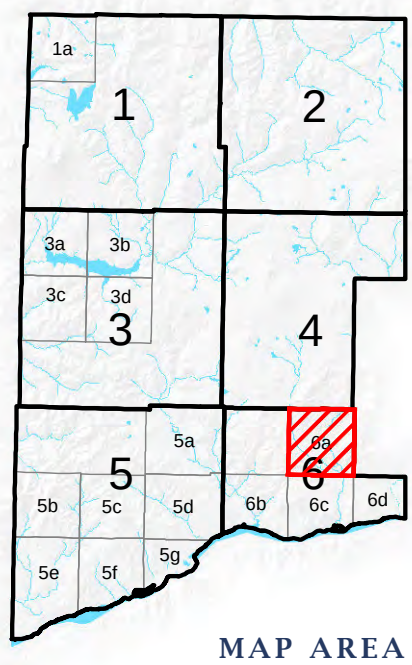
Shoreline Environmental Designation

Sheet 6

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

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- Streams (Reach breaks at dots)
- Lakes
- Map index grid
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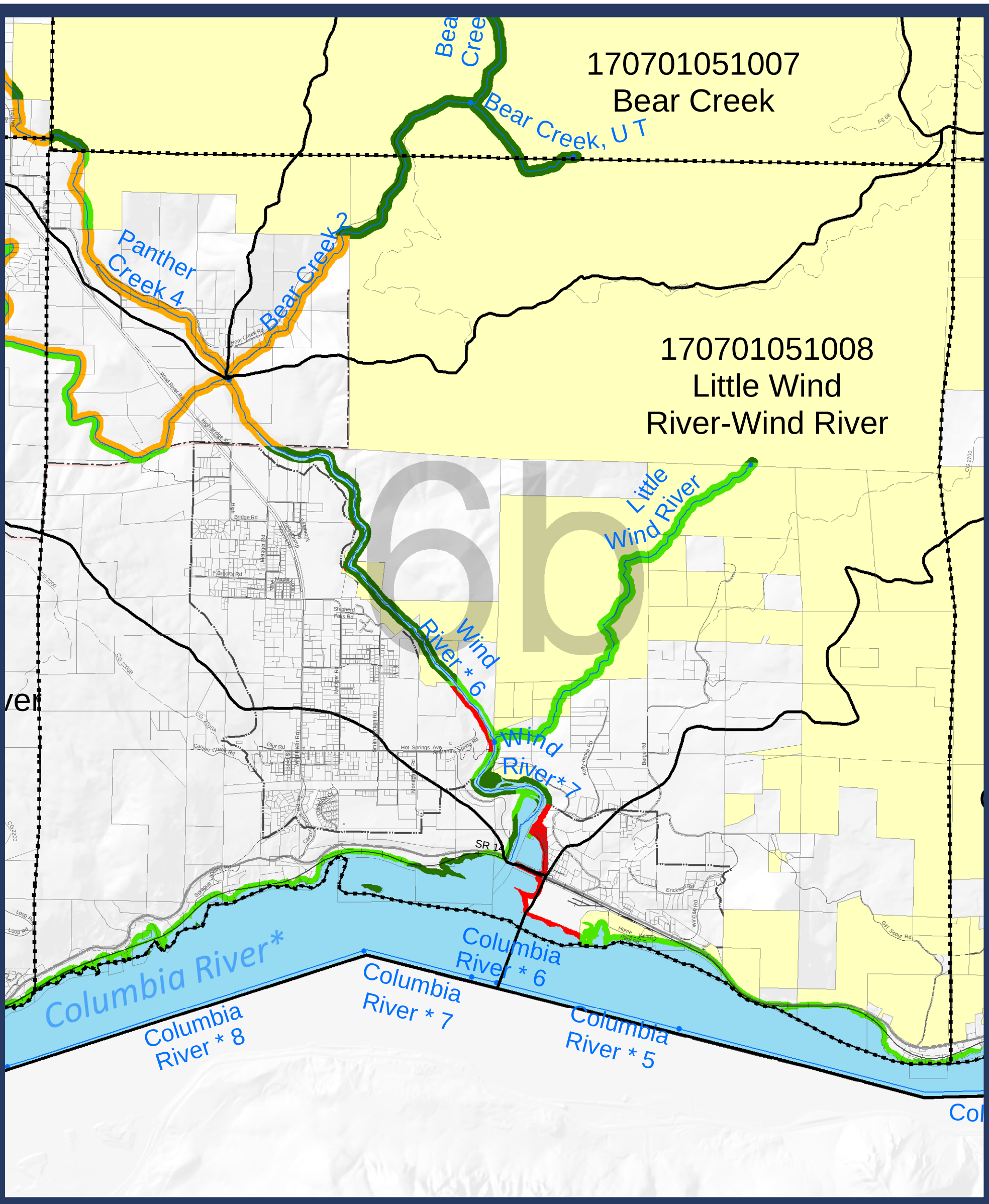
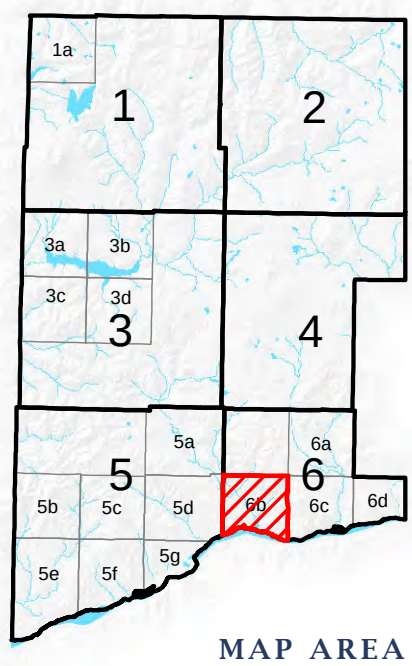
Shoreline Environmental Designation

Sheet 6a

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





N

0 0.5 1 2 Miles

Absolute Scale:
1:40,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
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- Map index grid
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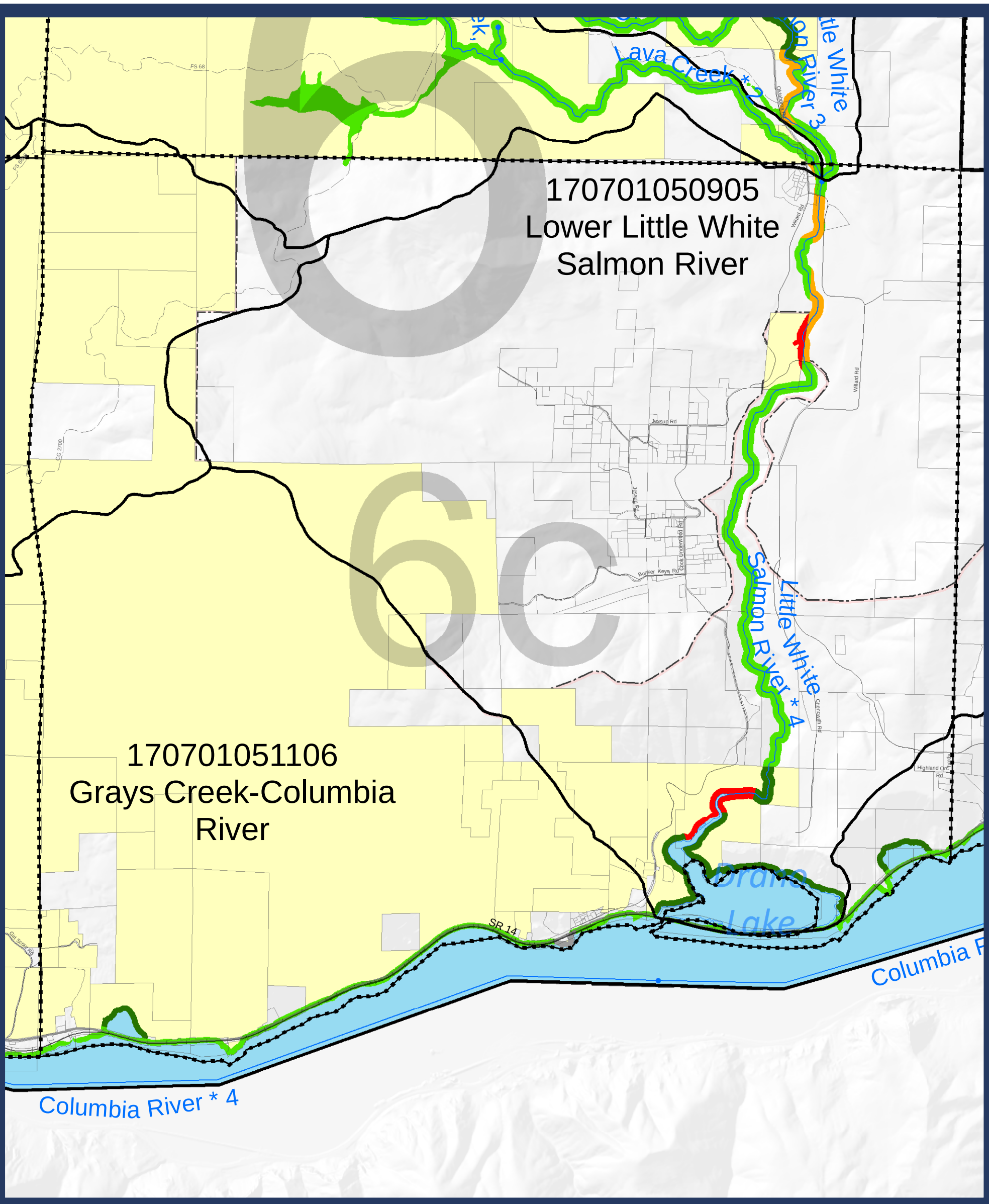
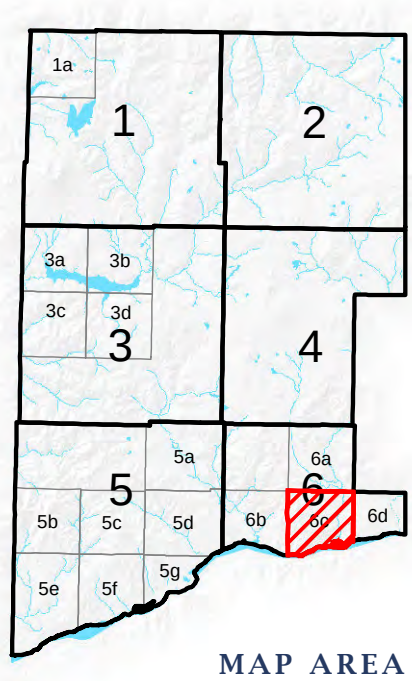
Shoreline Environmental Designation

Sheet 6b

Updated: 5/1/2017 by R. Hollatz

Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

Absolute Scale:
1:40,000

N

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
- Streams (Reach breaks at dots)
- Lakes
- Map index grid
- Skamania County boundary
- Nat'l Scenic Area Bndy
- Urban Area Bndy
- City Limits
- Federal ownership
- Parcel
- State Hwy
- Local road
- Forest road
- Railroad

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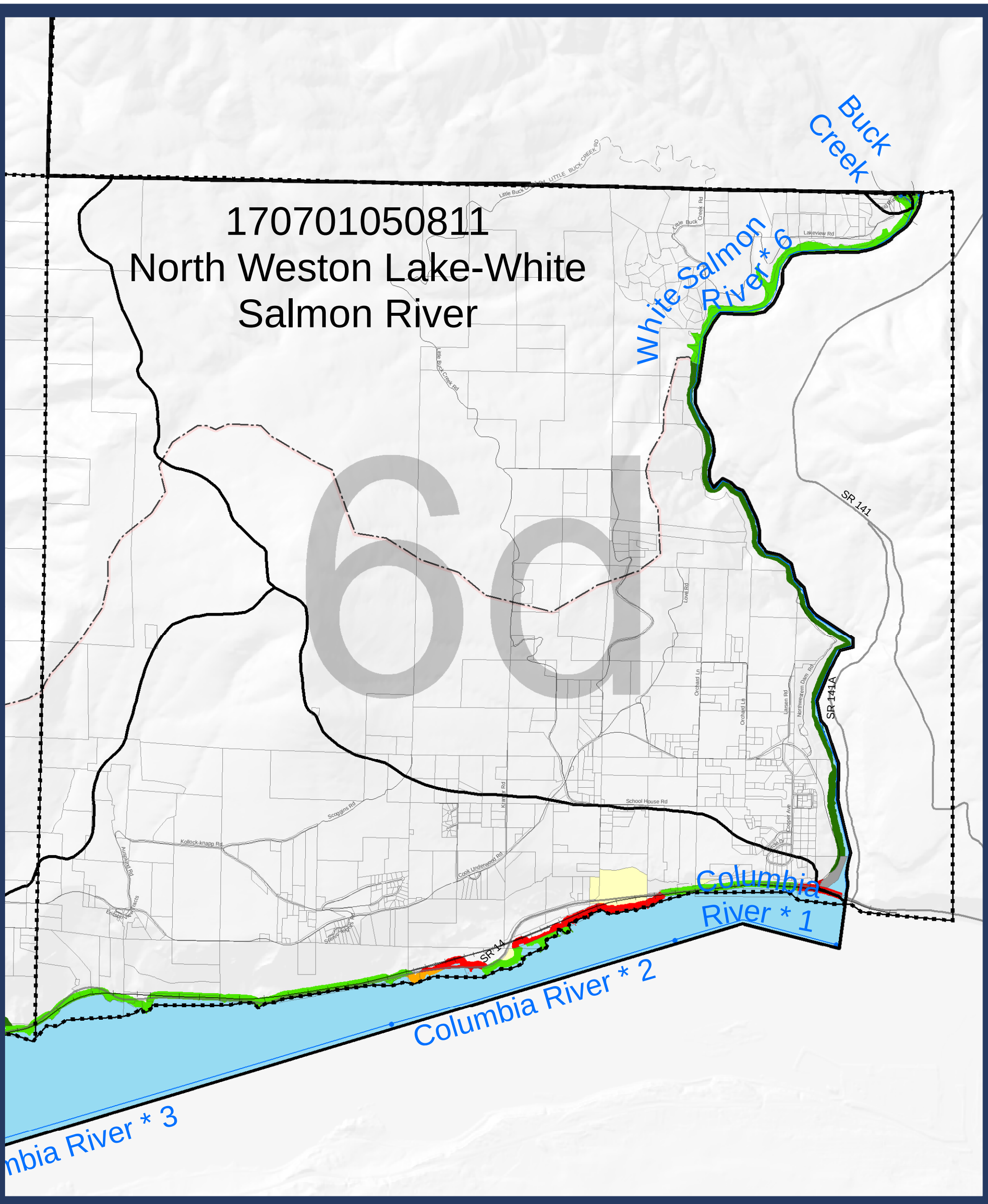
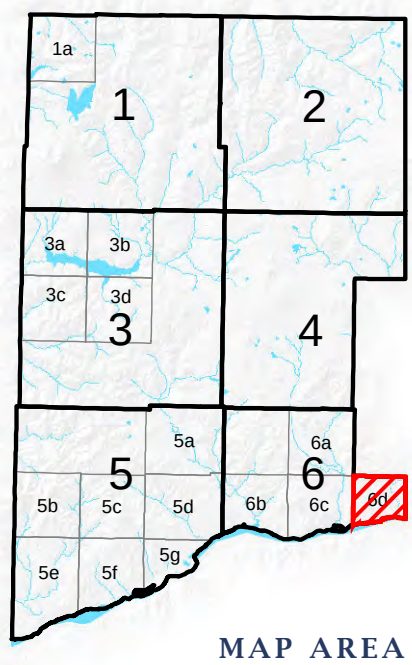
SHORELINES DISCLAIMER: Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map. Shoreline jurisdiction will be determined at time of project review using the best available site-specific information.

Shoreline Environmental Designation

Sheet 6c

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS





0 0.5 1 2 Miles

N

Absolute Scale:
1:32,000

SKAMANIA COUNTY
Department of Assessment and GIS

LEGEND:

Shoreline Environmental Designation

- High Intensity
- Shoreline Residential
- Rural Conservancy
- Natural Environment
- Aquatic
- NA

- HUC 12 Boundary
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Shoreline Environmental Designation

Sheet 6d

Updated: 5/1/2017 by R. Hollatz Data Sources: USGS, Col. River Gorge Commission, Skamania County GIS