

EXHIBIT A

**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM**

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**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM
October 2023**

**PART ONE: SHORELINE MANAGEMENT GOALS AND POLICIES
[An Element of the City Comprehensive Plan]**

**PART TWO: SHORELINE MANAGEMENT REGULATIONS
Chapter 16.04
[Part of the City Development Regulations]**

PART THREE: CODE CHAPTERS ADOPTED BY REFERENCE
◆ EMC 16.12 – Protection of Natural Resources
◆ EMC 15.10 – National Flood Insurance Program

PART FOUR: CITY OF EVERSON OFFICIAL SHORELINE MAP

**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM**

PART ONE

SHORELINE MANAGEMENT GOALS AND POLICIES
Shoreline Management Element of the Everson Comprehensive Plan

CITY of EVERSON SHORELINE MASTER PROGRAM

PART ONE

SHORELINE MANAGEMENT GOALS AND POLICIES

[SHORELINE MANAGEMENT ELEMENT OF THE COMPREHENSIVE PLAN]

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1.0 INTRODUCTION

1.1 SHORELINE MANAGEMENT PROGRAM

This document contains the policy component of the Everson Shoreline Management Master Program. The goals and policies contained herein constitute the Shoreline Management Element of the City of Everson Comprehensive Land Use Plan.

1.2 AUTHORITY

The goals, policies and regulations of the Nooksack Shoreline Master Program are established under the authority of the Shoreline Management Act of 1971, now codified as Chapter 90.58 of the Revised Code of Washington (RCW), and the Shoreline Master Program Guidelines, Chapter 173-26 of the Washington Administrative Code (WAC).

1.3 PURPOSE

The purpose of the Everson Shoreline Master Program is:

- A. To further the goals of the Shoreline Management Act as set forth in RCW 90.58.020; and
- B. To promote the public health, safety, and general welfare of the community by providing long range and comprehensive policies and effective and reasonable regulations for development and use of shorelines within the City; and
- C. To manage shorelines in a positive, effective, and equitable manner; and
- D. To plan for and foster all reasonable and appropriate uses, particularly uses directly dependent upon the water; and
- E. To preserve to the greatest extent feasible, consistent with the overall interest of the State, the City and the people generally, the public's opportunity to enjoy the physical and aesthetic qualities of the shorelines of the City by preserving views and increasing public access to the shorelines; and
- F. To manage the shorelines of the City to minimize, insofar as practical, damage to the shoreline area, while actively encouraging the restoration and enhancement of degraded shoreline functions and processes.

2.0 GENERAL ELEMENTS

The following general elements are included pursuant to RCW 90.58.100 and are addressed throughout the Everson Shoreline Management Master Program:

2.1 ECONOMIC DEVELOPMENT

An element related to the location and design of industries, industrial projects of statewide significance, transportation facilities, tourist facilities, commerce and other developments that are particularly dependent on their location on or use of the shorelines of the state.

GOAL 2.1: Encourage utilization of all economic resources to improve the standard of living for residents of the City of Everson while assuring that these economic resources are utilized in a manner that results in the least possible adverse effect on the quality of the shoreline and surrounding environment.

Policy 2.1A: Economic development should be encouraged that has minimal adverse effects upon shoreline ecological functions and processes.

Policy 2.1B: Economic development policies within the Everson Comprehensive Plans should be implemented in shoreline areas consistent with this Program.

2.2 PUBLIC ACCESS

An element related to making provision for public access to publicly owned shoreline areas and privately owned shoreline areas where the public has been granted a right of use or access.

GOAL 2.2: Assure acquisition and maintenance of an adequate supply of visual and physical access to the shorelines for the residents of the City of Everson and a reasonable number of transient users. Wherever possible, encourage utilization of public property for public access areas.

Policy 2.2A: Public access should be located, designed, managed and maintained in a manner that protects shoreline process and assures no net loss of ecological functions.

Policy 2.2B: Encourage the protection and provision of visual access to publicly owned shorelands.

2.3 RECREATION

An element related to the preservation and enlargement of recreational opportunities, including, but not limited to, parks and recreational areas.

GOAL 2.3: Maintain an adequate supply of shoreline recreational opportunities for the residents of the City of Everson and a reasonable number of transient users.

Policy 2.3A: Recognize and protect the interest of all people of the state by providing increased recreational opportunities within shorelines of statewide significance.

Policy 2.3B: Recreational development should be located, designed, managed and maintained to assure no net loss of shoreline ecological functions or ecosystem-wide processes.

2.4 CIRCULATION

An element related to the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the shoreline use element.

GOAL 2.4: Develop a safe, convenient, and diversified circulation system, consistent with the shoreline use goals, to assure efficient movement of people during their daily activities without significant adverse impact to or disruption of the natural functions of the shoreline environment.

Policy 2.4A: Transportation goals and policies as outlined in the Everson Comprehensive Plan should be implemented within shoreline areas consistent with this Program.

2.5 SHORELINE USE

An element related to the proposed general location and general distribution and extent of uses on shorelines and adjacent land areas for housing, business, industry, transportation, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of the land and water resources.

GOAL 2.5: Establish and implement policies and regulations for shoreline use consistent with the Shoreline Management Act of 1971 and the Everson Comprehensive Plan. These policies and regulations should promote a mixture of reasonable and appropriate shoreline uses that enhance the City's character, foster its historic and cultural identity, and protect shoreline resources.

Policy 2.5A: Shoreline and water areas with unique attributes should be identified and reserved for specific long-term uses, including commercial, residential, recreational, and open space uses.

Policy 2.5B: Activities and facilities shall be located on the shorelines in such a manner as to maintain or improve the ecological functions of the shoreline environment and assure no net loss of ecological functions.

Policy 2.5C: Proposed shoreline uses should be distributed, located and developed in a manner that will maintain or improve the health, safety and welfare of the public when such uses must occupy shoreline areas.

Policy 2.5D: Planning, zoning, and other regulatory and non-regulatory programs governing lands adjacent to shorelines should be consistent with the provisions of this Program.

Policy 2.5E: Preference should be given to water-dependent uses that are consistent with preservation of shoreline ecological functions and processes. Secondary preference should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should be allowed only when substantial public benefit is provided with respect to the goals of the Act for public access and ecological restoration.

2.6 CONSERVATION

An element related to the preservation of natural resources and shoreline ecological functions and processes, including, but not limited to, wetlands, riparian and aquatic habitats, other priority fish and wildlife habitats and species, floodplains, geological features, scenic vistas, aesthetics, and areas vital for fisheries and wildlife protection.

GOAL 2.6: Assure the protection of unique, fragile and scenic elements and of non-renewable natural resources within the shorelines of the City of Everson, and protect shoreline ecological functions and the processes that sustain them to the maximum extent practicable.

Policy 2.6A: Critical areas should be protected through regulations that provide a level of protection that is at least as protective as the regulations established in Chapter 16.12 EMC, Protection of Natural Resources.

Policy 2.6B: The protection and preservation of shoreline areas that are ecologically intact and minimally developed or degraded should be encouraged.

Policy 2.6C: Regulations and mitigation standards should be developed and implemented that ensure that new shoreline developments result in no net loss of shoreline ecological functions and processes.

Policy 2.6D: Renewable natural resources should be managed on a sustained yield basis.

Policy 2.6E: Shoreline uses should protect scenic vistas and the aesthetics of the shoreline environment.

2.7 HISTORICAL/CULTURAL RESOURCES

An element related to the protection and restoration of buildings, structures, sites, districts, objects and landscapes having archaeological, historic, cultural, scientific or educational values within the shorelines of the City of Everson.

GOAL 2.7: Preserve, protect and restore areas having archaeological, historic, cultural, educational or scientific values or significance through coordination and consultation with the appropriate local, state, tribal and federal authorities.

Policy 2.7A: Developments within shoreline areas should be encouraged and, where appropriate, required to avoid or minimize impacts to sites having archaeological, historic, cultural, educational or scientific value or significance.

Policy 2.7B: Opportunities for education related to archaeological, historical and cultural features should be encouraged where appropriate and be incorporated into public and private programs and development.

Policy 2.7C: Protection and rehabilitation of significant archaeological, historic, and cultural sites should be encouraged and, where appropriate, shall be required.

2.8 FLOOD DAMAGE MINIMIZATION

An element that gives consideration to statewide interests in the prevention and minimization of flood damage.

GOAL 2.8: Establish and implement applicable floodplain management strategies to minimize public and private property damage, improve ecological function, and prevent species and habitat loss in wetlands and streams.

2.9 RESTORATION AND ENHANCEMENT

An element related to the restoration and enhancement of shoreline ecological functions consistent with City restoration planning goals and objectives.

GOAL 2.9: Support the restoration and enhancement of shoreline ecological functions within the City of Everson through vegetation conservation and timely restoration and enhancement of impaired shoreline areas to achieve a net gain in shoreline ecological functions over time.

Policy 2.9A: The goals and objectives of the City of Everson Shoreline Restoration Plan should be supported and pursued to achieve a net gain in shoreline ecological functions.

Policy 2.9B: Areas of existing vegetation should be protected, and the native vegetation in these areas should be allowed to increase and mature to enhance shoreline functions and ecological processes.

Policy 2.9C: Cooperative restoration programs between local, state, and federal agencies, tribes, non-profit organizations, and landowners should be encouraged to address shorelines with impaired ecological functions and/or processes.

Policy 2.9D: Restoration actions should be prioritized to replant native vegetation in riparian areas, restore connectivity between the river and adjacent, side-channel wetlands, improve water quality, and restore native vegetation and natural hydrologic functions of degraded areas.

Policy 2.9E: Restoration and enhancement efforts should be targeted towards improving habitat requirements of sensitive, priority and/or locally important fish and wildlife species.

Policy 2.9F: Shoreline ecological functions and processes and features should be restored and enhanced through voluntary and incentive-based public and private programs.

3.0 SHORELINES OF STATEWIDE SIGNIFICANCE

3.1 Adoption of Policy

Shorelines of statewide significance, as defined in the Shoreline Management Act, are resources of major importance from which all people of the state derive benefit. The Washington State Legislature has identified the Main Stem of the Nooksack River and associated shoreline area as being a shoreline of statewide significance. Such a designation requires the City of Everson to provide optimum implementation of the policies of the Shoreline Management Act within this area, as well as prioritization of uses in order to satisfy the statewide interest.

The following management and administrative policies are adopted for all shorelines of statewide significance as defined in RCW 90.58.020(2)(e) and identified in this Program. The City of Everson is required to give preference to uses that are generally consistent with the statewide public interest in such shorelines. These are uses that:

- A. Recognize and protect the state-wide 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 ecology of the shoreline;
- E. Increase public access to publicly owned areas of the shoreline;
- 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.

Uses that are not consistent with these policies should not be permitted on shorelines of statewide significance.

3.2 Location of Shorelines of Statewide Significance

The legislature of Washington State has designated the Nooksack River as a shoreline of statewide significance in accordance with the criteria of RCW 90.58.030(2)(e). The Nooksack River, its main stem downstream to Bellingham Bay, its north fork to the mouth of Glacier Creek and its south fork to the mouth of Hutchinson Creek fall under this designation.

3.3 Policies for Shorelines of Statewide Significance

GOAL 3.3: Within shorelines of statewide significance, provide optimum implementation of the policies established in RCW 90.58 and give preference to uses that protect the statewide interest over local interest.

Policy 3.3A: When developing policies and regulations affecting shorelines of statewide significance, the City should coordinate and consult with state agencies, neighboring jurisdictions and local tribes to ensure optimum implementation of the policies of the Shoreline Management Act.

Policy 3.3B: Within shorelines of statewide significance, preference shall be given to uses in the following order, as established in RCW 90.58.020:

- (1) Recognize and protect the statewide interest over local interest;*
- (2) Preserve the natural character of the shoreline;*
- (3) Result in long term over short term benefit;*
- (4) Protect the resources and ecology of the shoreline;*

- (5) increase public access to publicly owned areas of the shorelines;*
- (6) Increase recreational opportunities for the public in the shoreline;*
- (7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.*

Policy 3.3C: Shorelines of statewide significance should be preserved for future generations by severely limiting actions that convert resources into irreversible uses and are detrimental, including contributions to restore resources.

Policy 3.3D: Potential short-term economic gains or convenience should be measured against potential long term and/or costly impairment of natural features.

Policy 3.3E: Resources and ecological systems of shorelines of state-wide significance should be protected.

4.0 ECOLOGICAL PROTECTION

Shorelines of the state are among the most valuable and fragile natural resources and there is great concern relating to their utilization protection, restoration, and protection.

4.1 NO NET LOSS

As established by WAC 173-26-186(8), this SMP is designed to assure, at minimum, no net loss of ecological functions necessary to sustain shoreline natural resources and to plan for restoration of ecological functions where they have been impaired. This section gives detail to the protection of shorelines as natural resources and utilizes the principle of “no net loss” to ecological function or ecosystem-wide processes to preserve and protect shorelines.

The concept of “net” recognizes that any development has actual or potential , short term or long term impacts and that through application of appropriate development standards and employment of mitigation measures in accordance with the mitigation sequence, those impacts will be addressed in a manner necessary to assure that the end result will not diminish the shoreline resources and the values as they currently exist.

GOAL 4.1: Assure that development and use within shoreline jurisdiction results in no net loss of ecological functions and ecosystem-wide processes.

Policy 4.1A: Shoreline uses and development should occur in a manner that assures no net loss of ecological functions and values. Uses shall be designed and conducted to minimize any resultant damage to the ecology and the environment (RCW 90.58.020).

Policy 4.1B: Development standards for density, frontage, setbacks, lot coverage, shoreline stabilization, vegetation conservation, buffers, critical areas, and water quality should protect existing shoreline ecological functions and processes.

Policy 4.1C: Critical areas associated with shorelines should be protected and managed in accordance with the Everson critical areas regulations.

4.2 EVALUATION OF CUMMULATIVE EFFECTS

Developments and activities authorized through City shoreline permits and shoreline exemptions have the potential to impact shoreline resources both positively and negatively. It is important for the City to be able to determine the net impact of such projects on the shoreline environment in order to make appropriate adjustments to shoreline policies and regulations.

GOAL 4.2: Track and periodically evaluate the cumulative effects of all city actions related to review and approval of projects and activities within shoreline areas.

Policy 4.2A: The City shall maintain a database to track all shoreline permits and shoreline exemptions, including but not limited to: date of permit action, site address, project description, pre- and post-project photographs of the subject area, and description of required mitigation or proposed enhancement activities.

Policy 4.2B: Approximately every five years, the city shall conduct an informal review of all approved shoreline permits and shoreline exemptions listed in the database to evaluate the cumulative effects of such activities on shoreline functions and resources, including water quality, habitat, shoreline vegetation, and riparian conditions.

5.0 SHORELINE ENVIRONMENT DESIGNATIONS

5.1 SHORELINE JURISDICTION

Consistent with the definitions established in the Shoreline Management Act and implementing regulations, those areas that are within the jurisdiction of the Everson Shoreline Management Master Program generally include those areas within the corporate limits of the City of Everson as it currently exists, or as subsequently modified through annexation, including:

- A. All river segments having a mean annual flow of at least 20 cubic feet per second, including the Nooksack River, plus those adjacent land areas within 200 feet of the ordinary high water mark of such river segments, plus those adjacent land areas within 200 feet of the FEMA floodway established adjacent to such river segments; and
- B. Those wetland areas associated with any of the above aquatic areas, including, but not limited to, the Everson Slough; and
- C. As a local option, all land areas within the 100-year floodplain lying north of the Nooksack River and south of Park Drive and Stickney Island Road.

5.2 SHORELINE JURISDICTION MAP

The general locations of those land and water areas subject to the jurisdiction of the Everson Shoreline Management Master Program are shown on the City of Everson Official Shoreline Map. The map does not necessarily identify or depict the precise, lateral extent of shoreline jurisdiction nor does it identify all associated wetlands. The lateral extent of the shoreline jurisdiction shall be determined on a case-by-case basis based on the location of the ordinary high water mark (OHWM) and presence of associated wetlands.

5.3 SHORELINE ENVIRONMENT DESIGNATIONS ESTABLISHED

RCW 90.58 and WAC 173-26-310(2) require that the City of Everson adopt a system of designations to be used for classifying areas falling within shoreline jurisdiction. This classification system is to be based on the existing use pattern, the biological and physical character of the shoreline, and the goals of the community as expressed through the comprehensive plan.

GOAL 5.3: Establish a set of shoreline environment designations that provides a systematic, rational and equitable basis to guide and regulate development within specific shoreline reaches having some degree of geographic unity, but that differ from adjacent reaches in terms of natural features or existing or potential development patterns.

Policy 5.3A: The shoreline environment designations of the City of Everson shall include the following designations: Aquatic, Natural, High-Intensity, Shoreline Residential, and Urban Conservancy.

Policy 5.3B: Those areas within the City of Everson and designated urban growth area that are within shoreline jurisdiction shall be shown on the Official Shoreline Map. This map shall also identify the locations of areas included in each shoreline environment designation.

Policy 5.3C: The purpose, designation criteria, management policies and development regulations applicable to each environment designation shall be established and implemented through this Program.

Policy 5.3D: Those areas within shoreline jurisdiction for which a shoreline environment designation is not shown on the Official Shoreline Map shall be designated the same as the

immediately adjacent shoreline area or, where no such area exists, shall be designated Urban Conservancy.

5.4 Aquatic Environment

5.4.1 Purpose

The purpose of the “aquatic” environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark.

5.4.2 Designation Criteria

Shoreline areas shall be included in the aquatic environment if they include lands waterward of the ordinary high water mark.

5.4.3 Policies

The following management policies shall apply to areas within the aquatic environment:

Policy 5.4.3A: New over-water structures shall only be allowed for water-dependent uses or public access or ecological restoration.

Policy 5.4.3B: The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.

Policy 5.4.3C: In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.

Policy 5.4.3D: 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.

Policy 5.4.3E: Uses that adversely impact the ecological functions of critical freshwater habitat should not be allowed except where necessary to support or further other shoreline goals and policies when impacts can be mitigated to the maximum extent possible.

Policy 5.4.3F: Shoreline uses and modifications shall be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

5.5 Natural Environment

5.5.1 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 to maintain ecological functions and ecosystem-wide processes.

5.5.2 Designation Criteria

Shoreline areas shall be included in the natural environment based on meeting any of the following criteria:

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

- (2) The shoreline contains forested areas that generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies; or
- (3) The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest;
- (4) The shoreline contains largely undisturbed areas of wetlands or unstable bluffs; or
- (5) The shoreline is unable to support new development or uses without significant ecological impacts to ecological functions or risk to human safety;
- (6) The shoreline is especially sensitive to human disturbance and important for the conservation and recovery of threatened and endangered species.

5.5.3 Policies

The following management policies shall apply to areas within the natural environment:

Policy 5.5.3A: Any use that would substantially degrade the ecological functions or natural character of the shoreline area should be prohibited.

Policy 5.5.3B: The following new uses shall not be allowed in the "natural" environment:

- Commercial uses.
- Industrial uses.
- Non-water-oriented recreation.
- Roads, utility corridors, and parking areas that can be located outside of "natural" designated shorelines.

Policy 5.5.3C: Access may be permitted for scientific, historical, cultural, educational, and low-intensity water-oriented recreational purposes, provided that no significant ecological impact on the area will result.

Policy 5.5.3D: Single family residential development is discouraged, but may be allowed on existing lots of record as a conditional use if the density and intensity of such use is limited as necessary to protect ecological functions and be consistent with the purpose of this environment designation.

Policy 5.5.3E: Agricultural uses of a very low intensity nature 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.

Policy 5.5.3F: Development or significant vegetation removal shall not be allowed that would reduce the capability of vegetation to perform normal ecological functions or result in net loss of vegetation.

Policy 5.5.3G: 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 shall not be allowed.

Policy 5.5.3H: The City should utilize grants and other funding sources to purchase those properties located in the Natural environment that contain high-value fish and wildlife habitats or species.

5.6 High-Intensity Environment

5.6.1 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.

5.6.2 Designation Criteria

Shoreline areas shall be included in the high-intensity environment if they are within incorporated municipalities, urban growth areas, and industrial or commercial “rural areas of more intense development,” as described by RCW 36.70A.070 if they currently support or are suitable and planned for high-intensity water-dependent uses related to commerce, transportation or navigation.

5.6.3 Policies

The following management policies shall apply to areas within the high-intensity environment:

Policy 5.6.3A: First priority shall 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 or existing developed areas supporting water-dependent uses. 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.

Policy 5.6.3B: Where feasible, visual and physical public access should be required.

Policy 5.6.3C: Aesthetic objectives should be actively implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

Policy 5.6.3D: Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed.

Policy 5.6.3E: Policies and regulations shall assure no net loss of shoreline ecological functions as a result of new development.

Policy 5.6.3F: New development shall be required to include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

5.7 Shoreline Residential Environment

5.7.1 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.

5.7.2 Designation Criteria

Shoreline areas shall be included in the shoreline residential environment if they lie within urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, “rural areas of more intense development,” or “master planned resorts,” as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for such development.

5.7.3 Policies

The following management policies shall apply to areas within the shoreline residential environment:

Policy 5.7.3A: Development should be permitted only in those shoreline areas where adequate setbacks or buffers are possible to ensure no net loss of shoreline ecological functions, where there are adequate access, water, sewage disposal, and utilities systems and public services available, and where the environment can support the proposed use in a manner which protects or restores the ecological functions.

Policy 5.7.3B: Densities or minimum frontage width standards in the "shoreline residential" environment shall be established to protect the shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

Policy 5.7.3C: Development standards for setbacks or buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be established to ensure no net loss of ecological functions.

Policy 5.7.3D: Multifamily and multi-lot residential and recreational developments should provide community or public access and joint use for community recreational facilities.

Policy 5.7.3E: Access, utilities, and public services should be available and adequate to serve existing needs and planned future development.

Policy 5.7.3F: Public or private outdoor recreation facilities should be encouraged if compatible with the character of the area. Preferred uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.

5.8 Urban Conservancy Environment

5.8.1 Purpose

The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, floodplain, and other sensitive lands where they exist in urban and developed settings, while allowing for a variety of compatible uses.

5.8.2 Designation Criteria

Shoreline areas shall be included in the urban conservancy environment based on meeting any of the following criteria:

- (1) The area is suitable for a mix of water-related or water-enjoyment uses with other uses that allow a substantial number of people to enjoy the shoreline; or
- (2) The area is comprised of open space, floodplains, or other areas that should not be more intensively developed; or
- (3) The area retains important ecological functions, even though partially developed; or
- (4) The area has potential for ecological restoration; or
- (5) The area has the potential for development that is compatible with ecological restoration.

5.8.3 Policies

The following management policies shall apply to areas within the urban conservancy environment:

Policy 5.8.3A: Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if found compatible.

Policy 5.8.3B: Standards shall be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications. These standards shall ensure that new development does not result in a net loss of shoreline ecological function or further degrade other shoreline values.

Policy 5.8.3C: Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be avoided or mitigated.

Policy 5.8.3D: Water-oriented uses should be given priority over non-water-oriented uses.

6.0 GENERAL MASTER PROGRAM PROVISIONS

6.1 ARCHAEOLOGICAL AREAS AND HISTORIC SITES.

Significant archaeological, cultural, and historic resources can include sites, districts, buildings, structures, objects, and landscapes that provide economic benefits and provide us with information about the past that continues to shape our community. These resources can be found anywhere but particularly along shorelines because of the proximity of food resources and because water provided a practical means of transportation. These sites are nonrenewable resources and many are in danger of being lost through present day changes in land use and urbanization. Because of their rarity and the educational link they provide to our past, these locations should be preserved whenever possible.

Policy 6.1A: Sites should be permanently preserved to show respect for their cultural or historic significance and, where appropriate, to provide opportunities for scientific study and public observation.

Policy 6.1B: In areas documented to contain archeological or cultural resources, developers shall be required to have the site inspected and evaluated by a professional archeologist in consultation with affected Indian tribes prior to permit issuance.

Policy 6.1C: Developers shall be required to stop work immediately and notify town officials, affected Indian tribes and the state department of archeology and historic preservation if sites containing archeological or cultural resources are uncovered during excavation.

Policy 6.1D: Developers shall be required to obtain all legal permits regarding archaeological areas and historic sites.

Policy 6.1E: In accordance with state law, all activities and development within shoreline jurisdiction shall comply with the applicable requirements of RCW 27.44, RCW 27.53 RCW 68.58, RCW 68.60 and WAC 25-48-060.

6.2 CRITICAL AREAS

Critical areas, as defined in RCW 36.70A.030 include the following:

- (1) *Wetlands;*
- (2) *Areas with a critical recharging effect on aquifers used for potable waters;*
- (3) *Fish and wildlife habitat conservation areas;*
- (4) *Frequently flooded areas; and*
- (5) *Geologically hazardous areas.*

Impacts to critical areas can result in significant adverse effects to public health and safety, the land and its vegetation and wildlife, and the waters of the state and their aquatic life.

Policy 6.2A: The public interest should be promoted and enhanced by reducing risks to life and property, by protecting and restoring ecological functions and ecosystem-wide processes and ensuring no net loss of these functions.

Policy 6.2B: In managing and regulating critical areas, use scientific and technical information described in WAC 173-26-201(2)(a).

Policy 6.2C: Critical areas should be managed consistent with the minimum guidelines contained in WAC 365-190.

Policy 6.2D: Encourage the protection of existing ecological functions and ecosystem-wide processes and, wherever possible, support restoration of degraded areas.

Policy 6.2E: Encourage the protection and restoration of critical areas within shoreline jurisdiction, and integrate the full range of planning and regulatory measures.

Policy 6.2F: Development standards for density, frontage, setbacks, lot coverage, shoreline stabilization, vegetation conservation, buffers, critical areas, and water quality should be utilized to protect existing shoreline ecological functions and processes.

Policy 6.2G: Critical area regulations shall adhere to standards established in the following sections, unless it is demonstrated through scientific and technical information as provided in 90.58.100(1) and as described in WAC 173-26-201(2)(a) that an alternative provides better resource protection.

6.2.1 Wetlands

Wetlands provide many important ecological functions including flood attenuation, reduction of impacts to water quality, ground water recharge, maintenance of base in-stream flows, and provision of habitat for fish and wildlife. Impacts to wetlands can also contribute to adverse impacts on other important resources.

Policy 6.2.1A: Wetlands should be managed to achieve a policy of no net loss of wetland area, functions and values.

Policy 6.2.1B: Wetlands should be categorized to reflect differences in wetland quality and function, and higher quality/functioning wetlands should receive greater protection.

Policy 6.2.1C: Wetland regulations should address all activities and uses as to assure no net loss of ecological functions in these critical areas.

Policy 6.2.1D: Buffers around wetlands should be provided that are adequate to ensure that wetland functions are protected and maintained over the long-term.

Policy 6.2.1E: Potential impacts to wetland buffers should also be considered when evaluating development proposals.

Policy 6.2.1F: Wetlands should be managed consistent with the mitigation priority sequence defined in WAC173-26-020, and compensatory mitigation should be allowed only after mitigation sequencing has been applied.

6.2.2 Rivers and streams – Critical Freshwater Habitat

Many ecological functions associated with rivers and streams are impacted both by activities within the stream corridor and those occurring on adjacent uplands throughout the watershed.

Policy 6.2.2A: River and stream corridors should be protected and restored where necessary to assure no net loss of ecological functions within shoreline jurisdiction.

Policy 6.2.2B: Damage to riverine shoreline areas that retain their ecological functions should be avoided or mitigated.

Policy 6.2.2C: Degraded riverine shoreline areas should be restored wherever feasible.

Policy 6.2.2D: Incentives should be provided to encourage re-connection of the main river channel with associated water bodies, dry channels, and associated wetlands.

Policy 6.2.2E: Except where necessary to protect life and property, new restrictions to channel movement within the channel migration zone should not be allowed, and natural channel configurations within the channel migration zone should be encouraged over time.

Policy 6.2.2F: Vegetation conservation areas or buffers should be established along all river and stream corridors.

Policy 6.2.2G: Development within the channel migration zone, vegetation conservation area or established buffers should not be allowed unless it can be shown that adverse impacts to natural channel movement, ecological functions and ecosystem-wide processes can be avoided or minimized, and impacts can be appropriately mitigated.

6.3 FLOOD DAMAGE MINIMIZATION

Flood hazard reduction measures consist of both structural and non-structural measures. Structural measures may include construction of dikes, levees, revetments and floodwalls, channel realignment, and elevation of structures consistent with the National Flood Insurance Program. Non-structural measures may include setbacks, land use controls, wetland restoration, dike removal, use relocation, biotechnical measures, and storm water management programs.

Policy 6.3A: Where feasible, non-structural flood hazard reduction measures should be given preference over structural measures.

Policy 6.3B: When available and where consistent with the Shoreline Management Act, flood hazard reduction policies and regulations should be based on applicable watershed management plans, comprehensive flood hazard management plans or other comprehensive planning efforts.

Policy 6.3C: Assure that flood hazard protection measures do not result in a net loss of ecological functions associated with the rivers and streams.

Policy 6.3D: Facilitate returning river and stream corridors to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural process.

Policy 6.3E: New development should not be allowed that significantly or cumulatively increases flood hazard or results in a net loss of ecological function.

Policy 6.3F: New development within the shoreline area, including the subdivision of land, should not be allowed that requires structural flood hazard reduction measures within the channel migration zone, except where water-dependent uses are located in the “high-intensity” shoreline environment.

Policy 6.3G: Where allowed, structural flood hazard reduction measures should be set back as far as possible from the channel migration zone.

Policy 6.3H: New structural flood hazard reduction measures may be allowed within the channel migration zone if it is determined through a geotechnical analysis that no other alternative to reduce flood hazard to existing development is feasible.

Policy 6.3I: Removal of gravel for flood hazard reduction purposes should be allowed only after a biological and geomorphological study shows that such removal would not adversely impact priority species and priority habitats, and after having been approved by the appropriate state and federal agencies.

6.4 PUBLIC ACCESS

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.

Policy 6.4A: The amount and diversity of public access to the state’s shorelines, including physical and visual access, should be increased, consistent with the natural shoreline character, private property rights, public rights under the Public Trust Doctrine, public safety, and local public access planning.

Policy 6.4B: The public's opportunity to enjoy the physical and aesthetic qualities of the shorelines of the state, including views of the water, should be protected.

Policy 6.4C: The public interest with respect to the public's right to access waters of the state held in public trust should be promoted and enhanced while protecting private property rights and ensuring public safety.

Policy 6.4D: Development within the shoreline area should be regulated, where appropriate, to minimize interference with the public's ability to access the shoreline.

Policy 6.4E: The rights of navigation and space necessary for water-dependent uses should be protected.

Policy 6.4F: A local public access planning process should be undertaken utilizing input from affected property owners to identify specific public access needs and opportunities within the City of Everson shoreline area. This process should result in an integrated plan for development of shoreline public access, including prioritization of projects and locations, and establishment of public access requirements for shoreline permits.

Policy 6.4G: Consistent with local public access planning, all development within the shoreline area should be required to make a proportionate contribution, either material or financial, toward meeting public access goals, either through dedication of land, granting of easements, provision of public access facilities, or other appropriate means.

Policy 6.4H: Public access improvements that have the potential result to a net loss of ecological functions should be designed to minimize adverse impacts, and such improvements that would likely cause significant ecological impacts that cannot be mitigated should not be allowed.

6.5 VEGETATION CONSERVATION

Vegetation conservation includes activities to protect and restore vegetation along or near shorelines that contribute to ecological functions of shoreline areas. Vegetation conservation provisions include the prevention or restriction of plant clearing and earth grading, vegetation restoration, and the control of invasive weeds and nonnative species. Vegetation conservation areas within the City of Everson's shoreline jurisdiction include required stream and wetland buffers and those areas having a "Natural" environment designation.

Policy 6.5A: The ecological functions and ecosystem-wide processes performed by vegetation along shorelines should be protected and restored.

Policy 6.5B: Vegetation conservation efforts should be encouraged to protect human safety and property, increase the stability of river banks, reduce the needs for structural stabilization measure, improve the visual and aesthetic qualities of the shoreline, and enhance shoreline uses.

Policy 6.5C: Vegetation conservation and restoration, and regulatory provisions that address conservation of vegetation; should be implemented as necessary to assure no net loss of ecological functions, to avoid adverse impacts on soil hydrology, and to reduce the hazard of slope failures or accelerated erosion.

Policy 6.5D: Riparian corridors and significant habitat should be protected and restored.

Policy 6.5E: The importance of shoreline vegetation should be recognized, including: providing shade to maintain cooler water temperature, providing organic input, provide food, stabilizing banks and minimize erosion, reducing fine sediment through stormwater retention

and filtering, providing a source of large woody debris, regulating the microclimate, and providing critical riparian habitat.

6.6 VIEWS AND AESTHETICS

Scenic vistas, views of the water and aesthetic qualities of the shoreline area are important, and the public's ability and opportunity to enjoy shoreline views and aesthetics should be protected.

Policy 6.6A: Areas with scenic vistas, views of the water and high aesthetic value should be identified and protected.

Policy 6.6B: Developments should be designed to minimize adverse impacts on views from public property and views enjoyed by a substantial number of residents.

Policy 6.6C: Policies related to the protection of views and aesthetics should be implemented through site planning, height limitations, setbacks, siting of buildings and accessories, screening, vegetation conservation, architectural controls, sign control regulations, appropriate development siting, screening and architectural standards, designation of view corridors and maintenance of natural vegetative buffers.

6.7 WATER QUALITY, STORMWATER AND NONPOINT POLLUTION

Water quality refers to the physical characteristics of water within shoreline jurisdiction, including water quantity and hydrological, chemical, aesthetic, recreation-related, and biological characteristics. The following policies refer to development and uses affecting water quality and quantity, including the creation of impervious surfaces and the development of storm water management facilities.

Policy 6.7A: New development should be prohibited from causing significant ecological impacts due to alterations in water quality, quantity or flow characteristics.

Policy 6.7B: Policies and regulations related to storm water runoff should maintain or contribute to assuring no net loss of ecological functions, including ground water recharge and hydrological base flow considerations.

Policy 6.7C: Storm water outfalls should not result in a net loss of ecological functions and ecosystem-wide processes.

Policy 6.7D: Storm water facilities and discharges to wetlands within shoreline jurisdiction should be allowed where impacts to water quality, quantity and flow characteristics have been fully considered and mitigated. Additional consideration should be given to the benefits resulting from storm water management projects affecting the City's well fields, aquifer recharge area, and drinking water supply.

7.0 SHORELINE USE POLICIES

The following activities have been identified as those types of uses that can occur on shorelines of the City of Everson. Policy statements have been developed for these various activities in order to insure the proper use of the shoreline. The following general policies apply to all development on the shorelines within the City of Everson. Specific use policies follow in each respective use type.

Policy 7.0A: Give preference to uses that are consistent with the control of pollution and the prevention of damage to the natural environment or are dependent upon uses of state shoreline.

Policy 7.0B: Protect public health, safety, welfare, as well as the land and its vegetation and wildlife, protect property rights while implementing these policies.

Policy 7.0C: Prohibit or include special conditions to uses not consistent with (1).

Policy 7.0D: Establish shoreline use regulations that ensure no net loss of ecological functions associated with shorelines.

Policy 7.0E: Shoreline use policies and regulations shall recognize the potential for the presence of significant archaeological, cultural, and historic properties and plan accordingly for preservation.

7.1 AGRICULTURAL PRACTICES

Agricultural practices are those methods used in vegetation and soil management as defined by WAC 173-26-020. The methods used in the agricultural processes have a great effect on the conditions of our shorelines and water quality. These policies shall not apply retroactively to agricultural operations meeting the definition of existing and ongoing agriculture, but shall apply to new agricultural development, including associated clearing and grading in support of new agricultural uses.

Policy 7.1A: Agricultural uses shall generally be located outside of shoreline areas and designed to assure no net loss of ecological functions or ecosystem-wide processes.

Policy 7.1B: A buffer zone of natural occurring vegetation should be maintained between all tilled areas and bodies of water within shoreline jurisdiction.

Policy 7.1C: Livestock shelters and animal feeding facilities located within the shoreline area should make provisions to control run-off from feeds, manure, and associated animal wastes.

Policy 7.1D: Agricultural practices shall not use products which can potentially harm aquatic life within the shoreline area, except where used consistent with an approved Integrated Pest Management Plan.

Policy 7.1E: The watering of livestock in associated bodies of water shall not be permitted.

Policy 7.1F: Tilled areas shall meet erosion control guidelines as outlined by the Natural Resource Conservation Service, U.S. Dept. of Agriculture.

Policy 7.1G: The local SMP shall not require modification of or limit ongoing and existing agricultural activities occurring on lands zoned for agriculture.

Policy 7.1H: The SMP will recognize the importance of agriculture and supports its continued viability in the community while maintaining shoreline ecological functions and processes.

7.2 AQUACULTURE

Aquaculture is the culture of food fish, shellfish, or other aquatic plants and animals. It is generally recognized that aquaculture development within the City of Everson is unlikely. The following policies are therefore general in nature.

Policy 7.2A: Aquaculture activities should be compatible with the surrounding shoreline environment.

Policy 7.2B: Consideration should be given to visual and physical access to the shoreline when locating aquaculture uses.

Policy 7.2C: Aquaculture activities should be designed, located and operated in a manner that supports long term beneficial use of the shoreline and protects and maintains shoreline ecological functions and processes. Aquaculture should not be permitted where it would result in a net loss of shoreline ecological functions; adversely affect the quality or extent of habitat for native species; adversely impact habitat for threatened or endangered species; or interfere with water-dependent uses.

Policy 7.2D: Aquaculture should not be permitted in areas where it would result in a net loss of ecological function, and should be designed and located so as not to spread disease to native aquatic life, establish new non-native species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline.

7.3 COMMERCIAL DEVELOPMENT

Commercial developments are those uses that are involved in wholesale and retail trade or business activities. Because most commercial developments depend on people to support their various activities, these developments lead to concentrations of people and traffic, which in turn have a great effect on the condition of the shoreline. Water-dependent commercial developments require a shoreline location. If unregulated, however, these activities can have an undesirable impact on the shoreline. It is recognized that these types of commercial development are unlikely in Everson.

Policy 7.3A: Commercial Development should not result in a net loss of ecological functions or have significant adverse impacts to other shoreline uses, resources and values provided in RCW 90.58.020 such as navigation, recreation and public access.

Policy 7.3B: Preference should be given first to water-dependent commercial uses over non-water-dependent commercial uses; and second to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses.

Policy 7.3C: Although some activities, such as restaurants, do not require a shoreline location, they do increase public enjoyment of the shoreline and should be given consideration for location there.

Policy 7.3D: Commercial developments on shorelines will be encouraged to locate in areas where commercial developments already exist.

Policy 7.3E: Commercial developments requiring parking should locate these facilities in upland areas away from the immediate water's edge.

Policy 7.3F: Consideration should be given to the effect on public physical and visual access by new commercial development.

Policy 7.3G: Commercial developments should provide public access, unless such improvements are demonstrated to be infeasible or present hazards to life or property.

Policy 7.3H: Restoration of impaired shoreline ecological functions and processes should be encouraged as part of commercial development.

Policy 7.3I: Except where physically separated from the shoreline, new commercial development should prohibit nonwater-oriented uses unless they are part of a mixed-use project that includes water-oriented uses.

7.4 INDUSTRIAL DEVELOPMENT

This category contains those activities engaged in primary production. It is recognized that water-dependent industry is unlikely in the City of Everson. Industrial developments can have a very great impact on shoreline areas. Their locations and size should be carefully considered.

Policy 7.4A: Shoreline priority should first be given to those industries that require a waterfront location for their operations, and second to those industries that are water-related over non-water oriented uses.

Policy 7.4B: Industrial development should not be located or designed in a manner that will result in a net loss of ecological function or that will interfere with other shoreline uses.

Policy 7.4C: Where feasible, industrial development should incorporate environmental cleanup and restoration of the shoreline area.

Policy 7.4D: Vegetation removal should be limited to the minimum necessary to accommodate permitted primary structures.

Policy 7.4E: Industrial development should be compatible with the surrounding shoreline area.

Policy 7.4F: Cooperative use of parking and storage facilities by industry should be encouraged.

Policy 7.4G: Wherever possible, industrial development should not interfere with public visual and physical access to the shoreline.

Policy 7.4H: Industrial development should be encouraged to provide public access, except where such access would pose a threat to public health or safety or to private property.

Policy 7.4J: Restoration of impaired shoreline ecological functions and processes should be encouraged as part of industrial development.

Policy 7.4K: The heights of buildings should be limited to that height necessary to perform the primary function.

7.5 IN-STREAM STRUCTURES

An in-stream structure is waterward of the ordinary high water mark and either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow.

Policy 7.5A: In-stream structures should serve to protect and preserve ecosystem-wide processes, ecological functions, and cultural resources, including fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.

Policy 7.5B: The location and planning of in-stream structures shall 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.

Policy 7.5C: Failing, harmful, unnecessary, or ineffective in-stream structures should be removed and, where appropriate, replaced. Where feasible, shoreline ecological functions and processes should be restored.

7.6 MINING

Mining is the removal of sand, gravel, soil, minerals, and other earth materials from the earth for economic use. Mining alters the natural character, resources and ecology of shorelines and may impact critical shoreline resources.

Policy 7.6A: Mining within the shoreline area should not be permitted except in conjunction with flood and drainage improvement and/or habitat creation and enhancement.

Policy 7.6B: Mining should only be permitted when it can be shown that it will result in no net loss of ecological functions or ecosystem-wide processes.

Policy 7.6C: Impacts to fish and wildlife habitat from mining should be avoided or fully mitigated and all disturbed areas should be restored upon completion of mining.

Policy 7.6D: Removal of sand and gravel resources from a location waterward of the ordinary high water mark of a river should be prohibited unless the appropriate feasibility studies are completed and approved and the activity has been approved by the appropriate state and federal agencies.

7.7 RECREATIONAL DEVELOPMENT

Recreation is the refreshment of body and mind outdoors or indoors through forms of play, sports, amusement or relaxation. Water-related recreation accounts for a very high proportion of all recreational activity in the Pacific Northwest. The recreational experience may be an active one involving boating, swimming, fishing or hunting or the experience may be passive such as enjoying the natural beauty of a shoreline, nature study, or picnicking.

Policy 7.7A: Shoreline recreational development should provide an adequate supply of commercial and public facilities for active and passive recreational uses without causing significant ecological impacts.

Policy 7.7B: Where possible, shoreline recreational facilities should be linked to other recreational attractions by pedestrian and bicycle trails.

Policy 7.7C: Only those recreational activities that are compatible with the shoreline environment in which they are located should be encouraged, and such uses should be developed to insure that no net loss of shoreline ecological functions or ecosystem-wide processes results.

Policy 7.7D: First priority should be given to water-dependent recreational uses and second priority should be given to water-enjoyment and water-related recreational uses over non-water-oriented uses.

Policy 7.7E: Priority should be given to recreational developments that provide opportunities for public access to the shoreline area.

Policy 7.7F: Private investment in recreational facilities should be encouraged.

Policy 7.7G: Recreational development requiring extensive structures, utilities and roads and/or substantial modifications of topography or vegetation removal should not be located or expanded in areas where damage to persons, property, and/or shoreline functions and processes is likely to occur.

Policy 7.7H: Trail links between shoreline parks and public access points should be encouraged for walking, bicycle riding and other non-motorized vehicle access where appropriate.

Policy 7.7I: Where appropriate, recreation facilities should incorporate public education regarding shoreline ecological functions and processes, the role of human actions on the environment and the importance of public involvement in shoreline management.

7.8 RESIDENTIAL DEVELOPMENT

Residential development includes single-family and multifamily development, camping clubs, mobile home parks, or the creation of new residential lots through subdivision or conversion from another use. All residential development, including residential development exempt from the shoreline permit requirements, should be consistent with the following policies.

Policy 7.8A: To the extent possible, planned unit developments should be encouraged within the shoreline area. Such developments should include clustering of dwelling units to reduce physical and visual impacts on shorelines and to reduce utility and road costs.

Policy 7.8B: Residential development should not result in a net loss of ecological functions. The following measures should be incorporated into applicable regulations: setbacks, buffers, density allowances, shoreline armoring, and vegetation conservation requirements.

Policy 7.8C: Residential development at a size and/or location that would cause significant ecological impacts should not be permitted.

Policy 7.8D: Subdivisions and conversions from non-residential uses should be encouraged to create lots of sufficient size and configuration to allow residences to be constructed without causing significant ecological impacts.

Policy 7.8E: Subdivisions should be encouraged not to locate any structure within close proximity of the immediate water's edge, and instead use this area as open space.

Policy 7.8F: Vegetation removal should be limited to the minimum necessary to accommodate permitted primary residential structures.

Policy 7.8G: Subdivisions should be encouraged to provide community or public physical and/or visual access to shorelines.

Policy 7.8H: Erosion and sedimentation control measures should be included as part of the development plans.

Policy 7.8I: Residential development should be planned and built to minimize the need for shoreline stabilization and flood hazard reduction measures.

Policy 7.8J: Single-family residences are identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment.

7.9 TRANSPORTATION AND PARKING

A road is a linear passageway for motor vehicles. The construction of roadways and parking associated with allowed uses can both support and limit access to shorelines. Such development can also impair the visual qualities of water-oriented vistas, expose soils to erosion, increase storm water runoff, and accelerate or retard development along shorelines.

Policy 7.9A: Whenever feasible, roads and parking should be located away from shorelines.

Policy 7.9B: Safe, reasonable and adequate circulation systems to, and through or over, shorelines should be provided and maintained.

Policy 7.9C: The impact on the natural shoreline environment should be considered when designing, locating and constructing roads and parking in the shoreline area. Impacts to shoreline ecological functions and processes should be mitigated to the maximum extent practicable.

Policy 7.9D: Parking facilities shall only be allowed as necessary to support an authorized use and should be located in upland areas away from the water's edge unless no practicable alternative exists.

Policy 7.9E: Road and transportation planning should make provisions for public transportation, pedestrian and bicycle access to the shorelines, where appropriate.

Policy 7.9F: Provisions should be made in highway and road design for compatible multiple uses, such as utility lines, pedestrian shore access, scenic pull-outs and view points.

Policy 7.9G: Transportation facilities should be located and designed to avoid impacts to public recreation and public access areas and to significant natural, historic, archaeological or cultural sites.

7.10 UTILITIES

Utilities are systems, services or facilities that produce, convey, store, or process various items including electricity, oil, gas, communications, sewage, water and the like. The installation of this apparatus necessarily disturbs the landscape but can be planned to have minimal visual and physical effect on the environment.

Policy 7.10A: Utility facilities should be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned uses.

Policy 7.10B: Utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities, that are non-water-oriented shall not be allowed within shoreline areas unless it can be demonstrated that no other feasible option is available.

Policy 7.10C: Multiple use corridors should be used as much as possible when locating utilities.

Policy 7.10D: After installation/maintenance projects on shorelines, banks should be replanted with native vegetation.

Policy 7.10E: The location of utilities should be chosen so as not to obstruct scenic views.

Policy 7.10F: Where possible, utilities should be placed underground to minimize impacts to the aesthetic qualities of the area.

Policy 7.10G: Utilities should be located in existing right-of-ways and corridors when possible.

Policy 7.10H: Utilities should be located and designed to avoid impacts to public recreation and public access areas and to significant natural, historic, archaeological or cultural sites.

8.0 SHORELINE MODIFICATION POLICIES

Shoreline modifications are related to construction of a physical element such as a dike, bulkhead, or fill. They can also include such activities as clearing and grading, or significant vegetation removal.

8.1 BOAT RAMPS

Boat ramps are permanent structures for launching watercraft. It is recognized that opportunities for development of boat ramps in the City of Everson are limited.

Policy 8.1A: Boat ramps are water-dependent uses and should be given priority for shoreline location.

Policy 8.1B: Boat ramps should be sited, designed and constructed to minimize adverse effects on the shoreline and shoreline resources.

Policy 8.1C: New boat ramps should only be allowed for water-dependent uses or public access.

Policy 8.1D: Land disturbance associated with boat ramp construction should be limited to the minimum necessary to accommodate the proposed use.

Policy 8.1E: New construction should be allowed only when it has been shown that a specific need exists to support the proposed use.

Policy 8.1F: Boat ramps should be designed and constructed to avoid or minimize impacts to critical habitat and should result in no net loss of ecological function, while contributing to public physical and visual access to and enjoyment of waters of the state.

8.2 DOCKS

A dock is a structure built over or floating upon the water, used as a landing place for marine transport or for recreational purposes. A concentration of docks along the shore can interfere with or prevent public use of the water surface. It is recognized that the development of docks within the City of Everson is unlikely.

Policy 8.2A: New docks and boat ramps should be allowed only for water-dependent uses or public access.

Policy 8.2B: Docks associated with a single family residence is considered a water-dependent use, provided that it is designed and used as a facility to access watercraft and other moorage facilities are not available or feasible. Moorage for water-related and water-enjoyment uses or shared moorage for multifamily use should be allowed as part of a mixed-use development or where they provide public access.

Policy 8.2C: Dock construction should be limited to the minimum necessary to accommodate the proposed use.

Policy 8.2D: New construction should be allowed only when it has been shown that a specific need exists to support the proposed use.

Policy 8.2E: Docks should be designed and constructed to avoid or minimize impacts to critical habitat and should result in no net loss of ecological function, while contributing to public physical and visual access to and enjoyment of waters of the state.

Policy 8.2F: Docks should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term.

8.3 DREDGING

Dredging is the removal of unconsolidated material (gravel, sand, and silt) or other earthen materials from the bottom of a water body, for navigational purposes, underwater crossings, obtaining fill material, or construction projects. If not adequately regulated, dredging has the potential to cause significant environmental harm.

Policy 8.3A: Dredging and dredging disposal should only be done in a manner that avoids significant ecological impacts.

Policy 8.3B: Dredging other than for flood control, channel maintenance, and habitat creation/enhancement purposes should not be permitted.

Policy 8.3C: Dredging should be prohibited unless all appropriate feasibility studies have been completed and reviewed.

Policy 8.3D: In those instances where dredging is permitted, the shoreline area should not be used as a disposal site for dredge spoils, unless such use would create or enhance habitat value.

Policy 8.3E: All proposals for dredging operations should be coordinated and consistent with plans, policies, guidelines, and regulations of federal, state, and/or local agencies.

8.4 LANDFILL and EXCAVATION

This category includes those activities that re-shape or change the character of the surface of the land. Activities covered by this section include land clearing, landscaping, excavation and grading or other earth moving projects.

Policy 8.4A: Landfill and excavation should only be permitted to the minimum extent necessary to accommodate an approved shoreline use or development.

Policy 8.4B: Landfill and excavation activities should be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes.

Policy 8.4C: Fills waterward of the ordinary high water mark shall be allowed only when necessary to support: water-dependent uses, public access, and other uses as outlined by WAC 173-26-231(3)(c). Unavoidable impacts should be mitigated to the maximum extent practicable.

Policy 8.4D: Landfill should be permitted in limited instances to restore uplands where recent erosion has rapidly reduced upland area, to build beaches and protective berms for shore stabilization or recreation, to restore or enhance degraded shoreline ecological functions and processes, or to moderately elevate low uplands to make such uplands more suitable for purposes consistent with this Program.

Policy 8.4E: These activities should have appropriate feasibility studies completed and reviewed. Factors such as total water surface reduction, impediment to water flow and circulation, reduction of water quality, and destruction of habitat should be considered before granting a permit.

Policy 8.4F: Fill should not be allowed where shore stabilization works would be required to maintain the materials placed.

Policy 8.4G: Erosion control best management practices should be utilized during construction. The perimeters of landfills and excavations should be landscaped or otherwise stabilized to retard soil erosion.

Policy 8.4H: Fill material should be of a quality that will not result in adverse impacts to water quality.

8.5 OUTDOOR ADVERTISING and SIGNS

Signs are publicly displayed boards whose purpose is to provide information, direction or advertising. Signs and billboards, because they are intended to be very visible, can have a great effect on the aesthetics of an area.

Policy 8.5A: No off-premise advertising signs or billboards should be permitted within the shoreline area.

Policy 8.5B: In general, signs should be constructed to minimize interference with visual access to the shoreline. Where such locations are available, signs should be constructed against existing buildings to minimize visual obstructions of the shoreline and water bodies.

Policy 8.5C: Size, height, density and lighting of signs should be compatible with adjacent shoreline uses.

Policy 8.5D: No off-premise advertising signs or billboards should be permitted within the shoreline area.

Policy 8.5E: Moving or flashing signs and neon lighting for signs within the shoreline area should be prohibited.

Policy 8.5F: Interpretive signage should be allowed and, where appropriate, encouraged within the shoreline area.

8.6 SHORELINE FLOOD PROTECTION

Shoreline flood protection refers to flood control structures along streamways and includes rip-rapping, and construction of levees and dikes, but excludes other shoreline stabilization work such as bulkheads and groins.

Policy 8.6A: The design, location and construction of shoreline flood protection features should be undertaken only if it minimizes alteration of the natural shoreline.

Policy 8.6B: Shoreline flood protection should minimize any intrusion on areas below the ordinary high water mark.

Policy 8.6C: Wherever possible, construction of shoreline flood protection structures should provide for protection, preservation and restoration of ecological functions and ecosystem-wide processes.

Policy 8.6D: Wherever possible, construction of shoreline flood protection facilities should provide opportunities for public access to the shoreline.

Policy 8.6E: New construction should be located and designed to avoid the need for new shoreline flood protection in the future.

8.7 SHORELINE HABITAT AND NATURAL SYSTEMS ENHANCEMENT PROJECTS

Shoreline habitat and natural systems enhancement projects include those activities proposed and conducted specifically for the purpose of establishing, restoring, or enhancing habitat for priority species in shorelines.

Policy 8.7A: Shoreline habitat and natural systems enhancement projects shall be encouraged where consistent with the City's restoration plan.

Policy 8.7B: Projects including modification of vegetation, removal of nonnative or invasive plants, shoreline stabilization, dredging, and filling, shall also be encouraged, provided that the primary purpose of such actions is clearly restoration of the natural character and ecological functions of the shoreline.

8.8 SHORELINE STABILIZATION

Shoreline stabilization includes actions taken to address erosion impacts to property, housing, businesses, or structures caused by natural processes. These can include both structural and nonstructural methods of stabilization. Nonstructural methods include setbacks, relocation of structures, ground water management, and planning and regulatory measures. Structural methods include shore defense works such as rip-rap, bulkheads and groins. Bulkheads are wall-like structures erected at bank edge, the purpose of which is to protect uplands or fills from erosion by moving water. Groins are wall-like structures extending from the bank, the purpose of which is to divert the natural longshore movement of materials and cause a beach to build on the drift side of the groin.

Policy 8.8A: Wherever possible, construction of shoreline stabilization should result in no net loss to ecological functions or ecosystem-wide processes.

Policy 8.8B: Shoreline stabilization should be constructed in a manner that will minimize alteration of the natural shoreline.

Policy 8.8C: New development should be located and designed to avoid the need for future shoreline stabilization to the extent feasible.

Policy 8.8D: New stabilization measures should not be allowed except when necessity is demonstrated and should only be allowed for the purpose of protecting existing upland areas and not for the purpose of creating new uplands.

Policy 8.8E: New or expanded structural shore stabilization should only be allowed when non-structural measures, vegetation planting, or on-site drainage improvements would be insufficient to achieve the identified objectives.

Policy 8.8F: Shore stabilization should not be permitted to unnecessarily interfere with public access to public shorelines, nor with other appropriate shoreline uses including, but not limited to, navigation, or private recreation.

Policy 8.8G: Wherever feasible, opportunities for public access should be incorporated into the design and construction of shoreline stabilization projects.

Policy 8.8H: The use of natural-appearing rock and other natural materials should be encouraged in construction of shoreline stabilization.

Policy 8.8I: Failing, harmful, unnecessary, or ineffective structures should be removed and, where appropriate, replaced. Where feasible, shoreline ecological functions and

processes should be restored using non-structural methods or less harmful long-term stabilization measures.

Policy 8.8J: Before locating groins, the effect of these structures on the movement of water and drift materials, on fish and wildlife, and on the aesthetic quality of the shoreline should be considered.

Policy 8.8K: Groins should only be allowed where necessary to support public access, shoreline stabilization or other public purpose.

8.9 SOLID WASTE DISPOSAL

Solid waste disposal includes collection, transport and disposal of all discarded or spent materials other than liquids such as sewage or wastewater. The shoreline is a particularly sensitive area and consequently especially susceptible to the environmental impacts that often accompany the operation of solid waste disposal facilities.

Policy 8.9A: Solid waste disposal facilities should not be permitted in the shoreline area.

Policy 8.9B: Solid waste transfer stations should only be allowed by conditional use within shoreline areas where no other feasible location exists.

**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM**

PART TWO

**SHORELINE MANAGEMENT REGULATIONS
Chapter 16.04 of the Everson Municipal Code**

EVERSON SHORELINE MANAGEMENT MASTER PROGRAM

PART TWO

SHORELINE MANAGEMENT REGULATIONS

CHAPTER 16.04 – SHORELINE MANAGEMENT [PART OF EVERSON DEVELOPMENT REGULATIONS]

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SECTION ONE: AUTHORITY AND PURPOSE

16.04.010 Authority.

This Chapter contains the Shoreline Management Program regulations of the City of Everson as adopted pursuant to and under the authority of the Shoreline Management Act, Chapter 90.58 RCW and WAC 173-26 (Part IV).

16.04.020 Purpose.

The purposes for which this Chapter has been developed include the following:

- A. To further the goals of the Shoreline Management Act.
- B. To implement a cooperative program of shoreline management between local and state government.
- C. To provide a framework of development regulations to implement the goals and policies of the Shoreline Management Element of the Everson Comprehensive Plan.
- D. To comply with the mandate established in the Shoreline Management Act that local governments develop and adopt local master programs to guide and regulate development on shorelines of the state.

16.04.025 Effective Date.

This Program and all amendments thereto shall become effective 14 days from the date of approval set forth in the Department of Ecology's written notice of final action.

SECTION TWO: DEFINITIONS

16.04.030 Definitions.

As used in this Chapter, unless the context requires otherwise, the following definitions and concepts shall apply. Word or phrases used in this Chapter that are not specifically defined below shall be interpreted to give them the meaning they have in common usage and to give this Chapter its most reasonable application.

ACT - Means the Shoreline Management Act, Chapter 90.58 RCW.

ADMINISTRATOR - Means the Mayor of Everson or designee.

AGRICULTURAL ACTIVITIES - Means agricultural uses and practices including, but not limited to: producing, breeding, or increasing agricultural products; rotating and changing 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 agricultural lands under production or cultivation.

AGRICULTURAL EQUIPMENT AND AGRICULTURAL FACILITIES - Include, but are not limited to:

1. 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;
2. Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands;
3. Farm residences and associated equipment, lands, and facilities; and
4. Roadside stands and on-farm markets for marketing fruit or vegetables.

AGRICULTURAL LANDS - Means those specific land areas on which agricultural activities are conducted as of the adoption date of a local shoreline master program pursuant to WAC 173-26 as evidenced by aerial photography or other documentation. After the effective date of the this master program, land converted to agricultural use is subject to compliance with the requirements of the this master program.

AGRICULTURAL PRODUCTS - Means products including, but 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 twenty 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.

AQUACULTURE - Means the culture or farming of food fish, shellfish or other aquatic plants and animals for human consumption. Aquaculture does not include the harvest of free-swimming fish or the harvest of shellfish not artificially planted or maintained.

ARCHAEOLOGICAL RESOURCE/SITE - Means 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.

ARCHAEOLOGIST - Means a person who has designed and executed an archaeological course of study and has been awarded an advanced degree in archaeology, anthropology, or history or other germane discipline with a specialization in archaeology, and who has at least two (2) years of experience, including at least one (1) year of supervised field experience.

ASSOCIATED WETLAND - Means wetlands that are in proximity to tidal waters, lakes, rivers or streams that are subject to the Shoreline Management Act and either influence or are influenced by any such water body. Factors used to determine proximity and influence include but are not limited to: location contiguous to a shoreline water body, formation by tidally influenced geo-hydraulic processes, presence of a surface connection including through a culvert or tide gate, location in part or whole within the 100 year floodplain of a shoreline, periodic inundation, and/or hydraulic continuity.

AVERAGE GRADE - Means the average of the natural existing topography of the portion of the lot, parcel, or a tract of real property which will be directly under the proposed building or structure: PROVIDED, that in the case of structures to be built over the water, average grade shall be the elevation of the ordinary high water mark. Calculation of the average grade shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure.

BUFFER - Means an upland land area adjacent to a river, stream or wetland that protects the water feature from human disturbance by providing separation between the water feature and the surrounding upland area. A buffer shall be measured horizontally from the wetland edge or ordinary high water mark where appropriate.

CHANNEL MIGRATION ZONE (CMZ) - Means the area along a river within which the channel 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 surrounding features.

CITY - Means the City of Everson.

CLEARING - Means the destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

CONDITIONAL USE - Means a use, development, or substantial development which is classified as a conditional use or which is not classified within the applicable Master Program.

CRITICAL AREAS - Means the following areas and ecosystems (a) wetlands; (b) areas with critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

DEPARTMENT - Means the Washington State Department of Ecology.

DEVELOPED SHORELINES - Means those shoreline areas that are characterized by existing development or structures located within shoreline jurisdiction.

DEVELOPMENT - Means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use, at any state of water level, of the surface of the waters overlying lands subject to Chapter 90.58 RCW. "Development" does not include: 1) forest practices that only

involve timber cutting; and 2) dismantling or removing structures if there is no other associated development or redevelopment.

DEVELOPMENT REGULATIONS - Means the controls placed on development or land use by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, all portions of a shoreline master program other than goals and policies approved or adopted under chapter 90.58 RCW, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto.

DIKE - Means an embankment, usually placed within or near the edge of a flood plain, to protect adjacent lowlands from flooding.

DISPOSAL FACILITIES - Means the location and facilities where any final treatment, utilization, processing, or depository of solid waste occurs.

ECOLOGICAL FUNCTIONS - Means the work performed or 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.

ECOSYSTEM-WIDE PROCESSES - Means the suite of naturally occurring physical and geologic processes of erosion, transport and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

EMERGENCY ACTIVITIES - Means those activities that require immediate action within a time too short to allow full compliance with this program due to an unanticipated and imminent threat to public health, safety or the environment. Emergency construction does not include development of new permanent protective structures where none previously existed.

ENVIRONMENT, SHORELINE - Means a geographic area identified and governed by these regulations as shown on the Official Shoreline Map.

EXEMPT DEVELOPMENT - Means a use or development activity that is not a substantial development and that is specifically listed as exempt from the substantial development permit requirement in WAC 173-27-040, but which must otherwise comply with applicable provisions of the act and this master program.

EXISTING AND ONGOING AGRICULTURE - Means agricultural activities in existence and ongoing as of the effective date of this Ordinance.

FAIR MARKET VALUE - Means the open market bid price for conducting the work, using the equipment and facilities, and purchase of goods, services and materials necessary to accomplish a 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.

FEASIBLE - Means, for the purpose of this chapter, that an action, such as a development project, mitigation, or preservation requirements, meets all of the conditions outlined in WAC 173-26-020(15).

FILL - Means 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.

FLOOD PLAIN - Is synonymous with the one-hundred year flood plain and means that land area susceptible to inundation with a one percent chance of being equaled or exceeded in any given

year. The limit of this area shall be based upon flood ordinances regulation maps or a reasonable method which meets the objectives of the act.

FLOODWAY, SHORELINE - Means those portions of a floodplain established and shown as floodways in federal emergency management agency flood insurance rate maps or floodway maps; PROVIDED that, floodways shall not include areas protected from flooding by flood control devices maintained or licensed by a government agency.

GEOTECHNICAL REPORT OR GEOTECHNICAL ANALYSIS - Means 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 - Means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

GUIDELINES - Means those standards adopted by the department to implement the policy of chapter 90.58 RCW for regulation of use of the shorelines of the state prior to adoption of master programs. Such standards shall also provide criteria for local governments and the department in developing and amending master programs.

HEIGHT - Means the distance as measured from the average grade level to the highest point of a structure excluding appurtenance such as chimneys and antennas and similar appurtenances, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines.

HEARINGS BOARD - Means the State Shoreline Hearings Board established by RCW 90.58.

HISTORIC SITE - Means those sites that are eligible or listed on the Washington Heritage Register, National Register of Historic Places or any locally developed historic registry.

MITIGATION PLAN - Means a detailed plan indicating actions necessary to mitigate adverse impacts to critical areas.

MIXED USE DEVELOPMENT - Means a combination of uses within the same building or site as a part of an integrated development project with functional interrelationships and coherent physical design.

NATIVE VEGETATION - Means plant species that are indigenous to Whatcom County and the local area.

NATURAL OR EXISTING TOPOGRAPHY - Means the topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or landfill

NONWATER-ORIENTED USES - Means those uses that are not water-dependent, water-related, or water-enjoyment.

NON-CONFORMING USE, DEVELOPMENT OR STRUCTURE - Means a shoreline use, development or structure which was lawfully constructed or established prior to the effective date of the act or this program or amendments thereto, but which does not conform to present regulations or standards of the program or policies of the act.

ORDINARY HIGH WATER MARK (OHWM) - Means 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 exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by this jurisdiction or the department: PROVIDED, That in any area where the ordinary high water mark cannot be found, the OHWM adjoining saltwater shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water.

PARTY OF RECORD - Means all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail.

PERMIT - Means any substantial development permit, variance permit, conditional use permit, or revision authorized under chapter 90.58 R.C.W.

PERSON - Means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local government unit however designated, or Indian Nation or tribe.

PRIMARY ASSOCIATION - Means the use of a habitat area by a listed or priority species for breeding/spawning, rearing young, resting, roosting, feeding, foraging, and/or migrating on a frequent and/or regular basis during the appropriate season(s) as well as habitats that are used less frequently/regularly but which provide for essential life cycle functions such as breeding/nesting/spawning.

PRIORITY HABITAT – Means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

1. Comparatively high fish or wildlife density;
2. Comparatively high species diversity;
3. Fish spawning habitat;
4. Important wildlife habitat;
5. Important fish or wildlife seasonal range;
6. Important fish or wildlife movement corridor;
7. Rearing and foraging habitat;
8. Refugia habitat;
9. Limited availability;
10. High vulnerability to habitat alteration; or
11. Unique or dependent species.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife. A priority habitat may also be described by a successional stage. Alternatively, it may also consist of a specific habitat element of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife species.

PRIORITY SPECIES – Means species requiring protective measure and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the listed criteria below, consistent with WAC 173-26-020(29).

1. State-listed or state proposed species.
2. Vulnerable aggregations.
3. Species of recreation, commercial, and/or tribal importance.

4. Species listed under the federal Endangered Species Act (ESA) as either proposed, threatened, or endangered.

PUBLIC INTEREST - Means the interest shared by the citizens of the state or community at large in the affairs of government or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development.

QUALIFIED PROFESSIONAL OR CONSULTANT - Means a person with experience and training with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, soil science, engineering, environmental studies, fisheries, geology, geomorphology or related field, and related work experience.

REGULATED ACTIVITY - Means:

1. The removal, excavation, grading or dredging of soil, sand, gravel, minerals, organic matter or material of any kind;
2. The dumping, discharging or filling with any material;
3. The draining, flooding or disturbing of the water level or water table;
4. The driving of pilings;
5. The placing of obstructions;
6. The construction, reconstruction, demolition or expansion of any structure;
7. The destruction or alteration of vegetation through clearing, harvesting, shading, intentional burning or planting of vegetation that would alter the character of a wetland, river or stream; provided, that these activities are not part of a forest practice governed under Chapter 76.09 RCW and its rules; or
8. Any activity that results in a change of water temperature, a change of physical or chemical characteristics of wetland water sources, including quantity, or the introduction of pollutants.

RESTORE, RESTORATION, OR ECOLOGICAL RESTORATION – Means the reestablishment 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.

RIP RAP - Means dense, hard, angular rock free from cracks or other defects conducive to weathering used for revetments, bulkheads or other flood control works.

RIPARIAN CORRIDOR OR AREA - Means the area adjacent to a water body (stream, lake or marine water) that contains vegetation that influences the aquatic ecosystem, nearshore area and/or and fish and wildlife habitat by providing shade, fine or large woody material, nutrients, organic debris, sediment filtration, and terrestrial insects (prey production).

SHALL - Means a mandate; the action must be done.

SHORELANDS - Means:

1. Those lands extending landward for 200 feet in all directions from the Nooksack River, as measured on a horizontal plane from the ordinary high water mark; and
2. Floodways and those floodplains within two hundred (200') feet of such floodways; and
3. Wetlands lying within the 100-year floodplain that are associated with and hydrologically connected to the Nooksack River.

SHORELINE MASTER PROGRAM OR MASTER PROGRAM - Means the Shoreline Management Master Program of the City of Everson. The Everson Shoreline Master Program is comprised of two parts: the Shoreline Management Element of the Everson Comprehensive Plan and the regulations contained or referenced in this Chapter.

SHORELINE MODIFICATIONS – Means 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, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

SHORELINES OF THE STATE - Means all of the water areas of the state as defined in RCW 90.58.030, and their associated shorelands, together with the lands underlying them except:

1. Shorelines of statewide significance;
2. Shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second (20 c.f.s.) or less and the wetlands associated with such upstream segments; and
3. Shorelines on lakes less than twenty (20) acres in size and wetlands associated with such small lakes.

SHORELINES, SHORELINE AREAS, or SHORELINE JURISDICTION - Means all “shorelines of the state,” “shorelines of statewide significance” and “shorelands” as defined in RCW 90.58.020.

SHORELINES OF STATEWIDE SIGNIFICANCE – Means the natural rivers or segments as follows: any west of the crest of the Cascade range downstream of a point where the mean annual cubic is measured at one thousand cubic feet per second or more. For the City of Everson, this includes the full length of the Nooksack River within City jurisdiction.

SHOULD - Means the particular action is required unless there is a demonstrated, compelling reason, based on the policy of the Shoreline Management Act and this master program, against taking the action.

SIGNIFICANT VEGETATION REMOVAL – Means the removal or alteration of vegetation by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by vegetation. The removal of invasive or noxious weeds and tree pruning not affecting ecological functions do not constitute significant vegetation removal.

SOLID WASTE - Means all putrescible and non-putrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities.

STATEMENT OF EXEMPTION - Means a written statement by the Administrator that a particular development proposal is exempt from the substantial development permit requirement and is generally consistent with this Program and the policy of the Act.

STREAMWAY - Means a river or stream’s central runoff corridor including all wet and dry channels, together with adjacent point-bars, channel-bars, and islands which are wetted or surrounded by stream flow at bank full stage. The streamway is measured from outside bank edge to outside bank edge.

STRUCTURE - Means 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 - Means any development of which the total cost or fair market value exceeds \$8,504.00, or as this amount is hereafter adjusted for inflation pursuant to RCW 90.58.030(3)(e), or any development which materially interferes with normal public use of the water or shorelines of the state; EXCEPT that the classes of development listed under Section 16.04.090(A) (1) through (16) shall not be considered substantial developments.

SUBSTANTIALLY DEGRADE – Means to cause significant ecological impact.

SWAMP - Means a tract of low-lying land saturated with moisture and usually overgrown with vegetation.

THREATENED OR ENDANGERED SPECIES - Means those native species that are listed as threatened or endangered species under the federal Endangered Species Act, or that are listed in rule by the Washington State Department of Fish and Wildlife as threatened or endangered.

UPLAND - Means dry lands landward of the OHWM or delineated wetland edge.

VARIANCE - Means an adjustment in the application of this Program's regulations to a particular site to grant relief from the specific bulk, dimensional, or performance standards set forth in this Program.

VEGETATION CONSERVATION AREA - Means areas adjacent to the Nooksack River where native vegetation is to be protected or restored to support the habitat of threatened and endangered species. Vegetation conservation areas shall include required stream and wetland buffers and those areas within the Natural Shoreline Environment.

VESSEL - Means ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with the normal public use of the water.

VIEW - Means a confined view such as may occur by looking through a window, tunnel, or framed by vegetation and/or structures.

WATER-DEPENDENT USE - Means a use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.

WATER-ENJOYMENT USE - Means a recreational use or other use that facilitates public access to, or enjoyment of, 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. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

WATER-ORIENTED USE - Refers to any combination of water-dependent, water-related, and/or water-enjoyment uses and serves as an all encompassing definition for priority uses established under the Act.

WATER QUALITY – Means the physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics.

WATER-RELATED USE - Means a use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent on 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.

WETLANDS - Means 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.

16.04.040 Tense and Number.

When consistent with the context, words used in the present tense shall include the future; the singular shall include the plural and the plural the singular.

16.04.050 Interpretation.

As used in this Chapter, the words “shall” and “must” are mandatory and the words “should” and “may” are permissive.

SECTION THREE: APPLICABILITY

16.04.060 Geographic Jurisdiction.

The provisions of this Master Program shall apply to all shorelines within the corporate limits of the City of Everson. The location and extent of known shoreline jurisdiction are shown on the Official Shoreline Map. Shoreline jurisdiction includes the water area of the Nooksack River, together with the lands under lying the Nooksack Rive, and:

- A. Lands within 200 feet of the ordinary high water mark of the Nooksack River:
- B. Floodways adjacent to the Nooksack River and those portions of the 100-year floodplain within 200 feet of such floodways;
- C. Wetlands within the 100-year floodplain that are associated with and hydrologically connected to the Nooksack River.

16.04.070 Application to Persons.

This program shall apply to every person as defined in Section 16.04.030 EMC.

16.04.080 Application to Development, Use and Modification.

- A. Except as noted in this Section, this program shall apply to any development as defined in Section 16.04.030 EMC and to any use or modification of areas within shoreline jurisdiction. All development and use of shorelines of the state shall be carried out so as to be consistent with this program and the policy of the Act, whether or not a shoreline permit is required.
- B. No substantial development as defined in Section 16.04.030 EMC shall be undertaken by any person on shorelines without first obtaining a shoreline permit from the City of Everson; PROVIDED that, such a permit shall not be required for the activities identified under Section 16.04.090 EMC.
- C. No authorization to undertake use or development on shorelines of the state shall be granted unless upon review, the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and this master program.
- D. Areas and uses in those areas that are under exclusive federal jurisdiction as established through federal or state statutes are not subject to the jurisdiction of chapter 90.58 RCW. All nonfederal developments and uses undertaken on federal lands and on lands subject to nonfederal ownership, lease, or easement, even though such lands may fall within the external boundaries of a federal ownership are subject to this Chapter. Direct federal agency activities affecting the uses or resources subject to the Act are subject to review for consistency with the Shoreline Management Act by the WA state department of Ecology through the Washington state coastal zone management program.
- E. This program shall not apply to:
 - 1. Pursuant to RCW 90.58.355, remedial activities undertaken to comply with a United States Environmental Protection Agency Superfund-related order, or a Washington Department of Ecology order pursuant to the Model Toxics Control Act, chapter 70.105D RCW.
 - 2. Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 30.58.355, any person installing site improvements for stormwater treatment in an existing boatyard facility to meet requirements of a national pollutant discharge

elimination system stormwater general permit.

3. 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.
 4. Pursuant to RCW 90.58.045 regarding environmental excellence program agreements, notwithstanding any other provision of law, any legal requirement under the Shoreline Management Act, including any standard, limitation, rule, or order is superseded and replaced in accordance with the terms and provisions of an environmental excellence program agreement, entered into under chapter 43.21K RCW.
 5. The holder of a certification from the governor pursuant to chapter 80.50 RCW shall not be required to obtain a permit under chapter 90.58 RCW
- F. Pursuant to RCW 90.58.140(12), a permit is not required in order to dispose of dredged materials at a disposal site approved through the cooperative planning process referenced in RCW 79.105.500, provided the dredged material disposal proponent obtains a valid site use authorization from the Dredged Material Management Program office within the Department of Natural Resources

16.04.090 Exempt Activities.

- A. A substantial development permit shall not be required for the following activities. Those activities identified under Subsections (1) through (17) are specifically exempted from the substantial development permit requirement pursuant to RCW 90.58.030(3)(9e) and WAC 173-27.040.
1. Any development of which the total cost or fair market value, whichever is higher, does not exceed eight thousand five hundred and four dollars or as this dollar value is adjusted for inflation pursuant to RCW 90.58.030(3)(e),, if such development does not materially interfere with the normal public use of the water or shorelines of the state. For the purposes of determining whether or not a shoreline substantial development permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 and this master program. The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;
 2. Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;

3. Construction of the normal protective bulkhead common to single-family residences. A "normal protective" bulkhead includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one cubic yard of fill per one foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the department of fish and wildlife;
4. Emergency construction necessary to protect property from damage by the elements. An "emergency" is 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 this chapter. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to chapter 90.58 RCW, these regulations, or the local master program, obtained. All emergency construction shall be consistent with the policies of chapter 90.58 RCW and the local master program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;
5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels: Provided, That a feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;
6. Construction or modification, by or under the authority of the Coast Guard or a designated port management authority, of navigational aids such as channel markers and anchor buoys;
7. Construction on shorelands by an owner, lessee, or contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof,

- other than requirements imposed pursuant to RCW 90.58. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. Normal appurtenances include a garage; deck; driveway; utilities; fences; and grading which does not exceed two hundred fifty cubic yards (except to construct a conventional drainfield);
8. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multiple family residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if the fair market value of the dock does not exceed ten thousand dollars. However, if subsequent construction having a fair market value exceeding two thousand five hundred dollars occurs within five years of the completion of the prior construction, the subsequent construction shall be considered a substantial development;
 9. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water for the irrigation of lands;
 10. The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;
 11. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed or utilized primarily as a part of an agricultural drainage or diking system;
 12. Any project with a certification from the governor pursuant to RCW 80.50;
 13. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this Program, if:
 - a. The activity does not interfere with the normal public use of the surface waters;
 - b. The activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
 - c. The activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;
 - d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to ensure that the site is restored to preexisting conditions; and
 - e. The activity is not subject to the permit requirements of section 90.58.550 RCW.
 14. The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the department of agriculture or the department of ecology jointly with other state agencies under chapter 43.21C RCW;
 15. Watershed restoration projects as defined herein.

- i. "Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:
 - (A) A project that involves less than ten miles of streamreach, in which less than twenty-five cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;
 - (B) A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
 - (C) A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream;
 - ii. "Watershed restoration plan" means a plan, developed or sponsored by the department of fish and wildlife, the department of ecology, the department of natural resources, the department of transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act.
16. A public or private project that is designed to improve fish or wildlife habitat or fish passage, when all of the following apply:
- (i) The project has been approved in writing by the department of fish and wildlife;
 - (ii) The project has received hydraulic project approval by the department of fish and wildlife pursuant to chapter 77.55 RCW; and
 - (iii) The local government has determined that the project is substantially consistent with the local shoreline master program. The local government shall make such determination in a timely manner and provide it by letter to the project proponent.
17. The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with disabilities act of 1990 or to otherwise provide physical access to the structure by individuals with disabilities.
- B. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exempt from the substantial development permit process.
- C. An exemption from the substantial development permit requirements shall not be construed as an exemption from any other requirement of this program or the Act including, if applicable, the requirement for a shoreline variance or conditional use permit or to comply with any other applicable regulation. To be authorized as an exempt

activity, the proposed use, development or modification must be consistent with the policies and regulatory provisions of this Program and the Act.

- D. The burden of proving that a development or use is exempt is on the applicant or proponent of the proposed action.
- E. If any part of a proposed development is not eligible for exemption, then a substantial development permit shall be required for the entire project.

16.04.100 Statement of Exemption.

- A. The Administrator is hereby authorized to issue statements of exemption, upon request, for developments which qualify under one or more of the exemptions in Section 16.04.090 or which are otherwise found to be exempt from the permit requirements of this program. The statement shall be in writing and shall indicate the specific exemption of this Program that is being applied to the development, and shall provide a summary of the Administrator's analysis of the consistency of the project with this Program and the Act. As appropriate, such statements of exemption shall contain conditions and/or mitigating measures of approval to achieve consistency and compliance with the provisions of the Program and Act. A denial of an exemption shall be in writing and shall identify the reason(s) for the denial. The Administrator's actions on the issuance of a statement of exemption or a denial are subject to appeal pursuant to Section 16.04.210 of this chapter.
- B. No statement of exemption from the substantial development permit process is required for developments normally exempt by Section 16.04.090 EMC unless specifically required elsewhere in this program, PROVIDED however that a statement of exemption shall be obtained from the Administrator prior to beginning development on shorelines under the jurisdiction of this program if the development includes construction or expansion of a structure or clearing or grading activities, or if the Administrator determines that uncertainty exists about the exemption status of the development.
- C. Whenever an exempt activity also requires a permit from the U.S. Army Corps of Engineers, a statement of exemption shall be sent to the applicant and the Department of Ecology pursuant to WAC 173-27-150.

16.04.110 Relationship to Other Local Regulations.

- A. Obtaining a shoreline permit or statement of exemption for a development or use does not excuse the applicant from complying with any other local statutes or regulations applicable to such development or use.
- B. Where both are applicable, a building permit shall not be issued until a shoreline permit is granted; provided that, any such permit issued by the Building Official shall be subject to the same terms and conditions which apply to the shoreline permit.
- C. Where other local permits or approvals are required, such as for zoning conditional uses, variances or subdivisions, the Administrator of those permits or approvals shall attach conditions to such permits or approvals as are required to ensure that the developments are consistent with this Program.

16.04.120 Relationship to Other State and Federal Laws.

Obtaining a shoreline permit or statement of exemption for a development or use shall not excuse the applicant from complying with any other state, regional, or federal statutes or regulations applicable to such development or use.

16.04.130 Liberal Construction.

As provided for in RCW 90.58.900, the Shoreline Management Act is exempt from the rule of strict construction; the Act and this program shall therefore be liberally construed to give full effect to the purposes, goals, objectives and policies for which the Act and this Program were enacted and adopted, respectively.

16.04.140 Nonconforming Development.

- A. Nonconforming developments may be continued. If the nonconforming use of a conforming or nonconforming building or structure is discontinued for twelve consecutive months or for twelve months during any two-year period, the nonconforming use right shall expire and any subsequent use shall be conforming, provided that a subsequent conforming use of a nonconforming building or structure shall only be allowed as a conditional use.
- B. A nonconforming use housed in a nonconforming building or structure shall not be changed to another nonconforming use. The change of a nonconforming use housed in a conforming building or structure to a different nonconforming use may be allowed as a conditional use, provided that the conforming status of the building or structure is not affected by the change of use, and only upon a finding that:
 - i. No reasonable alternative conforming use is practical; and
 - ii. The proposed use will be at least as consistent with the policies and provisions of the act and this master program and as compatible with the uses in the area as the preexisting use.

Conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of the this master program and the act and to assure that the sue will not become a nuisance or a hazard.

- C. Non-conforming structures may be maintained, repaired, renovated, or remodeled to the extent that non-conformance with the standards and regulations of this Program is not Increased; provided that nonconforming structures which are moved, any distance, must be brought into conformance with the requirements of this program.
- D. The expansion of a nonconforming use may be permitted as a conditional use provided that the expansion does not result in new structures that are nonconforming or result in an increase in the nonconformity of existing structures.
- E. The expansion of a nonconforming building or structure that contains a conforming use may be permitted as a conditional use, provided that the enlargement does not increase the extent of non-conformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.
- F. A nonconforming single family residence damaged by any means, other than by a purposeful act of demolition by the owner or his agent, may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, so long as restoration is completed within one year of the date of final resolution of all legal actions ensuing from the damage. Non-conforming structures other than single family residences which are damaged to an extent not exceeding seventy-five percent replacement cost of the original structure may be reconstructed in the same manner as set forth above for single family residences provided the restoration is completed within one year of the date of final resolution of all legal actions ensuing from the damage.
- G. 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.

- H. A structure which 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.

16.04.150 Property Rights.

- A. This Program shall not be construed as altering existing law on access to or trespass on private property.
- B. This Program shall not be construed as granting the general public any right to enter private property without permission of the owner.
- C. The permit procedures and enforcement provisions of the Shoreline Master Program shall be implemented in a manner consistent with relevant constitutional limitations on the regulation of private property.

SECTION FOUR: SHORELINE PERMITS

16.04.160 Permit Procedure.

- A. The City Council of the City of Everson is vested with the authority to hold public hearings, make final decisions on permit applications and establish permit conditions related to shoreline management within the City of Everson pursuant to this Program.
- B. The Mayor of the City of Everson, or his or her designee, shall be the Administrator of rules and regulations pertaining to shoreline management contained in or referenced in this Chapter and may prepare and require the use of such forms as are essential to its administration.
- C. The Administrator is authorized by the City Council to make determinations regarding applications for shoreline exemptions and to approve, deny or approve with conditions all such applications. The City Council retains the authority to make decisions and establish conditions regarding shoreline substantial development permit, shoreline conditional use permit and shoreline variance applications.
- D. A shoreline permit shall be applied for on forms provided by the Administrator. At a minimum, such applications shall include the following information:
 - 1. The name, address and phone number of the applicant;
 - 2. The name, address and phone number of the applicant's representative;
 - 3. The name, address and phone number of the property owner, if different than the applicant;
 - 4. The address, location and legal description of the property that is the subject of the proposed development;
 - 5. The name of the shoreline (water body) that the site of the proposed development is associated with;
 - 6. A general description of the subject property as it now exists including its use, physical and ecological characteristics, improvements and structures;
 - 7. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical and ecological characteristics;
 - 8. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties;
 - 9. A description of the proposed development, including detailed descriptions of all project components;
 - 10. A statement indicating the proposed development's fair market value,
 - 11. A description of the proposed development's anticipated impacts to on-site vegetation, topography and natural systems and processes;
 - 12. A site plan or plans showing the existing and proposed conditions of the property, including showing the locations of the property boundary, the ordinary high water mark, any critical areas, existing and proposed development, existing vegetation, proposed vegetation alterations and landscaping, existing and proposed site contours, and existing and proposed structures; provided that, the ordinary high water mark 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 ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan; and provided further that where the ordinary high water mark is neither adjacent to or within the boundary of the project,

- the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline;
13. A statement describing the anticipated impacts of the proposed development on views, critical areas, and shoreline functions and processes;
 14. A statement explaining how the proposed development is consistent with the policies of the Shoreline Management Act, the goals and policies of the Shoreline Management Element of the Everson Comprehensive Plan, and the Shoreline Regulations contained or referenced in this Chapter; and
 15. The signature of the applicant and the property owner if different than the applicant.
- E. The applicant shall complete the application form, return the application to the City Clerk along with the following:
 1. A listing of the names and addresses of owners of property within three hundred feet from the proposed development;
 2. A completed SEPA environmental checklist, if required; and
 3. Payment of the appropriate fees.
 - F. Upon receipt of a properly completed application, the City Clerk shall provide for permit processing and notification consistent with WAC 173-27-110 pursuant to the permit administration procedures contained in Chapter 16.01 EMC, except as modified by this chapter.
 - G. At a minimum, a thirty (30) day comment period shall be provided following notification prior to consideration of the matter and final action by the City Council.
 - H. Notice of the final action on a permit application, whether it is an approval, a denial or a revision, shall be provided to the applicant and all parties of record and shall be filed with the Department of Ecology in the manner set forth in WAC 173-27-130. Filing with the Department shall include submittal of a completed Permit Data Sheet and Transmittal Letter substantially in the form set forth in WAC 173-27-990 (Appendix A).
 - I. The final decision regarding a substantial development permit application shall be made by the City Council. The final decision regarding a shoreline conditional use or variance permit application shall be made by the Department following receipt of the City Council's decision.

16.04.170 Substantial Development Permit Criteria.

- A. A Shoreline Substantial Development Permit shall be granted only if the development is consistent with the Shoreline Management Act and all regulations and policies of this Program appropriate to the type of use and the designated shoreline environment in which it is located.
- B. Consistency with this Everson Shoreline Management Master Program shall include consistency with the applicable goals and policies contained in the Shoreline Management Element of the Everson Comprehensive Plan AND compliance with all applicable provisions of this Chapter, including the Shoreline Environment Designation Requirements contained in Sections 16.04.220 through .440, the General Requirements contained in Sections 16.04.450 through .490, and the Specific Use and Modification Regulations contained in Sections 16.04.530 and 16.04.540. Applicants for permits under this section have the burden of proving that a proposed substantial development is consistent with the applicable criteria before a permit is granted.

16.04.180 Conditional Use Permit Criteria.

- A. The purpose of a conditional use permit is to allow greater flexibility in the application of the use regulations of this program in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached by the city or the Department of Ecology to prevent undesirable effects of the proposed use and/or to ensure consistency of the project with the act and this master program.
- B. Uses which are classified or set forth in this program as conditional uses may be authorized provided the applicant can demonstrate all of the following:
 - 1. That the proposed use is consistent with the policies of RCW 90.58.020 and the provisions of this program;
 - 2. That the proposed use will not interfere with the normal public use of public shorelines;
 - 3. That the proposed use of the site and design of the project are compatible with other permitted uses within the area;
 - 4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 - 5. That the public interest suffers no substantial detrimental effect.
- C. Other uses which are not classified or set forth in this program 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 this master program.
- D. Uses which are specifically prohibited and named by this program may not be authorized.
- E. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like action in the area such that if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

16.04.190 Variance Permit Criteria.

- A. The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in this program where there are extraordinary or unique circumstances relating to the physical character or configuration of the property such that the strict implementation of this program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.
- B. Variance permits shall be granted in a circumstance where denial of the permit will result in a thwarting of the policy enumerated in RCW 90.58.020, and in all such instances extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.
- C. Variance permits may be authorized provided the applicant demonstrates all of the following:

For developments and/or uses located landward of the OHWM or outside of a wetland

1. That the strict application of the bulk, dimensional or performance standards set forth in this program precludes or significantly interferes with a reasonable use of the property not otherwise specifically prohibited by this program;

For developments and/or uses located waterward of the OHWM or within a wetland

2. That the strict application of the bulk, dimensional or performance standards set forth in this program precludes all reasonable use of the property not otherwise specifically prohibited by this program;

For all developments and/or uses

3. That the hardship addressed in this section 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 this program, and not from deed restrictions, the actions of the applicant or other similar circumstance;
 4. That the design of the project is compatible with other permitted activities in the area and will not cause adverse impacts to adjacent properties or the shoreline environment;
 5. That the requested variance permit does not constitute a grant of special privilege not enjoyed by other properties in the area, and is the minimum necessary to afford relief;
 6. That the public rights of navigation and use of the shorelines will not be adversely affected, and
 7. That the public interest will suffer no substantial detrimental effect.
- D. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area such that if variances were granted to other developments in the area where similar circumstances exist the total of the variances shall remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects on the shoreline environment.
- E. Variances from the specific use regulations set forth in this program are prohibited.

16.04.200 Permit Conditions, Expiration, Rescission and Revision.

- A. In granting, revising or extending a shoreline permit, the City may attach such conditions, modifications, or restrictions thereto regarding the location, character, and other features of the proposed development deemed necessary to assure that the development will be consistent with the permit criteria set forth in Sections 16.04.170, .180 and .190 of this Program and with the provisions of the State Environmental Policy Act, RCW 43.21C.
- B. Development pursuant to a shoreline permit of any type shall not be authorized nor commenced until 21 days from the "date of filing" as defined in RCW 90.58.140(6) or until all review proceedings initiated within the 21 days from the date of such filing have terminated.
- C. Construction authorized pursuant to a shoreline permit of any type shall be commenced or, where no construction is involved, the use or activity shall be commenced within two years from the effective date of the permit as defined in WAC 173-27-090(4) and shall be completed within five years from the effective date; PROVIDED, the City Council may authorize a one-year extension to either or both of these timing requirements based on reasonable factors if a request for extension has been filed before the expiration date

and notice of the proposed extension is given to parties of record on the permit and to the Department of Ecology.

- D. Date of Filing. The Date of Filing is defined as the following:
1. The date the Department receives the City's final decision on the permit application; or
 2. With respect to applications for conditional use or variance that have been approved by the City, the date the decision by the Department is transmitted by the Department to the City.
- E. Permit Rescission. Any permit may, after a hearing with adequate notice to the permittee and the public, be rescinded by the issuing authority upon the finding that the permittee has not complied with conditions of the permit.
- F. Permit Revisions. Requests for revisions to substantial development, conditional use and variance permits shall be submitted and reviewed consistent with this section and WAC 173-27-100. A permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which was approved in the permit. Changes are substantive if they materially alter the project in a manner that relates to its conformance to the terms and conditions of the permit, this master program and/or the policies and provisions of the Act.
1. An applicant seeking to revise a permit shall submit a description of the proposed revision along with accompanying plans and any other information demonstrating that the proposed revision is consistent with the requirements set forth in this subsection.
 2. If the Administrator determines that the proposed changes are within the scope and intent of the original permit, as defined under WAC 173-27-100(2), and are consistent with this program and the Act, the Administrator may approve the revision.
 3. If the Administrator determines that the sum of the proposed revision and all previously approved revisions is not consistent with the requirements in subsection (2), the Administrator shall require that the applicant apply for a new permit.
 4. For each approved permit revision, the Administrator shall transmit said revised permit to the Department and notify parties of record consistent with the provisions set forth under subsection 16.04.160(H) of this program.
 5. If the original permit involved a conditional use or variance, the Administrator shall submit the revision to the Department for final approval, approval with conditions, or denial, and said revision shall state that it is being submitted to the Department for final action. The Department shall render and transmit to the City and the applicant its final decision within fifteen days of the date of its receipt of the submittal from the City. The Administrator shall notify parties of record of the department's final decision.
 6. The effective date of a revised permit for substantial development shall be the date of final decision by the Administrator. The effective date for a revised conditional use or variance permit shall be the date of final action by the Department.
 7. Appeals regarding final decisions on permit revisions shall be filed consistent with section 16.04.210 of this master program.

16.04.210 Appeals.

- A. Any person aggrieved by the granting, denying or rescinding by the City of Everson of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit or Shoreline Variance Permit may appeal the action of the City to the State Shoreline Hearings Board by filing a request for review within twenty-one (21) days of the date of filing of the permit. The procedure for filing a request for review is set forth in RCW 90.58.180.
- B. Appeals of decisions and determinations made by the Administrator in the administration of this Program shall be filed and processed consistent with the procedures established under Section 16.01.160 of the Everson Municipal Code.

16.04.215 Enforcement.

- A. Enforcement action by the City may be taken whenever a person has violated any provision of this master program, the Act or other regulation promulgated under the Act. The choice of enforcement action and the severity of any penalty shall be based on the nature of the violation, the damage or risk to the public or to public resources, and/or the existence or degree of bad faith of the persons subject to the enforcement action..
- B. Cease and Desist Order.
 - 1. Where a person is found to be undertaking an activity on lands within shoreline jurisdiction that is in violation of this master program or the Act, the City shall have the authority to serve upon said person a cease and desist order.
 - 2. A cease and desist order shall set forth and contain:
 - (a) A description of the specific nature, extent, and time of violation and the damage or potential damage; and
 - (b) A notice that the violation or the potential violation cease and desist or, in appropriate cases, the specific corrective action to be taken within a given time. A civil penalty under subsection (C) of this section may be issued with the order.
 - 3. A cease and desist order once issued shall become effective immediately upon receipt by the person to whom it is directed.
 - 4. Failure to comply with the terms of a cease and desist order can result in enforcement actions including, but not limited to, the issuance of a civil penalty.
- C. Civil Penalty.
 - 1. A person who fails to conform to the terms of a substantial development permit, conditional use permit or variance issued under this master program, who undertakes a development or use on shorelines of the state without first obtaining a permit, or who fails to comply with a cease and desist order issued under subsection 16.04.215(B) of this program may be subject to a civil penalty imposed by the City.
 - 2. Amount of penalty. The penalty shall not exceed one thousand dollars for each violation. Each day of violation shall constitute a separate violation.
 - 3. Any person who, through an act of commission or omission procures, aids or abets in the violation shall be considered to have committed a violation for the purposes of the civil penalty.
 - 4. A civil penalty shall be imposed by a notice in writing, either by certified mail with return receipt requested or by personal service, to the person incurring the same from the City, or jointly from the City and the department. The notice shall describe

the violation, approximate the date(s) of violation, and shall order the acts constituting the violation to cease and desist, or, in appropriate cases, require necessary corrective action within a specific time.

D. Appeal of Civil Penalty.

1. Persons incurring a penalty imposed by the City alone may appeal the same to the City Council pursuant to Section 16.04.210 of this program. Persons incurring a penalty imposed by the department or imposed jointly by the department and local government may appeal the same to the shorelines hearings board. Appeals to the shorelines hearings board are adjudicatory proceedings subject to the provisions of chapter 34.05 RCW.
2. Appeals shall be filed within thirty days of the date of receipt of the penalty. The term "date of receipt" has the same meaning as provided in RCW 43.21B.001.
3. Penalties imposed under this section shall become due and payable thirty days after receipt of notice imposing the same unless application for remission or mitigation is made or an appeal is filed. Whenever an application for remission or mitigation is made, penalties shall become due and payable thirty days after receipt of local government's and/or the department's decision regarding the remission or mitigation. Whenever an appeal of a penalty is filed, the penalty shall become due and payable upon completion of all review proceedings and upon the issuance of a final decision confirming the penalty in whole or in part. If the amount of a penalty owed the City is not paid within thirty days after it becomes due and payable, the City may take actions necessary to recover such penalty.
4. Penalties recovered by the City shall be paid to the City treasury. Penalties recovered jointly by the department and City shall be divided equally between the department and the City unless otherwise stipulated in the order.

E. Criminal Penalty. The procedures for criminal penalties shall be governed by RCW 90.58.220.

SECTION FIVE: SHORELINE ENVIRONMENT DESIGNATIONS

16.04.220 Shoreline Environment Designations Established.

In order to classify, segregate and regulate the uses of land, water, buildings and structures, there is hereby established a set of designations for areas within shoreline jurisdiction called Shoreline Environment Designations. The purpose of these designations is to provide a systematic, rational and equitable basis upon which to guide and regulate development within specific shoreline reaches having some degree of geographic unity, but which differ from adjacent shoreline reaches and other areas in terms of natural features and development or potential development patterns. Shoreline Environment designations in the City of Everson shall include the Aquatic (AQ), Natural (NL), High Intensity (HI), Shoreline Residential (SR), and Urban Conservancy (UC) designations as described in WAC 173-26-191(1)(d).

16.04.230 Official Shoreline Map.

- A. The Official Shoreline Map shall indicate the Shoreline Environment designation assigned to those parcels within shoreline jurisdiction. The Official Shoreline Map shall be kept on file at the office of the City Clerk.
- B. The Official Shoreline Map depicts the approximate locations of ordinary high water marks, wetland edges and the extent of shoreline jurisdiction. The exact locations of such features and extents shall be determined based on site-specific investigations by qualified consultants at the sole cost and expense of the project proponent, subject to confirmation by the Administrator.
- C. Upon annexation into the City of Everson, annexed areas shall, for the purposes of shoreline management, be designated based on the shoreline environment designations for such areas included on the Official Shoreline Map at the time of adoption of the Everson Shoreline Management Maser Program.
- D. Areas not identified as being included in any specific environment designation, either through oversight or intention, shall be deemed to be included in the Urban Conservancy environment, unless inclusion in an immediately adjacent designation is consistent with the designation criteria contained in this Program and provides for a more regular pattern of designation.

16.04.240 Interpretation.

- A. If disagreement develops as to the exact location of a shoreline management jurisdiction boundary line, the official jurisdiction maps as approved by the Department of Ecology together with the definitions contained in Section 16.04.030 of this Chapter shall prevail.
- B. If disagreement develops as to the exact location of a Shoreline Environment boundary line, the following rules apply.
 - 1. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed;
 - 2. Boundaries indicated as approximately following roads or railways shall be respectively construed to follow their centerlines;
 - 3. Boundaries indicated as approximately parallel to or extensions of features indicated in subsection (1) and (2) above shall be so construed;
 - 4. Boundaries indicated as approximately occurring at definite changes in topography, shoreforms, geology, soils, or vegetative cover shall be so construed.

- C. Whenever existing physical features are at variance with boundaries on the Official Shoreline Map, the Administrator shall interpret the boundaries. The Administrator's decision may be appealed to the City Council pursuant to Section 16.01.160 of the Everson Municipal Code.

16.04.250 Aquatic Environment - Purpose.

The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the area waterward of the ordinary high water mark.

16.04.260 Aquatic Environment - Permitted Uses.

Permitted uses in the Aquatic Environment include the following:

- A. Agriculture, limited to ongoing agricultural activities consistent with state regulations.
- B. Shoreline habitat and natural systems enhancement projects.

16.04.270 Aquatic Environment - Conditional Uses.

The following conditional uses may be permitted within the Aquatic Environment by the City Council upon application and in accordance with Section 16.04.180:

- A. Aquaculture.
- B. Boat ramps.
- C. Docks.
- D. Dredging.
- E. Mining.
- F. In-stream structures.
- G. Landfill and excavation.
- H. Water dependent Recreational Development.
- I. Shoreline flood protection.
- J. Shoreline stabilization.
- K. Transportation., limited to water-dependent development except where no alternative location is feasible
- L. Utilities, where no alternative location is feasible.

16.04.275 Aquatic Environment - Prohibited Uses.

The following uses are prohibited within the Aquatic Environment:

- A. Agriculture, new.
- B. Commercial development.
- C. Industrial development.
- D. Outdoor advertising and signs.
- E. Residential development.
- F. Solid waste disposal.
- G. Non-water-dependent uses.

16.04.280 Aquatic Environment - Site and Construction Standards.

- A. Unless otherwise specified, the construction standards of the underlying zoning district shall apply.
- B. Maximum building height. The maximum building height allowed within the Aquatic Environment is twenty-five (25) feet. The maximum building height for lands adjacent to an aquatic environment designation shall be determined by the respective height stipulations in that designation.
- C. Shoreline setback. Not applicable.
- D. Location and design of all developments and uses shall minimize interference with surface navigation and impacts to public views, and allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- E. Developments within the Aquatic Environment shall be located and designed to prevent water quality degradation and alteration of natural hydrographic conditions.

16.04.290 Natural Environment - Purpose.

The purpose of the “natural” environment is to protect and restore the 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 low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes.

16.04.300 Natural Environment - Permitted Uses.

Permitted uses in the Natural Environment include the following:

- A. Agriculture, limited to ongoing agricultural activities consistent with state regulations.
- B. Outdoor advertising and signs, limited to interpretive signage, including trail marking, hazard warnings, or for scientific or educational purposes.
- C. Low intensity, water-oriented Recreational development, limited to unimproved pedestrian trails, where ecological impacts are avoided.
- D. Shoreline habitat and natural systems enhancement projects.

16.04.310 Natural Environment - Conditional Uses.

The following conditional uses may be permitted within the Natural Environment by the City Council upon application and in accordance with Section 16.04.180:

- A. Boat ramps.
- B. Docks.
- C. Landfill and excavation.
- D. Low-intensity, water-oriented Recreational development, limited to improved trails and designated public access.
- E. Residential development, limited to single-family development on existing lots of record where no significant ecological impact to the area will result.
- F. Shoreline flood protection.
- G. Shoreline stabilization.
- H. Utility development.

16.04.315 Natural Environment - Prohibited Uses.

The following uses are prohibited within the Natural Environment:

- A. Agriculture, new.
- B. Aquaculture.
- C. Commercial development.
- D. Industrial development.
- E. Mining.
- F. Non-water oriented Recreational development.
- G. Solid waste disposal.
- H. Uses that would substantially degrade ecological functions or the natural character of the shoreline.
- I. Transportation development including, but not limited to, roads and parking areas, provided modification of existing bridges is allowed when consistent with a regional flood hazard management plan.
- J. Subdivision of property in a configuration that would require significant vegetation removal or shoreline modification that adversely impacts ecological functions.

16.04.320 Natural Environment - Site and Construction Standards.

- A. Unless otherwise specified, the construction standards of the underlying zoning district shall apply.
- B. Maximum building height. The maximum building height in the Natural environment is 28 feet.
- C. Shoreline setback. The minimum shoreline setback shall be 10 feet from the outer edge of the stream buffer required pursuant to Section 16.04.470(D) and 10 feet from the wetland buffer required pursuant to Section 16.04.470(B).

16.04.330 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.

16.04.340 High Intensity Environment - Permitted Uses.

Permitted uses in the High Intensity Environment include the following:

- A. Commercial development.
- B. Industrial development.
- C. Landfill and excavation.
- D. Outdoor advertising and signs.
- E. Recreational development.
- F. Shoreline habitat and natural systems enhancement projects.
- G. Transportation.
- H. Utilities.

16.04.350 High Intensity Environment - Conditional Uses.

The following conditional uses may be permitted within the High Intensity Environment by the City Council upon application and in accordance with section 16.04.180:

- A. Aquaculture.
- B. Boat ramps.
- C. Docks.
- D. Mining.
- E. Residential development where part of a mixed use development.
- F. Shoreline flood protection.
- G. Shoreline stabilization.
- H. Solid waste disposal.
- I. Stormwater management and conveyance facilities within Category II wetland buffers.

16.04.355 High Intensity Environment - Prohibited Uses.

The following uses are prohibited within the High Intensity Environment:

- A. Agriculture.
- B. In-stream structures.
- C. Residential development where not part of a mixed use development.

16.04.360 High Intensity Environment - Site and Construction Standards.

- A. Unless otherwise specified, the construction standards of the underlying zoning district shall apply.
- B. Maximum building height. The maximum building height in the High Intensity environment is 35 feet.
- C. Shoreline setback. The minimum setback from the ordinary high water mark shall be 15 feet from the landward toe of the dike or levee unless the proposed use is a water-dependent or water-oriented use, in which case there is no setback.

16.04.370 Shoreline Residential Environment - Purpose.

The purpose of the “shoreline residential” environment is to accommodate residential development and appurtenant developments consistent with the goals of RCW 90.58 and this Program. An additional purpose is to provide appropriate public access and recreation uses.

16.04.380 Shoreline Residential Environment - Permitted Uses.

Permitted uses in the Shoreline Residential Environment include the following:

- A. Agriculture, limited to existing and ongoing activities.
- B. Docks.
- C. Landfill and excavation.
- D. Outdoor advertising and signs.
- E. Recreational development.
- F. Residential development.

- G. Shoreline habitat and natural systems enhancement projects.
- H. Transportation.
- I. Utilities.

16.04.390 Shoreline Residential Environment - Conditional Uses.

The following conditional uses may be permitted within the Shoreline Residential Environment by the City Council upon application and in accordance with Section 16.04.180:

- A. Agriculture, new.
- B. Boat ramps.
- C. Water-oriented Commercial Development, limited to uses allowed in the underlying zoning district.
- D. Shoreline flood protection.
- E. Shoreline Stabilization.
- F. Stormwater management and conveyance facilities within Category II wetland buffers.

16.04.395 Shoreline Residential Environment - Prohibited Uses.

The following uses are prohibited within the Shoreline Residential Environment:

- A. Aquaculture.
- B. Non-water oriented Commercial development.
- C. Industrial Development.
- D. In-stream structures.
- E. Mining.
- F. Solid waste disposal.

16.04.400 Shoreline Residential Environment - Site and Construction Standards.

- A. Unless otherwise specified, the construction standards of the underlying zoning district shall apply.
- B. Maximum building height. The maximum building height in the Shoreline Residential environment is 28 feet.
- C. Minimum shoreline setback. The minimum shoreline setback shall be as follows:
 - 1. The minimum shoreline setback shall be 10 feet from the outer edge of the stream buffer required pursuant to Section 16.04.470(D) and 10 feet from the wetland buffer required pursuant to Section 16.04.470(B).
 - 2. In areas adjacent to where a Natural Environment designation has been established on the Official Shoreline Map, the minimum setback shall be 10 feet from the outside edge of this vegetation conservation area.

16.04.410 Urban Conservancy Environment - Purpose.

The purpose of the “urban conservancy” environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

16.04.420 Urban Conservancy Environment - Permitted Uses.

Permitted uses in the Urban Conservancy Environment include the following:

- A. Agriculture, limited to existing and ongoing activities.
- B. Docks.
- C. Landfill and excavation use.
- D. Outdoor advertising and signs.
- E. Recreational development.
- F. Residential development.
- G. Shoreline habitat and natural systems enhancement projects.
- H. Transportation.
- I. Utilities.

16.04.430 Urban Conservancy Environment - Conditional Uses.

The following conditional uses may be permitted within the Urban Conservancy Environment by the City Council upon application and in accordance with Section 16.04.180:

- A. Agriculture, new.
- B. Boat ramps.
- C. Water-oriented Commercial Development, limited to uses allowed in the underlying zoning district.
- D. Shoreline flood protection.
- E. Shoreline stabilization.
- F. Stormwater management and conveyance facilities within Category II wetland buffers.

16.04.435 Urban Conservancy Environment - Prohibited Uses.

The following uses are prohibited within the Urban Conservancy Environment:

- A. Aquaculture.
- B. Non-water oriented Commercial development.
- C. Industrial Development.
- D. In-stream structures.
- E. Mining.
- F. Solid waste disposal.

16.04.440 Urban Conservancy Environment - Site and Construction Standards.

- A. Unless otherwise specified, the size and construction standards of the underlying zoning district shall apply.
- B. Maximum building height. The maximum building height in the Urban Conservancy environment is 35 feet unless limited to 28 feet based on standards applicable to the underlying zoning district.
- C. Minimum shoreline setback. The minimum shoreline setback shall be as follows:

1. The minimum shoreline setback shall be 10 feet from the outer edge of the stream buffer required pursuant to Section 16.04.470(D) and 10 feet from the wetland buffer required pursuant to Section 16.04.470(B).
2. In areas protected by a dike or levee, the setback shall be a minimum of 15 feet from the landward toe of the dike or levee.
3. In areas where a Natural Environment Designation has been established on the Official Shoreline Map, the minimum setback shall be at least 10 feet from the outside edge of the vegetation conservation area.

SECTION SIX: GENERAL REQUIREMENTS

16.04.450 Applicability of Title 19 EMC.

With respect to all matters related to management of shorelines within the City of Everson, this Master Program shall take precedence over other City regulations. When not directly related to the management of shorelines within the City, this Program shall defer to Title 19 EMC (Planning and Zoning) to establish general requirements for development, such as maximum development density, minimum lot sizes, minimum setbacks, and other related requirements.

16.04.460 Archeological Areas and Historic Sites.

- A. The National Historic Preservation Act Of 1966 and Chapter 27.53 RCW provide for the protection, rehabilitation, restoration and reconstruction of areas and structures in American and Washington State history. The regulations in these acts shall be followed.
- B. Following application and prior to issuance of a permit or statement of exemption for a site located within 500 feet of an area known to contain archaeological, cultural or historic resources, the City shall require the proponent to provide a cultural or historic resource site assessment and evaluation by a professional archaeologist or historic preservation professional. Said assessment shall be prepared in consultation with affected tribes and the Washington State Department of Archaeology and Historic Preservation. The cost of any such assessment shall be paid by the proponent. All such evaluations shall be completed to the satisfaction of the City, and the proposed use or development properly conditioned, prior to issuance of a permit and prior to beginning ground-disturbing activities. This requirement may be waived by the Administrator upon a finding that the proposed use or activity does not include any ground-disturbing activities and will not impact a known historic, cultural or archaeological site.
- C. If the cultural resource site assessment identifies the potential presence of significant archaeological, cultural or historic resources, a Cultural Resource Management Plan (CRMP) shall be prepared by a professional archaeologist or historic preservation professional, as applicable. The cost of preparing any such CRMP shall be paid by the proponent. The CRMP shall be prepared in consultation with affected tribes and the State Department of Archaeology and Historic Preservation. The recommendations and conclusions of the CRMP shall be used to assist the Administrator in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Administrator may request revision of a CRMP when the Administrator can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.
- D. All shoreline permits shall contain provisions which require developers to stop work immediately and secure the affected area and notify the City, affected tribes and the State Department of Archaeology and Historic Preservation if any archaeological, cultural or historic resources or human remains are uncovered during excavation or construction. Upon notification of any such inadvertent discovery, the Administrator shall conduct a site visit and shall consult with the above agencies and appropriate law enforcement authorities to determine the potential significance of the site, whether or not a site assessment and/or Cultural Resource Management Plan is required and whether any additional conditions are necessary to ensure the protection of said resources. Work in the affected area shall not resume until the proponent receives written authorization from the Administrator.

16.04.470 Critical Areas.

A. Generally.

Critical Areas include wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, aquifer recharge areas and geologically hazardous areas. Where not specifically addressed within this section, either directly or through reference, regulation of critical areas within shoreline jurisdiction shall be pursuant to applicable provisions contained in Chapter 16.12 EMC, Ordinance 769-16, adopted June 14, 2016; provided that, in the event of conflict between provisions contained in the Chapters listed below, the more restrictive provision shall apply; provided further that, the following sections of Chapter 16.12 EMC shall not apply to critical areas within shoreline jurisdiction:

1. 16.12.080 Development exceptions
2. 16.12.085 Variances
3. 16.12.087 Reasonable use exceptions
4. 16.12.100 Nonconforming uses/structures
5. 16.12.110 Enforcement
6. 16.12.120 Appeals.

B. Wetlands.

Except as established under subsections (1) through (3), below, the regulation of wetlands within shoreline jurisdiction shall be pursuant to Section 16.12.071 EMC, which is incorporated by reference as a part of the Everson Shoreline Management Master Program.

1. Wetlands shall be identified and delineated according to the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0, 2010 or as revised).
2. In addition to the requirements set forth in Chapter 16.12 EMC, mitigation for impacts to wetlands shall include compensation for lost time when the wetland is unavailable to perform its function.
3. The following buffer reduction provisions shall replace those listed in Chapter 16.12.071(3)(a) EMC within shoreline jurisdiction:

Buffer Reduction Based on Mitigation. Where mitigation is provided at a 1:1 ratio, standard buffers may be reduced; provided, that the standard buffer for a Category II, III or IV wetland is not reduced by more than 25 percent. Reduction of the standard buffer for a Category I wetland is prohibited. Buffer reductions shall only be permitted when all impacts to wetlands and their required buffers are compensated at the expense of the developer through implementation of a mitigation plan prepared by a qualified wetland biologist consistent with 16.12.071.E EMC. Buffer reductions of Category II, III or IV wetland buffers by more than 25% but not by more than 40% may be approved through review of a shoreline conditional use permit. Any buffer reduction greater than 40% shall require approval of a shoreline variance.

C. Floodplains.

Development within portions of the 100-year floodplain that are also within shoreline jurisdiction shall be as follows:

1. Development on shorelands within the floodplain shall comply with the provisions of this Program as well as those contained in Chapter 15.10 EMC, Ordinance No. 800-18 adopted December 2018 or as amended to ensure continued consistency with the National Flood Insurance Program, as reviewed by Ecology, which is incorporated as part of this Program by reference; PROVIDED that, in the event of conflict between the provisions contained in each, the more restrictive provision shall apply.
2. Development on shorelands within the floodplain shall comply with a comprehensive flood hazard management plan pursuant to Chapter 86.12 RCW.
3. Development of hazardous waste treatment and storage facilities within floodplain areas shall be limited to expansion of the Everson wastewater treatment plant and shall comply with the provisions of this master program, Chapter 15.10 EMC, which is incorporated as part of this Program by reference, and the requirements of the State Dangerous Waste Regulations, WAC 173-303; PROVIDED that, in the event of conflict between the provisions contained in each, the more restrictive provision shall apply.
4. New structural flood hazard reduction measures are allowed within shoreline jurisdiction only when it can be demonstrated by a scientific and engineering analysis that they are necessary.

D. Fish and Wildlife Habitat Conservation Areas.

The regulation of fish and wildlife habitat conservation areas within shoreline jurisdiction shall be pursuant to Section 16.12.073 EMC, which is incorporated by reference as a part of the Everson Shoreline Management Master Program.

Development, use or modification within or adjacent to rivers or streams shall be as follows:

1. The regulation of rivers and streams within shoreline jurisdiction shall be pursuant to Section 16.12.073 EMC, as amended by Ordinance No. 769-16 in June of 2016, which is incorporated by reference as a part of the Everson Shoreline Management Master Program.
2. Water-oriented uses. Development of water-oriented uses shall be allowed within shoreline jurisdiction, on the condition that the development provides for no net loss of ecological function.
3. Non-water-oriented uses adjacent to vegetation conservation areas. Where a Natural Environment Designation area has been identified on the Official Shoreline Map, no disturbance of land or vegetation shall be permitted within the area, unless part of a low-impact use, such as a pedestrian trail or an environmental restoration or enhancement project, that does not significantly decrease ecological functions and ecosystem-wide processes, and results in no net loss of ecological functions.
4. Non-water-oriented uses not adjacent to Natural designated areas. For non-water-oriented uses not adjacent to a Natural Designation area, an undisturbed buffer from the ordinary high watermark of the Nooksack River of 200 feet shall be required, unless a larger buffer is required elsewhere in this master program.
5. Quasi-linear features, such as Johnson Creek, Everson Slough, and Scott Ditch, shall be regulated only to the extent that they are wetlands within the 100-year floodplain.

E. Steep Slopes.

A steep slope can be defined as a slope having a slope gradient from top of toe of 35 percent or greater with a vertical relief of 10 feet or more. The following regulations shall apply to all uses and developments potentially affecting shoreline bluffs and steep slopes.

1. All development shall comply with the applicable provisions set forth in Section 16.12.075 EMC, which is incorporated by reference as a part of the Everson Shoreline Management Master Program.
2. Steep slopes shall be left in their natural state.
3. Development within the shoreline area within fifty feet below or above a steep slope shall be prohibited except where a geotechnical analysis demonstrates that the development will be safe from foreseeable risk from geological conditions and will not require structural shoreline stabilization during the life of the proposed development. Such development shall be a shoreline conditional use:

16.04.475 Activities Allowed in Wetlands, Streams, and Buffers.

The following activities may be permitted as specified without the issuance of a shoreline variance when all reasonable measures have been taken to avoid adverse effects on functions and values, compensatory mitigation is provided for all unavoidable adverse impacts, and the amount and degree of alteration are limited to the minimum needed to accomplish the project purpose:

- A. Surface water discharge into Category III and IV wetland buffers, and/or streams and their buffers when no other alternatives for discharge are feasible and the discharge is designed to minimize physical, hydrologic and ecological impacts to the wetland or stream. Surface water discharge into a Category II wetland buffer may be considered as a conditional use where demonstrated to maintain or enhance existing ecological functions.
- B. Utility lines in Category II, III, and IV wetlands and their buffers, Category I wetland buffers, and/or streams and their buffers when the following criteria are met:
 1. No feasible conveyance alternative is available;
 2. The project is designed and constructed to minimize physical, hydrologic and ecological impacts;
 3. The utility line is located as far from the wetland or stream edge as possible and in a manner that minimizes disturbance of soils and vegetation;
 4. Clearing, grading, and excavation activities are limited to the minimum necessary to install the utility line and the area is restored following utility installation; and
 5. Buried utility lines are constructed in a manner that prevents adverse impacts to subsurface drainage, such as through the use of trench plugs, and provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.
- C. Public roads, bridges, and trails in Category II, III, and IV wetlands and their buffers, Category I wetland buffers, and streams and their buffers when no feasible alternative alignment is available and the facility is designed and constructed to minimize physical,

hydrologic and ecological impacts, including placement on elevated structures as an alternative to fill, where feasible.

- D. Storm water management facilities, limited to detention / retention / treatment ponds, media filtration facilities, and lagoons or infiltration basins, within a Category III or IV wetland buffer or stream buffer where the following criteria are met:
1. No other feasible alternative location exists;
 2. The width of the buffer between the storm water facility and the wetland or stream edge is not less than twenty-five feet;
 3. The facility is located, constructed, and maintained in a manner that minimizes adverse effects on the buffer and adjacent wetland or stream;
 4. The storm water facility meets applicable County or state storm water management standards; and
 5. Low impact development approaches have been considered and implemented to the maximum extent feasible.

Storm water management facilities within Category II wetland buffers may be considered as a conditional use.

- E. Storm water conveyance or discharge facilities such as dispersion trenches, level spreaders, and outfalls within a Category III, or IV wetland buffer or stream buffer where the following criteria are met:
1. Due to topographic or other physical constraints, there is no feasible location for the facility outside the buffer;
 2. The discharge facility is located as far from the wetland or stream edge as possible, and no closer than fifteen feet, and is designed and constructed in a manner that minimizes disturbance of soils and vegetation;
 3. The discharge outlet is designed to prevent erosion and promote infiltration where feasible;
 4. The discharge water meets state water quality standards; and
 5. Low impact development approaches have been considered and implemented to the maximum extent feasible.

Storm water management facilities within Category II wetland buffers may be considered as a conditional use.

- F. Passive recreation facilities that are part of a non-motorized trail system or environmental education program including walkways, wildlife viewing structures, and trails, in wetland and stream buffers provided that all of the following criteria are met:
1. Trails shall not exceed ten feet in width and shall be made of pervious material where feasible;
 2. The trail is constructed and will be maintained in a manner that minimizes disturbance of the buffer and the adjacent wetland or stream;
 3. Trails should generally be located in the outer twenty-five percent (25%) of the buffer area, except where shoreline access will occur;
 4. Trails shall be located to avoid removal of significant trees;

5. Minor trail or walkway crossings are allowed only when alternatives are infeasible and when consistent with the mitigation standard of this program; and
 6. Trails that access the shoreline of a wetland or stream shall be the minimum necessary to provide access.
- G. A wetland can be physically or hydrologically altered to meet the requirements of a Low Impact Development (LID), Runoff Treatment or Flow Control BMP if all of the following criteria are met:
1. The wetland is classified as a Category III or Category IV wetland with a habitat score of 3-4 points, and
 2. There will be “no net loss” of functions and values of the wetland, and
 3. The wetland does not contain a breeding population of any native amphibian species, and
 4. The hydrologic functions of the wetland can be improved as outlined in questions 3, 4, 5 of Chart 4 and questions 2, 3, 4 of Chart 5 in the “Guide for Selecting Mitigation Sites Using a Watershed Approach,” or the wetland is part of a priority restoration plan that achieves restoration goals identified in this Master Program or other local or regional watershed plan, and
 5. The wetland lies in the natural routing of the runoff, and the discharge follows the natural routing, and
 6. All regulations regarding stormwater and wetland management are followed, including but not limited to local and state wetland and stormwater codes, manuals, and permits, and
 7. Modifications that alter the structure of a wetland or its soils will require permits. Existing functions and values that are lost would have to be compensated/replaced.

16.04.480 Ecological Protection.

- A. Unless specifically authorized through this Chapter, all developments and activities proposed or undertaken within the shoreline jurisdiction of the City of Everson shall result in no net loss of ecological functions. In addition to the requirements set forth in this Chapter, the Administrator shall determine the extent to which supplemental information prepared by a qualified consultant is necessary to ensure that specific development proposals and activities will not result in a net loss of ecological functions.
- B. Mitigation Sequence. Mitigation, where required, shall include avoiding, minimizing and/or compensating for adverse impacts to shoreline ecological functions through the following, and in the following order of priority:
 1. Avoiding the impact altogether by not taking a certain action;
 2. Minimizing the impacts by limiting the degree or magnitude of an action or by otherwise adjusting the action so as to reduce or avoid impacts;
 3. Rectifying the impact by repairing, rehabilitating or restoring the affected area;
 4. Reducing or eliminating the impact over time through preservation and/or maintenance through the course of the action; and
 5. Compensating for the adverse impact by replacing, enhancing, or providing similar substitute resources or environments and monitoring the adverse impact and the mitigation project and taking appropriate corrective measures;

16.04.490 Public Access.

- A. Public access requirements, as specified below, shall only apply to developments meeting any of the following criteria:
 - 1. Development on properties including or abutting the water's edge or ordinary high water mark; or
 - 2. Development on properties within 200 feet of the ordinary high water mark.
- B. All subdivisions of more than 4 lots or units shall provide public access to the shoreline unless found to be infeasible or incompatible with the specific development location and if alternative opportunities for public access are available or can be provided.
- C. The City Council shall approve proposed public access improvements, where required, for each application. Public access requirements shall be based on both the proportionate amount of linear shoreline included in the property proposed for development and the public access potential of the site.
- D. Proposed public access improvements shall be consistent with and shall further the goals of the City's public access planning process. Public access improvements may be provided either on- or off-site as approved by the City Council.
- E. Where public access is required, the City shall require granting of easements or dedication of land to ensure long-term access by the public. In such cases, the City shall provide property owners with appropriate indemnification as allowed by law.
- F. Commercial developments shall be required to provide either physical or visual public access to the shoreline through inclusion of a publicly accessible boardwalk, walkway or trail.
- G. Industrial developments shall be required to provide physical or visual public access to the shoreline through inclusion of a publicly accessible walkway or trail; provided that, no such public access shall be required in situations where such access would pose a threat to public health or safety or to private property.
- H. Residential developments that involve development of more than four units or lots shall be required to provide public access to the shoreline through inclusion of a walkway or trail.
- I. The City Council shall encourage all other uses to provide community or public access to the shoreline consistent with the City's public access planning process.
- J. Shoreline development by public entities, including the City, port district, state agencies, and public utility district, shall include public access measures as part of each development project, unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline environment. Such public access measures can be provided off-site where consistent with the City's public access plan.

16.04.500 Vegetation Conservation.

- A. The Administrator shall ensure that the vegetation conservation goals and policies of the Everson Shoreline Management Master Program are implemented through the protective measures associated with the Natural shoreline environment designation and river, stream and wetland buffers applicable throughout the City. All developments and activities within or adjacent to an area designated Natural or within applicable buffers shall conform to the applicable vegetation conservation requirements set forth in this Chapter.

- B. Except where specifically authorized through this Master Program, the clearing of vegetation within designated vegetation conservation areas is prohibited.
- C. Where authorized through this Program, the clearing of vegetation shall be limited to the minimum necessary to accommodate approved shoreline development.
- D. Removal of noxious weeds and/or invasive species shall be allowed when incorporated into a vegetation management plan designed to facilitate establishment of a stable community of native plants.
- E. Vegetation conservation requirements shall not apply to the removal of hazard trees, provided that any authorized removal of hazard trees shall include a condition that mitigation will be provided to ensure no net loss of shoreline ecological functions. The Administrator shall review requests for removal of hazard trees and, where deemed necessary, may require the Applicant to submit: 1) a review by a qualified arborist to determine the level of hazard and the minimum removal necessary to reduce the risk to within acceptable levels; and/or 2) a site assessment / mitigation plan addressing mitigation necessary to ensure no net loss of ecological function.
- F. The clearing of vegetation within a vegetation conservation area to establish a view corridor shall require approval of a conditional use permit.

16.04.510 Views and Aesthetics.

- A. Opportunities for providing and maintaining views of the shoreline shall be provided consistent with the public access provisions set forth in Section 16.04.490 of this Chapter.
- B. Developments that substantially interfere with the public's opportunity to enjoy views of the shoreline are prohibited.
- C. The following guidelines shall be used by the Administrator in reviewing developments potentially affecting views and aesthetics.
 1. Where commercial, industrial, mixed use, multi family and/or multi lot developments are proposed, primary structures should provide for reasonable view corridors between buildings.
 2. Buildings should incorporate architectural and design features that reduce scale such as setbacks, pitched roofs, offsets, angled facets, and recesses.
 3. Building surfaces on or adjacent to the water should employ materials that minimize reflected light and that do not detract from the surrounding area.
 4. Building mechanical equipment should be incorporated into building architectural features to the maximum extent possible. Where mechanical equipment cannot be incorporated into architectural features, a visual screen shall be provided consistent with building exterior materials that obstructs views of such equipment.
- D. The creation or maintenance of views and view corridors shall not result in a net loss of shoreline ecological function. The Administrator may require the Applicant to submit a site assessment / mitigation plan addressing proposed clearing of vegetation to ensure no net loss of shoreline ecological function.

16.04.520 Water Quality and Stormwater.

- A. All development within shoreline jurisdiction that includes the creation of new impervious surface or that have the potential to impact the water quality of the Nooksack River, and the quantity or timing of stormwater shall demonstrate the following:

1. The proposed development is consistent with the Everson Stormwater Management Plan;
 2. The proposed development is consistent with the Department of Ecology 2012 Stormwater Management Manual for for Western Washington or most current updated version once adopted; and
 3. The proposed development does not significantly alter the quality, quantity or timing of stormwater runoff.
- B. Consistency with the above requirements shall be provided through submittal of appropriate engineering studies, plans and reports.
- C. Shoreline development shall include measures to protect and maintain surface and ground water flow and quality in accordance with all applicable laws.
- D. Best management practices (BMPs) shall be implemented for all development within shoreline jurisdiction for the control of erosion and sedimentation.
- E. Low impact development techniques, consistent with the Ecology Stormwater Manual referenced in subsection (A)(2), above, shall be incorporated into all developments where feasible.

SECTION SEVEN: SHORELINE USE REGULATIONS

16.04.530 Specific Shoreline Use Regulations

The following activities have been determined to have the potential for significant impacts to shorelines of the City. Therefore, specific requirements have been developed to ensure minimal impact on the shoreline. The applicable requirements shall apply to the following land use activities regardless of the Shoreline Environment Designations of the proposed locations. In the event of a conflict between the provisions of this Section and any other provisions of this Program, the more restrictive provisions shall apply.

A. Agricultural Practices.

1. Agricultural practices are those methods used in vegetation and soil management. The methods used in agricultural processes often have a significant effect on the conditions of our shoreline and water quality.
2. These regulations shall not be applied retroactively to agricultural practices meeting the definition of existing and ongoing agriculture, but shall apply to new agricultural activities, including associated clearing and grading.
3. Use Regulations:
 - a. A buffer zone of naturally occurring vegetation shall be maintained between all cultivated and pasture areas and adjacent water bodies, including wetlands. This buffer zone shall be 200 feet in width.
 - b. Retention tanks, holding ponds or other acceptable methods shall be employed as necessary to prevent runoff containing manure, feed, wastage, or other possible pollutants from entering the adjacent water body.
 - c. Manure lagoons shall be set back 25 feet from the outside edge of a “Natural” or vegetation conservation area, 200 feet from the ordinary high water mark of all shoreline-designated streams, and 100 feet from all shoreline-associated wetlands, whichever is greater.
 - d. The use of pesticides, herbicides and other chemicals that are potentially harmful to aquatic life should not be used within the shoreline area, unless part of an integrated pest management plan approved by the City or the USDA, Natural Resource Conservation Service.
 - e. Watering of livestock in streams and wetlands within shoreline jurisdiction is prohibited.
 - f. Grazing of livestock within seasonal streams and wetlands shall only be allowed when the area does not contain water and no later than the first day of September of any given year.
 - g. Tilled areas must incorporate permanent erosion control measures approved by the USDA, Natural Resource Conservation Service.
 - h. New feedlots and new manure lagoons are prohibited within shoreline jurisdiction.
 - i. Discharge of any manure storage facility into ground or surface water is prohibited.

- j. Public access to the shorelines shall be encouraged and existing public access shall not be impaired.
- k. Conversion of agricultural land to non-agricultural uses shall be consistent with the applicable environment designation, general, and use regulations.

B. Aquaculture.

1. Aquaculture is the culture of food fish, shellfish, or other aquatic plants and animals for commercial purposes.
2. Use Regulations:
 - a. Aquaculture development may be permitted as a conditional use in order to insure that the merits of each application are reviewed carefully.
 - b. Public access to and navigation on the surface of the water shall not be impaired.
 - c. Structures associated with aquacultural activity shall be restricted to one story, 20 feet in height, so as not to interfere with visual access to the shoreline.
 - d. Structures associated with aquacultural activities shall blend as much as possible with the surrounding environment.
 - e. No processing of any aquaculture product shall occur in or over the water unless specifically approved by permit. Shore-based structures and parking associated with aquaculture shall be regulated in the same manner as water-related industry.
 - f. Aquaculture shall only be permitted when the applicant provides information regarding design and location that supports the finding that such a development will not significantly degrade ecological function over the long-term, will not result in significant conflict with navigation and water-dependent uses, will not spread disease to native aquatic life, will not result in the establishment of new non-native species which cause significant ecological impacts, and will not significantly impact the aesthetic quality of the shoreline.
 - g. Aquaculture activities which would have a significant adverse impact on natural, dynamic shoreline processes or which would result in a net loss of shoreline ecological functions shall be prohibited unless all such impacts are mitigated.
 - h. Aquaculture practices shall be designed to minimize use of artificial substances and shall use chemical compounds that are least persistent and have the least impact on plants and animals.
 - i. Aquaculture wastes shall be disposed of in a manner that will ensure strict compliance with all applicable governmental waste disposal standards. No garbage, wastes or debris shall be allowed to accumulate at the site of any aquaculture operation.
 - j. Applications for aquaculture development or uses shall include in their applications all information necessary to conduct a thorough evaluation of the proposed aquaculture activity.
 - k. Aquaculture activities shall comply with all applicable noise, air, and water quality standards. All projects shall be designed, operated and maintained to minimize odor and noise.

C. Commercial Development.

1. Commercial development includes those uses, which are involved in wholesale and retail trade or business activities, but does not include industrial or light manufacturing uses. Because most commercial developments depend on people to support their certain activities these developments lead to concentrations of people and traffic, which in turn has a great effect on the condition of the shoreline.
2. The following commercial uses are allowed in order of preference:
 - a. Water-dependent uses, which shall be given preference over water-related and water-enjoyment uses when a conflict exists.
 - b. Water-related uses.
 - c. Water-enjoyment uses.
 - d. Non water-oriented uses, where part of a mixed use project that includes a water-oriented use and where the use provides significant public benefit with respect to the objective of the Act, such as public access, or shoreline restoration. When a conflict exists, water-related and water-enjoyment uses shall be given preference over non-water-oriented uses.
3. Use Regulations:
 - a. New non-water-oriented commercial uses should be prohibited unless they are part of a mixed-use project that includes water dependent uses and the use provides a significant public benefit with respect to SMA objectives, such as public access or shoreline restoration.
 - b. Non-water-oriented commercial uses that are not part of a mixed-use development may be allowed where adjacent to water areas where navigability is severely limited or where the site is physically separated from the shoreline by another property or a public right-of-way; provided that the use provides a significant public benefit with respect to SMA objectives.
 - c. Proposed commercial developments shall incorporate permanent public access into their designs consistent with Section 16.04.490 EMC.
 - d. Commercial developments shall result in no net loss of shoreline ecological functions and processes.
 - e. Wherever feasible, commercial developments shall be required to incorporate environmental cleanup and restoration of the shoreline area in design plans.
 - f. Commercial developments, accessory structures, and associated parking that do not require direct contiguous access to the water, shall be set back from the ordinary high water mark consistent with the building setbacks established for the applicable environment designation.
 - g. Commercial developments shall not block scenic views and shall be limited to 35 feet in height within 100 feet from ordinary high water and 45 feet in height between 100 feet and 200 feet from the ordinary high water mark. Structures over 35 feet in height shall require approval of a shoreline conditional use permit.
 - h. Associated parking shall be set back from the ordinary high water mark at least 100 feet.

- i. Commercial developments which have the potential of providing views and scenic vistas to the shoreline will have priority and shall allow public access within the development and/or to public or private trails or walkways.
- j. Non-water-dependent commercial uses over water are prohibited except where necessary to support a water-dependent use.

D. Industrial Development.

1. This category includes industrial uses such as manufacturing, warehousing, intermodal freight transfer, and power generation.
2. Use Regulations:
 - a. Industrial uses shall be allowed in the following order of preference: water-dependent uses, water-oriented uses, and finally non-water-oriented uses.
 - b. Water-related industry is restricted to areas where water-related industries already exist.
 - c. Industrial development shall provide public access pursuant to Section 16.04.490 EMC.
 - d. Industrial developments shall be set back from the ordinary high water mark consistent with the building setbacks established for the applicable environment designation. Associated parking shall be set back from the ordinary high water mark at least 200 feet.
 - e. Industrial developments shall mitigate impacts to wetlands through wetland replacement, enhancement or, alternatively, provide other comparable means of enhancing the water resource and the public's visual and aesthetic enjoyment of these resources with the approval of the City.
 - f. Industrial developments should be designed and constructed to avoid, minimize or mitigate adverse impacts to the shoreline environment and to result in no net loss of shoreline ecological functions.
 - g. Wherever feasible, industrial development shall be required to incorporate environmental cleanup and restoration of the shoreline area in design plans.
 - h. Wherever feasible, industrial development shall be required to minimize total amount of impervious surfaces on site by cooperative use of parking and storage facilities by other industries.
 - i. New non-water-oriented industrial uses should be prohibited unless they are part of a mixed-use project that includes water dependent uses and the use provides a significant public benefit with respect to SMA objectives, such as public access or shoreline restoration.
 - j. Non-water-oriented industrial uses that are not part of a mixed-use development may be allowed where adjacent to water areas where navigability is severely limited or where the site is physically separated from the shoreline by another property or a public right-of-way; provided that the use provides a significant public benefit with respect to SMA objectives.

E. In-Stream Structures.

1. An in-stream structure is waterward of the ordinary high water mark and either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow.
2. Use Regulations:
 - a. In-stream structures proposed for fish habitat enhancement or shoreline restoration shall demonstrate the overall net benefit to the shoreline environment.
 - b. New or replacement in-stream structures proposed for all purposes other than fish habitat enhancement and shoreline restoration shall only be allowed where it is demonstrated through the appropriate studies that adverse impacts to shoreline functions and resources are mitigated to the maximum extent practicable and no other feasible alternative exists.
 - c. Removal of failing, harmful, unnecessary or ineffective in-stream structures shall not adversely affect the shoreline environment over the long term and shall restore shoreline functions where possible.

F. Mining.

1. Mining is the removal of naturally occurring metallic minerals and non-metallic minerals from the earth for economic use. The incidental sale of spoils generated by dredging pursuant to Section 16.04.540(C) does not constitute mining.
2. Use Regulations:
 - a. Mining within shoreline jurisdiction is prohibited, except in conjunction with flood reduction and drainage improvement and/or habitat creation or enhancement approved by state and federal agencies. Mining shall only be authorized through approval of a conditional use permit.
 - b. Mining shall be required to provide mitigation/restoration plans for any loss of wildlife and aquatic habitat.
 - c. Applications for mining of sand and gravel from a location waterward of the ordinary high water mark shall include the following studies:
 - i. A hydrogeological study, conducted by a qualified professional and approved by appropriate state agencies, which demonstrates that removal of specific quantities at specific locations will not significantly alter the natural processes of gravel transportation for the river system as a whole; and
 - ii. A biological study, conducted by a qualified professional and approved by appropriate state agencies, which demonstrates that removal will not significantly degrade habitat values for priority species or damage other ecological functions.

G. Recreational Development.

1. Recreational development includes development of active and passive recreation opportunities such as boating, swimming or simply viewing the shoreline.
2. Use Regulations, including for both commercial and public recreational developments:
 - a. Priority shall be given to recreational developments that provide public access to the shoreline area.

- b. Water-dependent recreational uses will have first priority and second priority shall be given to water-related and water-enjoyment recreational uses.
- c. Recreational developments should be designed and constructed to avoid, minimize or mitigate adverse impacts to the shoreline environment, shoreline ecological functions and ecosystem-wide processes.
- d. Where feasible, shoreline recreational facilities shall be required to link to other recreational attractions via pedestrian and bicycle trails.
- e. Recreation areas or facilities within shoreline jurisdiction shall provide public physical or visual access to the shoreline and shall provide public access to publicly owned shoreline areas.
- f. Associated parking is prohibited in the shoreline area, with the exception of scenic pull-outs, view points, and trailheads; provided, that designated parking areas for public parks shall be allowed, but shall be set back at least 100 feet from the ordinary high water mark.
- g. Recreation facilities shall not unduly burden or create conflict with adjacent shoreline uses.

H. Residential Development.

- 1. Residential development includes housing subdivisions or tract housing built by a person for resale, single family residences, townhouses, apartment houses, condominiums, camping clubs, or mobile home parks.
- 2. All residential development including residential development exempt from the shoreline permit requirement pursuant to Section 16.04.090 of this program shall comply with the following use regulations.
- 3. Use Regulations:
 - a. All residential structures, including accessory structures, located in the floodplain shall be constructed in conformance with this Program and the National Flood Insurance Program Ordinance. Roadways, utilities and other development associated with residential development shall comply with the standards of this Program pertaining to those types of development.
 - b. Approved erosion and sedimentation control measures shall be employed during and as needed after construction. The Administrator shall review and approve the proposed erosion control method prior to the commencement of construction.
 - c. When feasible, residential development shall provide public or community access to the shoreline pursuant to Section 16.04.490 EMC.
 - d. Residential development shall mitigate impacts to wetlands through wetland replacement, enhancement or equivalent mitigation.
 - e. Residential subdivisions and conversions from non-residential uses shall be designed to avoid, minimize or mitigate adverse impacts to the shoreline environment, shoreline ecological functions and ecosystem-wide processes.
 - f. Residential subdivisions shall be designed to create lots of sufficient size and configuration to allow residences to be constructed without encroaching on required shoreline setbacks, designated vegetation conservation areas and areas with an environment designation of "Natural."

- g. New residential development shall be developed as planned unit developments and shall cluster dwelling units to reduce physical and visual impacts on shorelines.
- h. New multi-unit residential development, including subdivision of land into more than four parcels, shall provide public access to publicly owned shorelines or public water bodies.
- i. Residential development shall be consistent with the shoreline setbacks established for the applicable environment designation.
- j. Wherever possible, the area within 200 feet of the ordinary high water mark should be used as open space to meet the subdivision regulation requirements.
- k. Height limits shall be 28 feet.
- l. All new subdivisions shall provide for vegetation conservation to mitigate cumulative impacts of intensification of use within or adjacent to the shoreline that shall include compliance with vegetation conservation requirements of Section 16.04.500 EMC, together with replanting and control of invasive species within required buffers and open space to assure establishment and continuation of a vegetation community characteristic of a native climax community.
- m. New over-water residential development and floating homes are prohibited.

I. Transportation – Roads and Parking.

- 1. A road is a linear passageway for motor vehicles, and a railroad is a linear passageway with tracks for train traffic. The construction of linear transportation facilities and parking associated with allowed uses can both provide and limit access to shorelines, impair the visual qualities of water-oriented vistas, expose soils to erosion and retard the runoff of floodwaters, and accelerate or retard development.
- 2. Use Regulations:
 - a. Wherever feasible, transportation and parking shall be located outside the shoreline area.
 - b. Roads and parking within shoreline jurisdiction shall be designed, constructed and maintained to prevent sediments and pollutants from entering adjacent water bodies and wetlands.
 - c. New transportation facilities within shoreline jurisdiction shall be designed to follow natural topography to minimize cuts and/or fills.
 - d. Roads shall be located on stable sites whenever feasible to avoid placing structures near eroding banks and shifting channel elements.
 - e. All bridges and other water crossing structures shall be designed not to impede the normal annual high water. Bridge approaches and side slopes shall be planted with a suitable cover.
 - f. There shall be no side casting of excess road building material within shorelands.
 - g. New roads shall make provisions for pedestrian and bicycle access.
 - h. Major arterials shall be prohibited in shoreline areas except where necessary to cross a body of water.

- i. Permitted roadways shall be low speed and designed to conform to existing topography, thus minimizing cut and fill.
- j. Transportation facilities shall be constructed of materials which will not adversely affect water quality or aquatic plants and animals over the long term. Elements within or over water shall be constructed of materials approved by applicable state agencies for use in water for both submerged portions and other components to avoid discharge of pollutants from splash, rain or runoff. Wood or pilings treated with creosote, pentachlorophenol or other similarly toxic materials is prohibited. Preferred materials are concrete and steel.
- k. Parking facilities are not a water-dependent use and shall only be permitted in the shoreline area to support an authorized use where it can be demonstrated that there is no feasible alternative location away from the shoreline. Parking facilities shall be set back from the waters' edge and screened from less intense adjacent land uses by vegetation, undeveloped space, or structures developed for the authorized primary use.
- l. Parking areas shall be developed utilizing low impact development techniques whenever possible including but not limited to the use of permeable surfacing materials.
- m. RCW 36.87.130 prohibits the City from vacating any public road right-of-way which abuts a body of saltwater or freshwater except for port, recreational, educational or industrial purposes. Therefore, vacation, development, abandonment, or alteration of undeveloped City road ends within shoreline jurisdiction is prohibited unless approved in accordance with this Program and where consistent with state law and City street vacation ordinances.

J. Utilities.

- 1. Utilities are systems, which distribute or transport various items including electricity, oil, gas, communications, sewage and water. The installation of this apparatus necessarily disturbs the landscape but can be planned to have minimal visual and physical effect on the environment.
- 2. Use Regulations:
 - a. Construction of utilities is permitted provided that there is appropriate documentation that the facility cannot be feasibly located outside of shoreline jurisdiction due to uses served or the need to cross shorelands to connect specific end points.
 - b. With the exception of sewage treatment plants, all utilities shall be located underground wherever feasible. New overhead utilities shall only be located on shorelines when no reasonable alternative is available.
 - c. Major utility facilities shall only be permitted as conditional uses.
 - d. Utility facilities shall be designed, located and constructed to minimize harm to ecosystem-wide processes and other ecological functions.
 - e. Upon the completion of installation or maintenance projects on shorelands, the area affected shall be restored to pre-project configuration, replanted with native species wherever practicable or with pre-existing species, and provided with maintenance care until the newly planted vegetation is established.

- f. Wherever feasible, existing rights-of-way, utility easements and other utility corridors shall be used to locate new utility development on shorelands.
- g. Non-water-oriented utility production and processing facilities should only be permitted within shoreline jurisdiction if it can be shown that no other feasible option is available and that it will result in no net loss of ecological functions.
- h. Sewage treatment plants shall be located where they do not interfere with and are compatible with recreational, residential, or other public uses of the water and shorelines.

SECTION EIGHT: SHORELINE MODIFICATION REGULATIONS

16.04.540 Specific Shoreline Modification Regulations

The following activities have been determined to have the potential for significant impacts to shorelines of the City. Therefore, specific requirements have been developed to ensure minimal impact on the shoreline. The applicable requirements shall apply to the following land use activities regardless of the Shoreline Environment Designations of the proposed locations. In the event of a conflict between the provisions of this Section and any other provisions of this Program, the more restrictive provisions shall apply.

A. Boat Ramps.

1. Boat ramps are permanent structures for launching watercraft.
2. Regulations:
 - a. Boat ramps shall only be permitted in conjunction with water-dependent uses or public access.
 - b. Applications for boat ramps shall address the specific need that supports the development, as well as the design features and construction measures to be incorporated into the proposal to protect critical habitat and result in no net loss of ecological function.
 - c. Boat ramps shall be limited in size based on the minimum necessary to accommodate the proposed use.
 - d. New boat ramps shall be approved only if they provide public access to public waters that are not adequately served by existing access facilities or where use of existing facilities is documented to exceed the designed capacity.
 - e. Boat ramps shall be designed and constructed to safeguard the health, safety, and welfare of the community.
 - f. Review and approval of applications for boat ramps shall ensure that they are located at sites with suitable environmental conditions, shoreline configuration, and access, and where they do not create conflicts with neighboring uses.
 - g. Boat ramps shall be required to meet applicable public health, safety and welfare requirements; to avoid, or if that is not possible, to mitigate aesthetic impacts; and to protect the rights of navigation.
 - h. Boat ramps shall not permit associated moorage on waters of the state or boaters living on their vessels.

B. Docks.

1. Docks provide physical and visual access to the shoreline, but their construction can cause significant adverse impacts to the shoreline environment. Development of docks within the City's shoreline jurisdictional area is unlikely.
2. Regulations:
 - a. New docks shall only be permitted in conjunction with water-dependent uses or public access.
 - b. Applications for docks shall address the specific need that supports the development, as well as the design features and construction measures to be

incorporated into the proposal to protect critical habitat and result in no net loss of ecological function.

- c. Docks shall be limited in size based on the minimum necessary to accommodate the proposed use.
- d. Docks shall not significantly reduce use of the water surface and shall protect the rights of navigation.
- e. Docks shall be constructed of materials which will not adversely affect water quality or aquatic plants and animals over the long term. Use of wood or pilings treated with creosote, pentachlorophenol or other similarly toxic materials is prohibited.
- f. New residential development of two or more dwellings shall include a development limitation whereby joint use or community dock facilities are allowed, when feasible, rather than individual docks for each residence.
- g. Docks serving more than four single-family dwellings, which may be considered boating facilities under state guidelines, are prohibited.

C. Dredging.

- 1. Dredging is the removal of unconsolidated material (gravel, sand, silt) from the bottom of a river, stream or other water body for purposes of deepening a navigable channel; deepening or removing sediments from a stream for drainage improvement; or enhancement or creation of habitat. Dredging has the potential to significantly impact the shoreline environment.
- 2. Dredging is permitted as a conditional use for the purpose of habitat creation or enhancement and/or maintenance of the drainage and flood carrying capacity of the streamway.
- 3. Regulations:
 - a. Dredging activities shall be prohibited unless approved by state and federal agencies and shall be undertaken in a manner that has been demonstrated to not significantly impact ecological functions. Impacts that cannot be avoided shall be mitigated.
 - b. Dredging for the single purpose of obtaining landfill or construction materials is prohibited, except for projects associated with MTCA or CERCLA habitat restoration, or any other significant restoration effort approved by a shoreline Conditional Use Permit.
 - c. Dredging and/or disposal of dredge spoils within the shoreline area shall only be permitted as a conditional use.
 - d. No dredging shall be conducted without the responsible person having obtained a shoreline conditional use permit or statement of exemption as appropriate, and where required, a Hydraulics Project Approval permit from the State and all other permits required by state and federal agencies.
 - e. Maintenance dredging shall be allowed only within the boundaries of the originally approved dredge area.
 - f. Applications for dredging activities shall include the following information:
 - i. An analysis and physical description of the material to be dredged;

- ii. Time schedule for dredging;
 - iii. Methods of dredging and disposal of spoils;
 - iv. Location, size, stability, and biological characteristics of the bedlands at and adjacent to the site; and
 - v. Chemical analysis of the spoil material if it is deemed necessary because of suspected pollution.
- g. Applications for dredging activities shall include the following studies:
- i. A hydrogeological study, conducted by a qualified professional and approved by appropriate state agencies, which demonstrates that removal of specific quantities at specific locations will not significantly alter the natural processes of gravel transportation for the river system as a whole; and
 - ii. A biological study, conducted by a qualified professional and approved by appropriate state agencies, which demonstrates that removal will not significantly degrade habitat values for priority species or damage other ecological functions.
- h. Review of dredging and spoil disposal proposals shall assess:
- i. The value of the dredge and disposal sites in their existing condition versus the proposed shoreline use to be created, relative to improved public access, economic, and environmental factors;
 - ii. The potential for the proposal to locate at a site where dredging and disposal are not required, and whether the proposed development could be redesigned to avoid the need for new and on-going maintenance dredging; and
 - iii. The potential for use of suitable dredge material to benefit shoreline resources.
- i. Dredging activities to establish, expand, relocate or reconfigure navigation channels shall only be permitted at those locations where such dredging is determined to be necessary and shall require approval of a conditional use permit. Such dredging activities shall only be allowed where all significant adverse ecological impacts are avoided and where potential adverse impacts are mitigated to the maximum extent practicable.

D. Landfill and Excavation

1. Landfill is 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. Landfill can destroy the natural character of the shoreline and may create unnatural heavy erosion and silting problems while reducing the existing water surface. Excavation is the surface removal or clearing of land. Such activities can also destroy the character of the shoreline and have adverse effects on shoreline ecological functions.
2. Regulations:
 - a. Landfill shall be permitted for the following purposes only:
 - i. Shoreline development in the floodplain, including parking areas, roadways and railways, for the purpose of elevating structures and buildings to comply with the city National Flood Insurance Program Ordinance, where other

- means of compliance with the ordinance are not economically feasible.
- ii. Development within a wetland consistent with the wetland management requirements of Section 16.04.470(B) EMC.
 - iii. Shore feature enhancement such as bank restoration, or insignificant raising of upland grades including landscaping.
 - iv. Biological habitat development when consistent with state Department of Fish and Wildlife policies.
 - v. The construction of dikes, levees and other flood control works consistent with the National Flood Insurance Program ordinance and with the shoreline protection standards of this program.
- b. Landfill and excavation shall be designed to minimize damage to the shoreline environment and shall be located, designed and constructed to assure no net loss to shoreline ecological functions, and not to impede natural channel migration or movement of sediment materials.
 - c. Fill shall not be permitted which alters existing surface runoff patterns or storm peak flows and floods to the extent that other properties or valuable shore features or habitat will likely be adversely impacted.
 - d. Fill shall not be allowed where new shoreline stabilization structures would be required to maintain the materials placed.
 - e. The predicted economic benefits of proposed landfill and excavation shall be weighed against long-term cumulative impacts on shoreline processes and functions.
 - f. Fill materials shall have a specific gravity greater than 1.0 and shall be placed in such a manner so as not to adversely affect the water quality of adjacent water bodies.
 - g. In order to assure consistency with this program and with the Act, no landfill or excavation shall be permitted within the shoreline unless the responsible person has first obtained either a shoreline permit or a shoreline statement of exemption as appropriate; provided, that the placement of fill waterward of the ordinary high water mark, except where directly associated with ecological restoration, shall require approval of a conditional use permit.
 - h. All landfill and excavation activities shall incorporate appropriate erosion and sedimentation control best management practices.
 - i. When no protective structure is required or proposed, the shoreline shall be maintained in or restored to its natural contours, slopes, and appearance.
 - j. No landfill or excavation activities that would interfere with the passage of stream waters or flood waters shall be permitted.
 - k. Fill and excavation activities shall only be done in conjunction with an approved new use or development or in conjunction with an existing use. Except where part of an approved restoration or enhancement project, no debris shall be placed within the streamway, or within 200 feet of the ordinary high water mark. All material shall be burned or otherwise removed from shorelands, except that earth, rocks, and the like shall be graded back to the original contour.

- l. Proposals that require that power equipment or machinery be used in the Aquatic or Natural Environments must be authorized by the city.
- m. The placement of fill waterward of the ordinary high water mark is prohibited except where necessary to support:
 - i. Water-dependent use;
 - ii. Public access;
 - iii. Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan;
 - iv. Disposal of dredged material considered suitable under, and conducted in accordance with the dredged material management program of the department of natural resources;
 - v. Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible;
 - vi. Mitigation action; or
 - vii. Environmental restoration.

E. Outdoor Advertising and Signs.

- 1. Signs are publicly displayed boards whose purpose is to provide information, direction or advertising. Advertising and signs, because they are intended to be very visible, can have a great effect on the aesthetics of an area.
- 2. Regulations:
 - a. Off-premise signs and billboards are prohibited.
 - b. In general, signs shall be constructed against buildings to minimize visual obstruction of the shoreline.
 - c. Size, height, density and lighting of signs shall be consistent with applicable City regulations, including Chapter 19.41 EMC.
 - d. Communities and/or neighborhoods shall have no more than one sign at each street gateway that will be limited to the name of the community.
 - e. Signs are prohibited in the area between buildings and the ordinary high water mark to protect views of the water or publicly accessible beaches.

F. Shoreline Flood Protection.

- 1. Shoreline flood protection refers to flood protection along streamways and includes rip-rapping and dikes but excludes other shoreline stabilization measures pursuant to subsection 16.04.540(H).
- 2. Regulations:
 - a. Shoreline flood protection measures shall be located, designed and constructed so as to protect the natural character of the shoreline and minimize alteration of the shoreline environment.
 - b. Where flood protection measures such as dikes are planned, they shall be placed landward of the shoreline, including associated swamps and marshes and other wetlands directly interrelated and interdependent with the water body.

- c. Flood protection measures which result in extensive modification or channelization of the streamway or shoreline are prohibited.
- d. Shoreline flood protection measures shall be planned to maintain or restore as nearly as possible the natural condition of the shoreline.
- e. Proposed shoreline flood protection projects which could alter wetlands as a result of landfill or other shoreline activity shall be assessed relative to impacts upon the area's physical and biological characteristics. Impacts identified with a proposed action shall be avoided or mitigated consistent with applicable City requirements, and recommendations from state, federal and tribal agencies.
- f. Where consistent with public access goals and objectives, public shoreline protection projects shall provide opportunities for public access to the shoreline.
- g. New structural flood hazard reduction measures shall only be allowed when it can be demonstrated by a scientific and engineering analysis that such measures are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss, and that appropriate vegetation conservation actions are undertaken.
- h. Removal of gravel for flood management purposes shall only be allowed where consistent with an adopted flood hazard reduction plan and after a biological and geomorphological study shows that extraction will have a long-term benefit to flood hazard reduction, does not result in a net loss of ecological functions, and is part of a comprehensive flood management solution

G. Shoreline Habitat and Natural Systems Enhancement Projects.

- 1. Shoreline habitat and natural systems enhancement projects include those activities proposed and conducted specifically for the purpose of establishing, restoring, or enhancing habitat for priority species in shorelines.
- 2. Regulations:
 - a. Applications for shoreline habitat and natural systems enhancement projects shall demonstrate a net benefit to the shoreline environment and shall be reviewed for consistency with the City's Shoreline Restoration Plan.
 - b. Wherever possible, shoreline habitat and natural system enhancement projects shall be authorized through issuance of a shoreline exemption, unless otherwise required pursuant to this Program.
 - c. The City may grant relief from shoreline master program standards and regulations resulting from shoreline restoration projects within urban growth areas consistent with criteria and procedures in WAC 173-27-215.

H. Shoreline Stabilization.

- 1. Shoreline stabilization includes actions taken to address erosion impacts to property, housing, businesses, or structures caused by natural processes. These can include both structural and non-structural methods of stabilization. New stabilization measures include enlargement of existing structures.
- 2. Regulations:
 - a. New development should be located and designed to avoid the need for future shoreline stabilization to the extent feasible. Subdivision of land shall assure that

the lots created will not require shoreline stabilization in order for reasonable development to occur using geotechnical analysis of the site and shoreline characteristics.

- b. Shoreline stabilization measures shall be located, designed and constructed so as to minimize alteration of the natural character of the shoreline and shall adhere to the recommendations contained in the Washington Department of Fish and Wildlife Integrated Streambank Protection Guidelines.
- c. Shoreline stabilization measures that result in the extensive modification of the shoreline environment shall not be permitted.
- d. Shoreline stabilization structures and facilities shall be designed and constructed based on approved plans prepared by a licensed professional engineer.
- e. Streamway features such as snags, uprooted trees, or stumps shall be left in place unless causing significant bank erosion or higher flood stages. Existing stream bank vegetation shall be preserved.
- f. Wherever possible, construction of shoreline stabilization structures and facilities shall incorporate opportunities for public access and shall provide for protection and restoration of ecological functions and ecosystem-wide processes.
- g. New or expanded structural shore stabilization for existing primary structures, including residences, roads, railroads, public facilities, etc. is prohibited unless there is conclusive evidence, documented by a geotechnical analysis, that the structure is in danger from shoreline erosion caused by stream processes, and significant adverse impacts are mitigated to ensure no net loss of shoreline ecological functions and/or processes. Normal sloughing or erosion of streambanks by itself, without a geotechnical analysis, is not a demonstration of need.
- h. New shore stabilization for new development is prohibited unless it can be demonstrated that the proposed use cannot be developed without shore stabilization, and a geotechnical analysis documents that alternative solutions are not feasible or do not provide sufficient protection. The need for shore stabilization shall be considered in the determination of whether to approve new water-dependent uses. Proposed designs for new or expanded shore stabilization shall be designed in accordance with Department of Ecology and Department of Fish and Wildlife guidelines and certified by a qualified professional.
- i. New shore stabilization for new, non-water-oriented development is prohibited.
- j. Replacement of existing stabilization structures is based on need demonstrated by geotechnical analysis. Waterward encroachment of replacement structures is only allowed for residences occupied prior to January 1, 1992, or for soft shoreline stabilization measures that provide restoration of ecological functions.
- k. Geotechnical reports prepared to demonstrate need, including those for ecological restoration/toxic clean-up remediation projects, shall include estimates of rate of erosion and urgency associated with the specific situation. Hard armoring solutions should not be permitted unless the geotechnical report confirms that there is a significant possibility that a primary structure will be damaged within three years as a result of the shoreline erosion. 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, the report may still be used to justify more immediate shoreline stabilization using soft measures.

- l. Bulkheads should only be used where other more natural appearing methods of shoreline stabilization are not feasible. Where possible, open type construction of bulkheads should be used. Where shoreline stabilization is allowed, it shall consist of “soft,” “flexible, and/or natural materials or other bioengineered approaches unless a geotechnical analysis demonstrates that such measures are not feasible.
- m. The effects of proposed shoreline stabilization on the movement of water and drift materials, on fish and wildlife, on public access, and on the aesthetic quality of the shoreline shall be evaluated prior to permitting. Adverse impacts shall be avoided wherever possible.
- n. Publicly financed or publicly subsidized shoreline erosion control measures shall not restrict appropriate public access to the shoreline except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions. Where feasible, ecological restoration and public access improvements shall be incorporated into such projects.

I. Solid Waste Disposal.

- 1. Solid waste disposal includes collection, transport and disposal of all discarded or spent materials other than liquids such as sewage or wastewater.
- 2. Regulations:
 - a. Solid waste disposal sites (as defined in section 70.95.030 RCW) shall not be permitted on shorelands.
 - b. Facilities for the collection, transfer, or reload of recyclable materials and municipal solid waste is permitted as a conditional use.

**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM**

PART THREE

CODE CHAPTERS ADOPTED BY REFERENCE

- ◆ **EMC 16.012 – Protection of Natural Resources**
- ◆ **EMC 15.10 – National Flood Insurance Program**

Chapter 16.12

PROTECTION OF NATURAL RESOURCES

Sections:

- 16.12.010 Authority.
- 16.12.020 Purpose.
- 16.12.030 Definitions.
- 16.12.040 General requirements.
- 16.12.050 Maps and inventories.
- 16.12.060 Development restrictions.
- 16.12.070 Standards.
- 16.12.071 Wetlands.
- 16.12.072 Aquifer recharge areas.
- 16.12.073 Fish and wildlife habitat conservation areas.
- 16.12.074 Frequently flooded areas.
- 16.12.075 Geologically hazardous areas.
- 16.12.076 Natural resource lands.
- 16.12.080 Development exceptions.
- 16.12.085 Variances.
- 16.12.087 Reasonable use exceptions.
- 16.12.090 Liberal construction.
- 16.12.100 Nonconforming uses/structures.
- 16.12.110 Enforcement.
- 16.12.120 Appeals.

16.12.010 Authority.

This chapter contains the natural resource lands and critical areas procedures and policies of the City of Everson as adopted pursuant to and under the authority of Chapter 36.70A RCW. [Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.020 Purpose.

The Growth Management Act mandates local governments to assure the conservation of natural resource lands and requires local governments to adopt development regulations precluding land uses or development incompatible with critical areas.

A. The primary purpose of this chapter is to provide a framework of development regulations to accomplish the foregoing directive. In order to do so, the City adopts the following goals:

1. To maintain and enhance renewable natural resource-based industries, to encourage the conservation of productive forest lands and agricultural lands, and to discourage land uses incompatible with those goals;
2. To recognize the beneficial uses, functions and values of wetlands by finding that a use resulting in a net loss of wetland function and values is incompatible with the wetland critical area;
3. To recognize the value of critical recharge areas for aquifers and protect the quantity and quality of the ground water resource;
4. To recognize and respond to the need for flood control and flood-sensitive building practices within frequently flooded areas;
5. To protect the public health and safety through the use of land use regulations in areas which due to geological hazards are either not suited or have probable significant limitations to building siting, road construction or disturbance;
6. To protect the habitat value of those areas providing critical habitat for endangered, threatened or protected fish and wildlife species; and

7. To establish regulations protecting and conserving critical areas based on the best available science.

B. It is not the purpose of this chapter and nothing contained in or adopted by this chapter is intended, nor shall it be construed, to create or form the basis for any civil duty or liability on the part of the City or its officers, employees, or agents, to any person or persons for any injury or damages resulting from the existence of or the failure or inability of any development or use to conform to the provisions of this chapter. [Ord. 769 § 1, 2016; Ord. 634 § 1, 2005; Ord. 571 § 1, 2000; Ord. 424 § 1, 1992.]

16.12.030 Definitions.

The following definitions and concepts apply to all provisions of this chapter, unless the context clearly requires otherwise:

A. “Administrator” means the Mayor, or the Mayor’s designee, whether by contract or City employee, engaged for or directed to perform the administration of all or any part of this chapter or any particular application or proposal.

B. “Buffer” means a vegetated area bordering a wetland, lake, stream or other critical area that provides separation from the adjacent or surrounding area to help minimize disturbances resultant from human activity.

C. “Compensation” means replacement by creation, enhancement or restoration of a wetland equivalent in size, function and value to the one being altered or lost from development.

D. “Contiguous” means immediately adjacent to, included within or directly linked hydrologically with a stream.

E. “Creation” means bringing a wetland into existence at a site in which a wetland did not formerly exist.

F. “Critical areas” means the following areas and ecosystems identified and classified pursuant to State law and regulation, including RCW 36.70A.050 and Chapter 365-190 WAC:

1. Wetlands;
2. Areas with 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.

G. “Critical facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use or store hazardous materials or hazardous waste.

H. “Development site” means the entire lot, series of lots or parcels on which a development is located or is proposed to be located, including all contiguous undeveloped lots or parcels which are under common ownership with the developed lots.

I. “Existing and ongoing agricultural activities” means those existing and ongoing activities involved in the production of crops and livestock, including agricultural activities and the operation, maintenance and repair of existing structures and facilities related to those agricultural activities. Those activities that bring an area into agricultural use are not considered existing and ongoing agricultural activities.

J. “Functions” means the beneficial roles wetlands may serve, including storage, conveyance, and attenuation of floodwaters and storm waters; ground water recharge and discharge; protection of water quality and reduction of sediment and erosion; production of waterfowl, game and nongame birds, mammals, and other living resources; protection of habitat for endangered, threatened and protected species; food chain support for a broad range of wildlife and fisheries; educational, historical, and archaeological value protection; and scenic, aesthetic, and recreational amenities.

K. “Lake” means a naturally created body of standing open water that persists throughout the entire year.

L. “Low impact” means activities that might occur within wetlands and streams and their associated buffers that would have minimal adverse impact on their functions and values, physical setting and overall benefits. Such uses include but are not limited to pedestrian trails, interpretive signs and scientific research that create little disturbance.

M. “Mitigation” means the use of any combination or all of the following actions (listed in order of priority):

1. Avoiding impacts to critical areas by not taking a certain action or parts of an action;
2. Minimizing 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;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected critical area;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the development proposal;
5. Compensation for the impact by replacing or enhancing critical areas, or providing substitute resource; and
6. Monitoring the impact and taking appropriate corrective measures.

N. “Ordinary high water mark” means the mark on streams which will be found by examining the beds and bank 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.

O. “Priority habitats” means areas defined from time to time by the Washington Department of Fish and Wildlife with one or more of the following attributes: comparatively high wildlife density, high or significant wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, and wildlife habitat of limited availability and/or high vulnerability.

P. “Priority species” means plant and animal species of concern due to their population status and sensitivity to habitat alteration. Priority species include those endangered, threatened, or protected species identified from time to time by the Washington Department of Fish and Wildlife Priority Habitats and Species Program and game species.

Q. “Restoration” means improving, enhancing and re-establishing a once viable and now degraded wetland to a state in which its stability, functions and values approach its unaltered state.

R. “Seismic hazard areas” means areas subject to severe risk of earthquake damage as a result of seismic induced settlement or soil liquefaction.

S. “Shorelines,” which include critical areas, are separately defined and regulated in Chapter 16.04 EMC.

T. “Stream” means a physically defined channel, with seasonal or perennial water flow, that will at least periodically support a predominance of wetland and aquatic plants specifically adapted for growth in a saturated environment.

U. “Threatened or endangered species” means plant or animal species that are regionally relatively uncommon, are nearing endangered status, or whose existence is in immediate jeopardy, as identified pursuant to RCW 77.12.020 in WAC 232-12-011 and 232-12-014, or identified as threatened or endangered pursuant to the Federal Endangered Species Act.

V. “Wetlands” means 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 nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and/or 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 nonwetland areas created to mitigate conversion of wetlands.

W. "Wetlands biologist" means a professional or technical wetlands consultant or scientist who is either a certified professional wetland scientist or who has, at a minimum: (1) a bachelor's degree in hydrology, soil science, botany, ecology, or related field; and (2) at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the State or Federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans. [Ord. 769 § 2, 2016; Ord. 634 § 1, 2005; Ord. 571 § 2, 2000; Ord. 520 § 1, 1997; Ord. 501 § 24, 1996; Ord. 424 § 1, 1992.]

16.12.040 General requirements.

A. Applicability. This chapter shall be applicable to any activity that includes clearing of vegetation, alteration of drainage or other land disturbing activity and all development proposals, whether public or private, unless otherwise provided herein, and all such activities shall comply with the requirements and purposes of this chapter; provided that following adoption by the Everson City Council and approval by the Washington Department of Ecology of an updated Shoreline Master Program developed and approved pursuant to Chapter 90.58 RCW and Chapter 173-26 WAC, the provisions of this chapter shall only be applicable to those land and water areas lying outside of shoreline jurisdiction, except to the extent that the provisions contained herein have been adopted by reference as part of the updated Shoreline Master Program. For the purposes of this chapter, development proposals include proposals that require any of the following:

1. Building permit;
2. Land clearing, grading, or filling permit;
3. Shoreline substantial development permit;
4. Shoreline variance or conditional use permit;
5. Zoning conditional use permit or variance;
6. Zoning amendment;
7. Preliminary development plan for a development contract district;
8. Subdivision or short subdivision; and
9. Any other land use approvals required by the Everson Municipal Code.

Development proposals may be subject to and shall comply with all provisions of overlapping critical areas.

B. Special Studies Required. When an applicant submits an application for any development proposal, or where approval is required pursuant to this chapter, the applicant shall identify any critical area or any critical area buffer(s) on, adjacent to, or potentially affected by the proposed activity on the development site. The application shall describe the proposed manner of compliance with this chapter. In the event that the affected critical area(s) is/are wetlands, fish and wildlife habitat areas and/or geologically hazardous areas, a map shall be provided depicting the location of the affected critical area(s) and any required buffer. The Administrator may request that information submitted regarding critical areas be prepared by a qualified wetlands biologist, ecologist, geotechnical engineer or similarly qualified person with expertise in the affected critical area(s). [Ord. 769 § 3, 2016; Ord. 634 § 1, 2005; Ord. 501 § 25, 1996; Ord. 424 § 1, 1992.]

16.12.050 Maps and inventories.

A. The location of natural resource areas and critical areas in the City of Everson and its urban growth area is depicted on a series of maps for use in assisting the public and City officials in identifying and locating natural resource lands and critical areas, and enforcing this chapter. The initial and any amended maps shall be on file and available for public inspection or copying at the City Clerk's office.

B. The critical areas maps shall be used as a source of generalized information and shall not be used to determine the absolute presence, absence or boundaries of a critical area. The exact location, type and extent of critical areas shall be determined by a qualified consultant on a site-specific basis, subject to confirmation by the Administrator. Any lands depicted by the maps as clearly occupying one or more critical areas shall not be declared outside such critical area(s) except upon competent evidence adduced by the applicant. The Administrator may require the applicant to have a detailed study prepared by a qualified consultant to determine whether a proposed development or activity has the potential to affect any critical area(s). [Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.060 Development restrictions.

A. Undevelopable Critical Areas. The following critical areas shall remain undeveloped except as otherwise provided in EMC 16.12.080:

1. Category I and II Wetlands. Category I and II wetlands shall remain undeveloped. The edge of the wetland and the outside edge of its buffer shall be determined and field marked by a wetland biologist or similarly qualified professional;
2. Floodways in Frequently Flooded Areas. Development is prohibited within floodways consistent with prohibitions established in Chapter 15.10 EMC.

B. Potentially Developable Critical Areas. Shorelines shall be governed by Chapter 16.04 EMC; all other critical areas may be developed pursuant to this chapter. The applicant shall clearly and convincingly demonstrate to the satisfaction of the Administrator that the proposal incorporates measures protecting the public health, safety, and welfare and the functions and value of potentially affected critical areas. [Ord. 634 § 1, 2005; Ord. 571 § 3, 2000; Ord. 501 § 26, 1996; Ord. 424 § 1, 1992.]

16.12.070 Standards.

Development and other regulated activities proposed within or in proximity to critical areas shall comply and be consistent with the standards for each of the following critical areas as set forth in EMC 16.12.071 through 16.12.075. [Ord. 769 § 4, 2016.]

16.12.071 Wetlands.

If a wetland is located on or contiguous to the site of a development proposal or other activity subject to the requirements of this chapter, all activities on the site shall be in compliance with the following regulations:

A. Designation. Wetlands shall be identified and delineated according to the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0, 2010 or as revised).

B. Classification. Wetlands shall be classified (rated) as Category I, Category II, Category III, or Category IV based upon Washington State Department of Ecology’s “Wetlands Rating System for Western Washington” (2014) or most recent update.

C. Buffers. Buffers are upland areas adjacent to wetlands that are intended to provide sufficient separation between the aquatic feature and the surrounding areas to protect them from disturbance from human activities. Buffers also provide vital upland habitat for wildlife species that require wetlands as part of their life cycle. All buffers shall be measured horizontally from the wetland edge or ordinary high water mark where appropriate; provided that wetland buffers shall not extend into or beyond substantially improved surfaces, such as lawfully established structures or impervious surfaces.

1. Standard Buffers.

a. Standard Buffers Where No Minimizing Measures Are Required. The following standard buffers are required where no minimizing measures are required and buffers are assumed to be comprised of an intact native vegetation community:

	Buffer width (in feet) based on habitat score
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Wetland Category	3 – 4	5	6 – 7	8 – 9
Category I (based on total score)	100	140	220	300
Category II (based on total score)	100	140	220	300
Category III (based on total score)	80	140	220	300
Category IV (based on total score)	50	50	50	50

b. Standard Buffers Where Minimizing Measures Are Required. The following standard buffers are required where minimizing measures as set forth in subsection (C)(1)(c) of this section are required and buffers are assumed to be comprised of an intact native vegetation community:

Wetland Category	Buffer width (in feet) based on habitat score			
	3 – 4	5	6 – 7	8 – 9
Category I (based on total score)	75	105	165	225
Category II (based on total score)	75	105	165	225
Category III (based on total score)	60	105	165	225
Category IV (based on total score)	40	40	40	40

c. Minimizing Measures. The smaller standard buffers set forth under subsection (C)(1)(b) of this section shall be applicable where the minimizing measures established in the following table are required and in those cases where the wetland has a habitat score of five or more an undisturbed vegetated corridor at least 100 feet wide is provided between the wetland and another priority habitat:

Disturbance	Required Measure to Minimize Impacts
Lights	<ul style="list-style-type: none"> •Direct lights away from wetland
Noise	<ul style="list-style-type: none"> •Locate activity that generates noise away from wetland •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-foot heavily vegetated buffer strip immediately adjacent to the outer edge of the wetland buffer
Toxic runoff	<ul style="list-style-type: none"> •Route all new, untreated runoff away from wetland while ensuring wetland is not de-watered •Establish covenants limiting use of pesticides within 150 feet of wetland •Apply integrated pest management
Stormwater runoff	<ul style="list-style-type: none"> •Retrofit stormwater detention and treatment for roads and existing adjacent development •Prevent channelized flow from lawns that directly enters the buffer •Use low impact development techniques
Change in water regime	<ul style="list-style-type: none"> •Infiltrate or treat, detain and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> •Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion •Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	<ul style="list-style-type: none"> •Use best management practices to control dust

2. Increased Buffer. If the standard buffer is not comprised of an intact native vegetation community or if the wetland has a high level of function for wildlife habitat (habitat function score of 8 or 9 points on the wetland rating form), the required buffer shall be increased by the Administrator to the extent necessary to protect the

functions and value of the potentially affected wetland or the applicant may choose to enhance the standard buffer area through the planting of native vegetation sufficient to meet the above standard. Any such buffer enhancement shall be undertaken at the expense of the applicant and shall be based on a mitigation plan prepared by a qualified biologist consistent with subsection E of this section.

3. Reduced Buffer.

a. Buffer Reduction Based on Mitigation. Where mitigation is provided at a 1:1 ratio, standard buffers may be reduced; provided, that the standard buffer for a Category II, III or IV wetland is not reduced by more than 40 percent for Category II wetlands, and 60 percent for Category III and Category IV wetlands. Reduction of the standard buffer of a Category I wetland is prohibited. Buffer reductions shall only be permitted when all impacts to wetlands and their required buffers are compensated at the expense of the developer through implementation of a mitigation plan prepared by a qualified wetland biologist consistent with subsection E of this section. Filling of any wetland, except a Category IV wetland, or reduction of a wetland buffer below the percentages stated above, shall require approval of a variance or a reasonable use exception.

b. Buffer Reduction Based on Buffer Averaging. Standard buffers may be reduced through the use of buffer averaging; provided, that the total buffer area is not reduced below the area that would result from use of the standard buffer; and provided further, that the standard buffer, at its narrowest point, is not reduced by more than 25 percent for Category II, III and IV wetlands, and the use of buffer averaging will improve the overall protection of the wetland, and increase the buffer adjacent to the higher-functioning area of habitat or the more sensitive portion of the wetland and decrease the buffer adjacent to the lower-functioning and less sensitive portion of the wetland. Reduction of the standard buffer of a Category I wetland is prohibited.

D. Requirements.

1. Category I. Regulated activity shall only be permitted outside a Category I wetland and its standard buffer; all other activity, except that necessary for the public access, utilities, education or research purposes, is declared incompatible with the wetland.

2. Category II. Regulated activity shall only be permitted outside a Category II wetland and its standard buffer; all other activity, except that necessary for the public access, utilities, education or research purposes, is declared incompatible with the wetland. Reduction of the standard buffer adjacent to a Category II wetland shall be permitted only where consistent with subsection (C)(3) of this section, and only when all impacts are compensated at the expense of the developer through implementation of a mitigation plan prepared by a qualified wetland biologist consistent with the requirements set forth in subsection E of this section.

3. Category III. Regulated activities shall only be permitted outside a Category III wetland and its standard buffer. Buffer reductions consistent with subsection (C)(3) of this section are only permitted if all impacts are compensated at the expense of the developer through implementation of a mitigation plan prepared by a qualified wetland biologist consistent with the requirements set forth in subsection E of this section.

4. Category IV. Development activities may be permitted within a Category IV wetland or standard buffer consistent with subsection (C)(3) of this section so long as the function of the wetland is replaced at the expense of the developer pursuant to an approved mitigation plan prepared by a qualified wetlands biologist consistent with subsection E of this section. Replacement of function shall include measures such as storm water retention and water quality treatment. No mitigation for habitat is required where the habitat value of the wetland is found to be minimal.

E. Mitigation Requirements.

1. Mitigation Plan. Where preparation of a mitigation plan is required, the plan shall be prepared by a qualified wetland biologist consistent with the Department of Ecology guidance document, "Guidance on Wetland Mitigation in Washington State," and shall be approved by the Administrator. The mitigation plan shall be prepared based on the best available science and shall, at a minimum, address the following:

- a. The characteristics of the wetland;
- b. The characteristics of the watershed contributing to the wetland;
- c. The functions and values of the wetland to be protected by the buffer;
- d. The characteristics of the buffer;
- e. The intensity of the proposed adjacent land use;
- f. The functions that the standard buffer is supposed to provide at the specific location;
- g. Proposed measures to reduce the adverse effects of adjacent land uses, such as lighting and noise restrictions, buffer fencing and sign-age, conservation easements, use of integrated pest management and limitations on application of pesticides, and use of low impact development techniques;
- h. The anticipated effectiveness of the proposed mitigation measures to protect the functions and values of the affected wetland and wetland buffer; and
- i. Proposed monitoring requirements to ensure the effectiveness of the proposed mitigation.

2. Mitigation Sequence. When a regulated activity is proposed within a wetland or its required buffer, the applicant shall demonstrate that all reasonable efforts have been taken to avoid, minimize and/or compensate for potential impacts in the following priority order:

- a. Avoiding the adverse impact altogether by not taking certain actions;
- b. Minimizing adverse impacts by limiting the degree or magnitude of the action or taking affirmative steps to avoid or reduce adverse effects;
- c. Rectifying the adverse impact by repairing, rehabilitating or restoring the affected environment;
- d. Reducing or eliminating the adverse impact over time through preservation and maintenance operations during the life of the action;
- e. Mitigating for the adverse impact by replacing, enhancing, or providing substitute resources or environments; and
- f. Monitoring both the impacted area and the mitigation project over time and taking appropriate corrective action.

3. Compensatory Mitigation Ratios. Compensatory mitigation through creation/re-establishment, rehabilitation and/or enhancement shall be provided based on the following ratios of impacted area to mitigation area, which shall serve as guidelines for use by qualified wetland biologists and the Administrator in preparing and reviewing proposed mitigation:

Mitigation Ratio

Wetland Category	Creation or Re-establishment	Rehabilitation	Enhancement
Category I	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

[Ord. 769 § 5, 2016; Ord. 691 § 7, 2009; Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.072 Aquifer recharge areas.

A. Classification. Classification of recharge areas shall be based upon the susceptibility of the aquifer. High susceptibility is based on the presence of highly permeable soils and land uses which produce contaminants that may degrade ground water and low susceptibility is indicative of less permeable soils and land use which will not degrade ground water. Regardless of the land uses in existence or proposed, those areas within the City limits of Everson and its urban growth area located within the five-year time of travel adjacent to the Everson wellfield shall be considered to have high aquifer susceptibility.

B. Standards.

1. All development shall be required to connect to and utilize the sanitary system of the City. Disposal sites for hazardous waste, as the same is identified in WAC 173-303-040, are prohibited. The following standards shall apply to developments and uses within the five-year time of travel zone. Developments shall limit the amount of impervious surface where possible, and shall utilize grass-lined swales, vegetative retention basins, and/or oil separators for storm water runoff purposes. No surface mining of gravel or other minerals shall encroach below the high ground water level as measured by the mottled soil (high waterline) markings or well logs.

2. Proposed residential development within the one-year time of travel located adjacent to the City wellfield, as identified in the City of Everson wellhead protection plan, shall be required to minimize or reduce the amount of development within the one-year time of travel area as follows:

On properties proposed for subdivision where greater than 50 percent of the property, excluding otherwise undevelopable areas, is located outside of the one-year time of travel zone, all proposed residential lots shall be located outside of the one-year zone and use of the cluster subdivision procedure, as specified under EMC 18.16.030, shall be encouraged. In such cases, the portion of the property located within the one-year time of travel zone shall be retained for open space or low-impact recreational uses.

On properties proposed for subdivision where 50 percent or less of the property, excluding otherwise undevelopable areas, is located outside of the one-year time of travel zone, the minimum lot size, as specified in the applicable chapter of EMC Title 19, shall be increased by 50 percent and the minimum lot width shall not be greater than 70 feet.

3. Storm water management facilities shall be encouraged to discharge outside of the five-year time of travel zone located adjacent to the City wellfield. Storm water management facilities discharging within the five-year time of travel zone shall be required to incorporate enhanced storm water treatment through the use of multiple treatment systems (i.e., particulate removal and chemical absorption) and amended infiltration beds providing additional treatment time (i.e., soils amended with sand); provided, that the City Engineer may waive any of these additional requirements based on a finding that a storm water management facility designed by a professional engineer licensed in the State of Washington can achieve an equivalent level of storm water treatment. All systems discharging within the five-year zone shall provide mandatory monitoring and maintenance of storm water facilities with monitoring reports submitted to the City every two years.

4. The placement or storage of containers of chemicals, petroleum products or byproducts, fertilizers, insecticides, pesticides, lime, cement or other material that, if not properly contained, could constitute a hazard to life, health and safety, or adversely affect the quality of ground waters, is prohibited within the five-year time of travel area unless adequate provision has been made for proper storage, spill prevention and spill response. Such measures shall be approved by the Administrator in advance and shall be subject to inspection by the City.

5. All development shall comply with the regulations established under Chapter 16.16 EMC.

6. Violations of this section shall be a gross misdemeanor and shall subject a violator to fines and/or jail time not to exceed that amount as allowed by law. Each day that a violation exists shall be a separate offense. [Ord. 769 § 6, 2016; Ord. 668 § 2, 2007; Ord. 634 § 1, 2005; Ord. 520 § 2, 1997; Ord. 424 § 1, 1992.]

16.12.073 Fish and wildlife habitat conservation areas.

A. Classification. Fish and wildlife habitat conservation areas may contain or be contained within other critical areas such as wetlands and their associated buffers. Fish and wildlife habitats include:

1. Lands containing priority habitats and species as identified pursuant to the Washington Department of Fish and Wildlife Priority Habitats and Species Program.
2. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat. Naturally occurring ponds do not include ponds deliberately designed and created from a dry site, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds (of less than three years' duration) and landscape amenities. Upon approval, naturally occurring ponds may include designated artificial ponds created from dry areas in order to mitigate conversion of other areas.
3. Waters of the State, as defined in WAC Title 222 and classified in WAC 222-16-030, relating to forest practice rules and regulations.
4. Lakes, ponds, streams, and rivers planted with game fish species as identified by the program, or which supports priority fish species as identified by the Washington State Department of Fish and Wildlife.
5. State natural area preserves dedicated pursuant to Chapter 79.70 RCW and natural resource conservation areas obtained pursuant to Chapter 79.70 RCW.

The foregoing notwithstanding, fish and wildlife habitat conservation areas shall not include drainage ditches, irrigation canals and other similar artificial features that are within the boundaries of and maintained by a drainage improvement district, irrigation district or other similar agency.

B. Standards. Alteration of fish and wildlife habitat conservation areas may reduce the likelihood that the species will survive or reproduce. Activities allowed in fish and wildlife habitat conservation areas shall be consistent with the lifecycle and preferred habitat of the affected species of concern found there, and with all applicable State and Federal regulations regarding that species.

Development proposals having the potential to adversely impact a fish and wildlife habitat conservation area shall be required to submit a detailed study identifying the functions and values of the potentially impacted habitat(s), the potential impacts resulting from the proposed development, and any mitigation necessary to maintain the functions and values of the habitat. Any such detailed study shall be prepared by a qualified specialist, such as a fish or wildlife biologist, and shall be based on the best available science.

The following standards shall apply:

1. Nooksack River: 200-foot standard buffer;
2. Johnson Creek: 100-foot standard buffer;
3. Scott Ditch: 75-foot standard buffer;
4. Bald eagle habitat: consistent with the Washington State Bald Eagle Protection Rules (WAC 232-12-292).

Riparian buffers shall be measured from the ordinary high water mark; provided, that buffers shall not extend into or beyond substantially improved surfaces, such as lawfully established structures or impervious surfaces.

C. Buffer Reductions. Development activities may be permitted within the standard buffer provided the detailed study demonstrates to the satisfaction of the Administrator that the proposal, including any proposed mitigation, will maintain the functions and values of the potentially impacted habitat; and provided further, that the standard buffer is not reduced by more than 25 percent. The standard buffer may also be reduced up to 25 percent through buffer averaging; provided, that the total buffer area is not reduced below the area that would result from use of the standard buffer.

D. Mitigation Requirements. Where mitigation is proposed or required, the applicant shall submit a mitigation plan prepared by a qualified specialist. The plan shall be based on the best available science and shall address the following:

1. The characteristics of the habitat;
2. The characteristics of the watershed in which the habitat is located;
3. The functions and values of the habitat to be protected by the buffer;
4. The characteristics of the buffer;
5. The intensity of the proposed adjacent land use;
6. The functions that the standard buffer is supposed to provide at the specific location;
7. Proposed measures to reduce the adverse effects of adjacent land uses, such as lighting and noise restrictions, buffer fencing and signage, conservation easements, use of integrated pest management and limitations on application of pesticides, and use of low impact development techniques;
8. The anticipated effectiveness of the proposed mitigation measures to protect the functions and values of the affected habitat and habitat buffer; and
9. Proposed monitoring requirements to ensure the effectiveness of the proposed mitigation. [Ord. 769 § 7, 2016; Ord. 634 § 1, 2005; Ord. 520 § 3, 1997; Ord. 424 § 1, 1992.]

16.12.074 Frequently flooded areas.

A. Classification. Lands classified as frequently flooded areas shall be those designated within the floodway and the 100-year floodplain on the Federal Emergency Management Agency (FEMA) Flood Boundary and Floodway Map (Flood Insurance Rate Map Zones A, A2, A13), as amended and adopted in Chapter 15.10 EMC.

B. Standards. Activities allowed in frequently flooded areas shall be consistent with the following regulations:

1. All development shall meet the provisions of Chapter 15.10 EMC, National Flood Insurance Program.
2. No fill shall be permitted, except where a detailed drainage report and/or flood modeling report prepared by a qualified engineer demonstrates that the proposed fill and all proposed mitigation, including proposed drainage improvements, will not adversely impact adjacent, neighboring and/or potentially impacted properties, will not create a hazard or pose a threat to public health or safety, and will not result in a net increase in the 100-year flood elevation at any location potentially affected by the proposed fill of more than one-tenth of one foot; provided, that the determination as to the net effect of the proposed fill on the 100-year flood elevation shall be based on results generated from use of the comprehensive flood model developed by Whatcom County or similar model determined to be acceptable and appropriate by the Administrator. The foregoing notwithstanding, the Administrator may approve the placement of fill within the Johnson Creek watershed in those cases where flood modeling results or other engineering analyses indicate the net effect would be a net increase in the 100-year flood elevation of more than one-tenth of one foot where such fill is proposed to be placed in the flood fringe adjacent to or near the edge of the floodplain and where all other requirements established in this subsection will be met.
3. The analyses as to the potential adverse impacts of any proposed fill required by subsection (B)(2) of this section shall include and consider the potential impacts from, but not limited to, the following activities: excavation, filling and grading associated with construction of roads, utilities, building foundations, storm water ponds and drainage facilities; landscaping; and final site grading. The required analyses shall also include and consider the potential adverse impacts from any proposed fill on the flow of storm water to or from the proposed development site and on adjacent or neighboring properties.
4. The placement or storage of containers of chemicals, petroleum products or byproducts, fertilizers, insecticides, pesticides, lime, cement or other material that, when inundated, will constitute a hazard to life,

health and safety, or adversely affect the quality of surface waters, is prohibited within any floodway or below the lowest habitable floor level identified pursuant to Chapter 15.10 EMC.

5. New development may be permitted in the 100-year floodplain, provided the applicant records with the Whatcom County Auditor's office the following notice on all documents:

This property is located in an area that may be subject to inundation by floodwaters. For further information regarding this hazard, please contact the Federal Emergency Management Agency, the Whatcom County Emergency Services office or the City of Everson.

[Ord. 769 § 8, 2016; Ord. 691 § 8, 2009; Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.075 Geologically hazardous areas.

A. Classification. Geologically hazardous areas include areas susceptible to erosion, earthquake or other geological events. The geologically hazardous areas within Everson or the Everson urban growth area include:

1. Steep slopes having a slope gradient from top to toe of 35 percent or greater with a vertical relief of 10 feet or more;
2. Areas with known risk for seismic events due to the presence of peat or muck soils; and
3. Areas with a potential risk for volcanic event induced flooding.

B. Standards.

1. No development shall be permitted within a steep slope or within a distance of 50 feet from the top or toe of a steep slope unless a special study prepared by a qualified geologist or geotechnical engineer demonstrates that the risks associated with the proposed development are or have been mitigated to within acceptable levels of risk.
2. Standards for development in seismic hazard areas, as identified in "Engineering Characteristics of Geological Materials," Western Whatcom County, Easterbrook (USGS 1-845-D), are found in Chapter 15.04 EMC relating to building construction. Development proposals in areas ranked "very high" for seismic hazard shall contain such geological and technical information and planning as the Administrator requires, including, but not limited to, on-site soils investigations and development recommendations prepared by a qualified geologist, architect or engineer.
3. Standards for areas at risk due to volcanic event induced flooding are found in EMC 16.12.074, Frequently flooded areas. [Ord. 769 § 9, 2016; Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.076 Natural resource lands.

A. Classification. Natural resource lands include agricultural resource lands, forest resource lands and mineral resource lands. No natural resource lands within Everson and the Everson urban growth area have been designated for protection as resource lands of long-term commercial significance.

B. Standards. There are no prohibitions or regulations specifically protecting natural resource lands within Everson or the Everson urban growth area. The following notification requirements shall apply:

1. The City shall notify Whatcom County of any Class II or Class III development proposal on lands within 300 feet of any County-designated natural resource lands lying outside the City. Such notification shall be provided to the County Planning and Development Services Department as part of the notice of application process required by EMC 16.01.100.
2. The City shall also require all residential subdivisions, including both long and short subdivisions, within 500 feet of County-designated natural resource lands to record with the Whatcom County Auditor's office a notification on all recorded documents that portions of the development area may be located in proximity to natural resource lands where activities associated with agriculture, forestry or mineral extraction may occur and may reasonably be expected to occur that, at certain times, may be incompatible with residential development

due to noise, odor, dust or other impact. All such notifications addressing mineral resource lands shall also indicate that mining-related activities may include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

3. The City shall also include the notice described in subsection (B)(2) of this section on all building permits and development permits issued for properties within 500 feet of County-designated natural resource lands. [Ord. 726 § 1, 2012; Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.080 Development exceptions.

The following exceptions to the development restrictions and standards of EMC 16.12.071, 16.12.072, 16.12.073, 16.12.074, and 16.12.075 shall be permitted:

A. Existing and Ongoing Agriculture. Existing and ongoing agricultural activities and operations may continue provided they meet one of the following two conditions:

1. Such activities and operations are conducted in conformance with a farm plan prepared by the Whatcom Conservation District or the USDA Natural Resource Conservation Service; or
2. The activity or operation utilizes and incorporates the best management practices recommended by the Whatcom Conservation District and/or the USDA Natural Resource Conservation Service, including, where appropriate: (a) system siting, design and operation to limit runoff directly into critical areas; (b) establishment and maintenance of vegetated filter strips; (c) exclusion of livestock from filter strips; (d) maintenance of a minimum 35-foot riparian buffer, where such buffer already exists; (e) manure management so that runoff does not carry pollutants into critical areas; (f) pasture management to avoid over-grazing and limit potential erosion; (g) stabilization of bare ground in exercise yards or paddocks to limit erosion; and (h) maintenance of existing native vegetation within critical areas and critical area buffers.
3. All existing and ongoing agricultural activities and operations shall be conducted in a manner that is consistent with the purpose and intent of this chapter.

B. Modification of Existing Structures. Existing structures or improvements that do not meet the requirements of this chapter may be remodeled, reconstructed or replaced; provided, that the new construction does not further intrude into or degrade a critical area.

C. Emergencies. The Administrator may approve improvements that are necessary to respond to emergencies that threaten the public health and safety or public development proposals upon a determination that no reasonable alternative exists and the benefits outweighs the potential loss. Best management practices should be utilized to minimize the impact on critical areas. Once the emergency has passed, adverse impacts to critical areas shall be minimized or mitigated.

D. Trails and Trail-Related Facilities. Public and private trail-related facilities, such as picnic tables, benches, interpretive centers and signs, viewing platforms, and campsites, shall be allowed, but use of impervious surface shall be minimized. Such facilities shall be located in the outer half of the required critical area buffer unless such a location is unavailable or impractical.

E. Utilities. Utilities shall be avoided within wetlands and streams. The Mayor may approve utilities in wetlands or streams only upon a determination that there are no practicable or reasonable alternatives. Utility corridor alignment, construction, restoration, and maintenance shall adhere to the following additional criteria:

1. Corridor alignment shall follow a path of least impact to the functions of critical areas; and
2. Corridor construction and maintenance shall maintain and protect the hydrologic and hydraulic functions of wetlands and streams; and
3. Corridors shall be fully vegetated with native vegetation upon completion of construction; and

4. Any required maintenance roads shall be the minimum width necessary to gain access. Roads shall be maintained without use of herbicides and shall be available for use as a trail. Road placement shall closely approximate the location of the utility to minimize disturbance; and
5. Maintenance activities shall utilize best management practices and shall not expand farther into critical areas or buffers; and
6. Impacts to critical areas and buffers shall be mitigated to the maximum extent practicable.

F. Stream and Wetland Crossings. Access and utility stream and wetland crossings shall be avoided to the extent possible, but when necessary, crossing of a stream or wetland shall follow all applicable local, State, and Federal laws, rules, and regulations, as well as the following criteria:

1. Bridges are required for streams and wetlands which support salmonids; and
2. All crossings using culverts shall use superspan or oversize culverts; and
3. Crossings shall not occur in salmonid spawning areas unless no other feasible crossing site exists; and
4. Bridge piers or abutments shall not be placed in either the floodway or between the ordinary high water marks unless no other feasible alternative placement exists; and
5. Crossings shall not diminish flood carrying capacity; and
6. Crossings shall provide for maintenance of culverts, bridges, and utilities; and
7. Crossings shall serve multiple properties whenever possible; and
8. Crossings shall mitigate impacts to stream and wetland buffers consistent with the requirements of this chapter to the maximum extent practicable.

G. Stream Relocation and Dredging. Stream relocation and dredging is strongly discouraged and shall only occur to improve hydrologic, hydraulic, and/or fish and wildlife habitat functions, and shall only be effected in compliance with all applicable local, State and Federal laws and with approvals from agencies with jurisdiction.

H. Low-impact uses and activities which are compatible with the purpose and function of the critical area buffer and do not detract from its integrity may be permitted depending on the sensitivity of the area. Mitigation may be required where deemed appropriate by the Administrator. Examples of uses which may be permitted include pedestrian trails, viewing platforms, interpretive signs and fishing access. [Ord. 691 § 9, 2009; Ord. 634 § 1, 2005; Ord. 501 § 27, 1996; Ord. 424 § 1, 1992.]

16.12.085 Variances.

Requests for critical areas variances shall be reviewed pursuant to the following procedures and standards:

A. If the strict application of the dimensional standards and other provisions of this chapter would pose a hardship and severely limit reasonable economic use of the property, a landowner may seek the granting of a critical areas variance.

B. Critical Areas Variance Procedures. An applicant may propose to develop a site in a manner other than those allowed by this chapter through application for a critical areas variance pursuant to the following:

1. Procedure. The City shall process a critical areas variance application as a Class III action pursuant to the provisions of Chapter 16.01 EMC, and the application shall be accompanied by the fee established in the City's current master fee schedule adopted by resolution of the City Council.
2. Decision Criteria. An application for a reasonable use development exception may be approved or approved with modification if the following criteria are met:

- a. The proposal is limited to the minimum encroachment and the minimum variance necessary to afford relief and allow reasonable use of the property, and in the case of a single-family dwelling such encroachment shall be limited to the extent necessary to create an aggregate developable area no larger than 5,000 square feet; and
- b. The issuing of a zoning variance by itself would not provide sufficient relief to avoid the need for a critical areas variance; and
- c. The proposal includes or can be conditioned to provide mitigation measures sufficient to fully mitigate all impacts to critical areas functions and values; and
- d. Mitigation measures required as a condition of approval shall be incorporated into a final mitigation plan prepared by a qualified consultant; and
- e. The proposed project allows for development of the parcel with the least impact to critical areas while providing reasonable use of the property and all required mitigation; and
- f. The proposal is consistent with the purpose and intent of this chapter; and
- g. The proposed development does not pose a threat to public health and safety. [Ord. 842 § 2, 2023; Ord. 634 § 1, 2005.]

16.12.087 Reasonable use exceptions.

Requests for reasonable use exceptions shall be reviewed pursuant to the following standards and procedures:

A. If the application of this chapter would result in denial of reasonable and economically viable use of a property, then a landowner may seek the granting of a reasonable use exception to the standards of this chapter. The City Council is authorized to grant a reasonable use exception in those instances where reasonable and economically viable use of a property is not available through granting of a variance pursuant to EMC 16.12.085.

B. Reasonable Use Development Procedures. An applicant may propose to develop a site in a manner other than those allowed by this chapter or allowed through approval of a critical areas variance through application for a reasonable use exception pursuant to the following:

1. Procedure. The City shall process a reasonable use development application as a Class III action pursuant to the provisions of Chapter 16.01 EMC, and the application shall be accompanied by the fee established in the City's current master fee schedule adopted by resolution of the City Council.
2. Decision Criteria. An application for a reasonable use development exception may be approved or approved with modification if the following criteria are met:
 - a. The proposal is limited to the minimum encroachment necessary to effect reasonable and economically viable use of the property, and in the case of a single-family dwelling such encroachment shall be limited to the extent necessary to create an aggregate developable area no larger than 5,000 square feet; and
 - b. The proposal is compatible in design, scale and use with other development or potential development in the immediate vicinity of the subject property within the same zone classification and subject to similar site constraints; and
 - c. The proposal utilizes, to the maximum extent possible, the best available construction techniques designed to inflict the least practical adverse impact on the affected critical area(s); and
 - d. The proposal includes, to the maximum extent possible, mitigation measures necessary to protect the functions and values of the affected critical area(s); and
 - e. The proposal is consistent with the purpose and intent of this chapter; and

- f. The application of this chapter would deny all reasonable and economically viable use of the property, and there is no reasonable and economically viable use with a lesser impact on the critical area(s) than the proposed use; and
- g. The proposed development does not pose a threat to public health and safety; and
- h. The applicant has requested and been denied a variance under the provisions of EMC 16.12.085; and
- i. Conditions of approval have been established, including modification of the size and location of the proposed use and required mitigation, that ensure that all impacts to critical areas have been mitigated to the maximum extent feasible.

3. Time Limitation. A reasonable use development exception expires one year after the date of issuance unless either:

- a. The applicant has received an extension for the development; or
- b. The reasonable use development exception approval provides for a greater time period.

4. Time Extension. The City Council may extend a development extension, not to exceed one year, if upon showing that:

- a. Unforeseen circumstances or conditions necessitate the extension of the development exception; and
- b. Termination of the development exception would result in unreasonable hardship to the applicant; and
- c. The applicant is not responsible for the delay; and
- d. The extension of the development exception will not cause adverse impacts to the affected critical area(s). [Ord. 842 § 2, 2023; Ord. 691 § 10, 2009; Ord. 634 § 1, 2005.]

16.12.090 Liberal construction.

This chapter shall be liberally construed to give full effect to its objectives. [Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.100 Nonconforming uses/structures.

An established use or existing structure that was lawfully permitted prior to adoption of this chapter, but which is not in compliance with this chapter, may continue subject to the following:

- A. Nonconforming uses shall not be expanded or changed in any way that increases their nonconformity. However, an existing use may be changed to a less intensive use provided all other land use and zoning regulations are met;
- B. Existing structures shall not be expanded or altered in any way or manner that will increase the nonconformity;
- C. Activities or uses which are discontinued for 12 consecutive months shall be allowed to resume only if they are in compliance with this chapter; and
- D. Nonconforming structures destroyed by an act of God may be replaced or restored; provided, that the reconstruction is started within one year following the damage. Nonconforming structures reconstructed after such time shall be in full compliance with this chapter. [Ord. 769 § 10, 2016; Ord. 634 § 1, 2005; Ord. 571 § 4, 2000; Ord. 424 § 1, 1992.]

16.12.110 Enforcement.

A. The violation of any provision of this title authorizes the City of Everson, by and through the Mayor, the Public Works Supervisor, the City Building Official, any City police officer, the City Planner or their designee, to issue a stop work order requiring that all work on the project be stopped or that the use be discontinued.

B. The violation of any provision of this chapter subsequent to the issuance of a stop work order is a simple misdemeanor.

C. No criminal enforcement of a violation of this section shall prevent or prejudice any civil or other enforcement of this chapter by the City. [Ord. 678 § 6, 2008; Ord. 634 § 1, 2005; Ord. 424 § 1, 1992.]

16.12.120 Appeals.

Any person directly aggrieved and affected by the Administrator's decision as to whether a proposal meets the requirements of this chapter may appeal the decision pursuant to the provisions of EMC 16.01.160. [Ord. 634 § 1, 2005.]

Chapter 15.10

NATIONAL FLOOD INSURANCE PROGRAM

Sections:

- 15.10.010 Definitions.
- 15.10.020 Lands to which this chapter applies.
- 15.10.021 Basis for establishing the areas of special flood hazard.
- 15.10.022 Compliance.
- 15.10.023 Abrogation and greater restrictions.
- 15.10.024 Interpretation.
- 15.10.025 Warning and disclaimer of liability.
- 15.10.030 Development permits required – Fee.
- 15.10.031 Application.
- 15.10.032 Designation of Administrator for chapter.
- 15.10.033 Duties and responsibilities of Administrator.
- 15.10.034 Variances – Appeal authority.
- 15.10.035 Conditions for variances.
- 15.10.040 Anchoring.
- 15.10.041 Construction materials and methods.
- 15.10.042 Utilities.
- 15.10.043 Subdivision proposals.
- 15.10.044 Review of building permits.
- 15.10.050 Specific standards.
- 15.10.055 Accessory structures.
- 15.10.060 Floodways.
- 15.10.065 *Repealed.*
- 15.10.070 AE and A1-30 zones with base flood elevations but no floodways.
- 15.10.075 Violation as public nuisance – Abatement.

15.10.010 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

A. “Appeal” means a request for a review of the Administrator’s interpretation of any provision of this chapter or of any request for a variance.

B. “Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

C. “Area of special flood hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letter “A” or “V.”

D. “Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.” Designation on maps always includes the letter “A” or “V.”

E. “Basement” means any area of the building having its floor subgrade (below ground level) on all sides; provided, that a below-grade crawlspace shall not constitute a basement if:

1. The interior grade is not more than two feet below the lowest adjacent exterior grade;
2. The height of the below-grade crawlspace from the interior grade of the crawlspace to the top of the crawlspace foundation wall does not exceed four feet at any point;

3. The crawlspace is equipped with a drainage system adequate to effectively remove interior flood waters; and
4. The projected velocity of flood waters does not exceed five feet per second.

F. “Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

G. “Critical facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use, or store hazardous materials or hazardous waste.

H. “Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

I. “Elevated building” means, for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

J. “Elevation certificate” means the official form (FEMA Form 81-31) used to track development, provide floodplain information necessary to provide compliance with community floodplain management ordinances, and determine the proper insurance rate with Section B completed by the City Building Official.

K. “Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either the final side grading or the pouring of concrete pads) is completed before August 2, 1982.

L. “Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

M. “Flood” or “flooding” means 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 source; and/or
3. Mudslides (i.e., mudflows) which are proximately caused by flooding.

N. “Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

O. “Flood Insurance Study” means the official report provided by the Federal Insurance Administrator that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

P. “Floodway” means the designated area shown on the FIRM that includes the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than the designated height of one foot.

Q. “Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant structure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements found in EMC 15.10.050.

R. “Manufactured home” means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

S. “Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured mobile home lots for rent or sale.

T. “New construction” means structures for which the “start of construction” commenced on or after the effective date of the floodplain regulations codified in this chapter and includes any subsequent improvements to such structures.

U. “New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either the final site grading or the pouring of concrete pads) is completed on or after January 1, 2004.

V. “Recreational vehicle” means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less, when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily for use as temporary living quarters for recreational, camping, travel, or seasonal use, and not as a permanent dwelling.

W. “Start of construction” includes substantial improvement, and means the date the building permit is issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, replacement or other improvement was within 180 days of the permit date. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation of the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure, on the property. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

X. “Structure” means a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Y. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Z. “Substantial improvement” means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement.

This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed.

The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of existing State or local health, sanitary, or safety code specifications which have been identified by the City Building Inspector and which are the minimum 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, provided that the alteration will not preclude the structure's continued designation as a "historic structure."

AA. "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

BB. "Water dependent" means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. [Ord. 800 § 1, 2018; Ord. 752 § 1, 2015; Ord. 618 § 1, 2003; Ord. 501 § 9, 1996; Ord. 368 § 1, 1988; Ord. 259 § 1, 1982.]

15.10.020 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Everson. [Ord. 259 § 2, 1982.]

15.10.021 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study for Whatcom County, Washington and Incorporated Areas" dated January 18, 2019, and any revisions thereto, with an accompanying Flood Insurance Rate Map (FIRM) dated January 18, 2019, and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study and the FIRM are on file at City of Everson, City Hall, 111 W. Main Street, Everson, WA, and are incorporated by this reference as if fully set forth herein. [Ord. 800 § 2, 2018; Ord. 752 § 2, 2015; Ord. 618 § 2, 2003; Ord. 259 § 3, 1982.]

15.10.022 Compliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. [Ord. 259 § 4, 1982.]

15.10.023 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another code provision, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. [Ord. 259 § 5, 1982.]

15.10.024 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under State statutes. [Ord. 259 § 6, 1982.]

15.10.025 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Everson, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. [Ord. 344 § 2, 1987; Ord. 259 § 7, 1982.]

15.10.030 Development permits required – Fee.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in EMC 15.10.021. The permit shall be for all structures, including mobile homes, as set forth in

EMC 15.10.010, and for all other development including fill and other activities, also as set forth in EMC 15.10.010, Definitions. The permit shall be processed as a Class I action pursuant to the provisions of Chapter 16.01 EMC, and the permit application shall be accompanied by the fee scheduled in EMC 3.20.010. [Ord. 618 § 3, 2003; Ord. 501 § 10, 1996; Ord. 344 § 3, 1987; Ord. 259 § 8, 1982.]

15.10.031 Application.

Application for a development permit shall be made on forms furnished by the City and shall include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of material, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in EMC 15.10.050; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. [Ord. 618 § 4, 2003; Ord. 501 § 11, 1996; Ord. 384 § 1, 1989; Ord. 344 § 4, 1987.]

15.10.032 Designation of Administrator for chapter.

The Mayor of the City of Everson or his or her designee is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. [Ord. 800 § 3, 2018; Ord. 344 § 5, 1987; Ord. 259 § 9, 1982.]

15.10.033 Duties and responsibilities of Administrator.

Duties of the Administrator shall include, but not be limited to:

A. Permit Review.

- 1. Review all development permits to determine that the permit requirements of this chapter have been satisfied.
- 2. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
- 3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of EMC 15.10.060 (A) are met.

B. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with EMC 15.10.021, Basis for establishing the areas of special flood hazard, the Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer EMC 15.10.050(A), Residential Construction, 15.10.050(B), Nonresidential Construction, and 15.10.060, Floodways.

C. Information to Be Obtained and Maintained.

- 1. Where base flood elevation data is provided through the Flood Insurance Study or as required in the preceding subsection, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- 2. For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required the preceding subsection:
 - a. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and

b. Maintain the floodproofing certifications required in EMC 15.10.031(C).

3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration of Watercourses.

1. Notify adjacent communities and the State of Washington Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries. Make interpretations, where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in EMC 15.10.034 through 15.10.035. [Ord. 618 § 5, 2003; Ord. 380 § 1, 1989; Ord. 344 § 6, 1987; Ord. 259 § 10, 1982.]

15.10.034 Variances – Appeal authority.

A. A request for a variance from the requirements of this chapter shall be processed as a Class III action pursuant to the provisions of Chapter 16.01 EMC, and the variance application shall be accompanied by the fee scheduled in the City's current master fee schedule adopted by resolution of the City Council.

B. An appeal of any requirement, decision, or determination made by the Administrator in the enforcement or administration of this chapter shall be processed pursuant to the provisions of EMC 16.01.150.

C. In passing upon such applications, the City Council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and shall also consider:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of the waterfront location where applicable;
6. The availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

D. Upon consideration of the factors of subsection C of this section and the purposes of this chapter, the City Council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. The Administrator shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request. [Ord. 842 § 2, 2023; Ord. 501 § 12, 1996; Ord. 344 § 7, 1987; Ord. 259 § 11, 1982.]

15.10.035 Conditions for variances.

A. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the based flood level, providing EMC 15.10.034(C)(1) through (11) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for their reconstruction, rehabilitation, or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section; provided, that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

E. Variances shall only be issued upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in EMC 15.10.034(C), or conflict with existing local laws or this code.

F. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

G. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than water tight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except subsection A of this section, and otherwise complies with EMC 15.10.040 and 15.10.041.

H. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. [Ord. 800 § 4, 2018; Ord. 368 § 2, 1988; Ord. 344 § 8, 1987; Ord. 259 § 12, 1982.]

15.10.040 Anchoring.

In all areas of special flood hazards:

A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

B. All new manufactured homes must be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage.

Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. [Ord. 344 § 9, 1987; Ord. 259 § 13, 1982.]

15.10.041 Construction materials and methods.

In all areas of special flood hazards:

A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding and shall be elevated two feet or more above base flood elevation. [Ord. 843 § 1, 2023; Ord. 752 § 3, 2015; Ord. 618 § 6, 2003; Ord. 344 § 10, 1987; Ord. 259 § 14, 1982.]

15.10.042 Utilities.

In all areas of special flood hazards:

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

B. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;

C. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and

D. Water wells shall be located on high ground that is not in the floodway. [Ord. 800 § 5, 2018; Ord. 259 § 15, 1982.]

15.10.043 Subdivision proposals.

In all areas of special flood hazards:

A. All subdivision proposals shall be consistent with the need to minimize flood damage;

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas electrical, and water systems located and constructed to minimize flood damage;

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

D. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less). [Ord. 618 § 7, 2003; Ord. 344 § 11, 1987; Ord. 259 § 16, 1982.]

15.10.044 Review of building permits.

Where elevation data is not available, either through the Flood Insurance Study or through another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates. [Ord. 344 § 12, 1988; Ord. 259 § 17, 1982.]

15.10.050 Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in EMC 15.10.021, Basis for establishing the areas of special flood hazard, or EMC 15.10.033(B), Use of Other Base Flood Data, the following provisions are required:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated two feet or more above base flood elevation.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be usable solely for parking of vehicles, building access or storage and be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for each square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated two feet or more above the base flood elevation level; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below two feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plan. Such certifications shall be provided to the official as set forth in EMC 15.10.033(C)(2)(b).
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in the preceding subsection.
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproof level (e.g., a building constructed to one foot above the base flood level will be rated as at the base flood level).

C. Critical Facility. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the area of special flood hazard. Construction of new critical facilities shall be permissible within the area of special flood hazard if no feasible alternative site is available. Critical facilities constructed within the area of special flood hazard shall have the lowest floor elevated to three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into flood waters. Access routes elevated to or above the level of the base floodplain shall be provided to all critical facilities to the extent possible.

D. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites:

- a. Outside of a manufactured home park or subdivision;
- b. In a new manufactured home park or subdivision;
- c. In an expansion to an existing manufactured home park or subdivision; or
- d. In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated two feet or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions shall be elevated on a permanent foundation so that the lowest floor of the manufactured home is elevated two feet or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

E. Recreational Vehicles. Recreational vehicles placed on sites are required to either:

1. Be on the site for fewer than 180 consecutive days; or
2. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of subsection D of this section and the elevation and anchoring requirements for manufactured homes. [Ord. 843 § 2, 2023; Ord. 800 § 6, 2018; Ord. 618 § 8, 2003; Ord. 368 § 3, 1988; Ord. 344 § 13, 1987; Ord. 259 § 18, 1982.]

15.10.055 Accessory structures.

Accessory structures constructed or substantially improved within the SFHA shall conform to the requirements set forth in this section.

A. Accessory structures located in the SFHA with the lowest floor below the BFE may be wet floodproofed in lieu of being elevated or dry floodproofed without a variance, under the following conditions:

1. The accessory structure should be small, one story and 400 square feet or less in area, and represent a minimal investment; provided, that accessory structures of any size may be considered for a variance;
2. The accessory structure must meet the definition of “structure,” for floodplain management purposes, where “walled and roofed” shall be interpreted as having two outside rigid walls and a fully secured roof;
3. The accessory structure must be anchored to resist flotation, collapse, and lateral movement;
4. The portions of the accessory structure located below the BFE must be constructed with flood-resistant materials;
5. Mechanical and utility equipment for the accessory structure must be elevated or dry floodproofed to two feet or more above the BFE;
6. Where applicable, the accessory structure must comply with the floodway encroachment provisions of this chapter;
7. The accessory structure must be wet floodproofed to protect the structure from hydrostatic pressure. The design must meet the NFIP design and performance standards for openings as set forth in EMC 15.10.050 and must allow for the automatic entry and exit of floodwaters without manual operation or the presence of a person (or persons);

8. If the accessory structure is converted to another use, it must be brought into full compliance with the standards governing such use set forth in this chapter; and

9. The structure shall not be used for human habitation.

B. Accessory structures located in the SFHA with the lowest floor below the BFE that do not meet all of the conditions set forth in subsection A of this section shall require approval of a variance; provided, that any such accessory structure shall conform to the requirements set forth in subsections (A)(2) through (8) of this section.

C. Accessory structures located in the SFHA with the lowest floor elevated to or above the BFE where the lowest floor is used solely for limited storage and parking of vehicles shall be allowed without a variance.

D. Except as allowed pursuant to subsections A, B and C of this section, all accessory structures shall conform to the requirements set forth in EMC 15.10.050. [Ord. 843 § 3, 2023.]

15.10.060 Floodways.

Located within areas of special flood hazard established in EMC 15.10.020 and 15.10.021 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Encroachments, including fill, new construction, substantial improvements, and other development, are prohibited unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that encroachments would not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If EMC 15.10.060(A) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of EMC 15.10.040 through 15.10.044 and 15.10.050.

C. Construction or reconstruction of residential structures is prohibited within designated floodways, except for repairs, reconstruction or improvements to a structure which do not increase the ground floor area; and to repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either (1) before the repair, reconstruction is started, or (2) if the structure has been damaged, and is being restored, before the damage occurred. Work done on structures to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or to structures identified as historic places may be excluded from the 50 percent requirement. [Ord. 752 § 4, 2015; Ord. 618 § 9, 2003; Ord. 368 § 4, 1988; Ord. 259 § 19, 1982.]

15.10.065 Wetlands management.

Repealed. [Ord. 501 § 13, 1996; Ord. 368 § 5, 1988.]

15.10.070 AE and A1-30 zones with base flood elevations but no floodways.

In areas with base flood elevations (but where a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the City's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface of the base flood by more than one foot at any point within the City. [Ord. 752 § 5, 2015.]

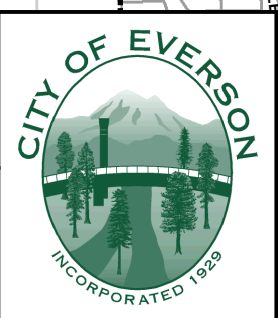
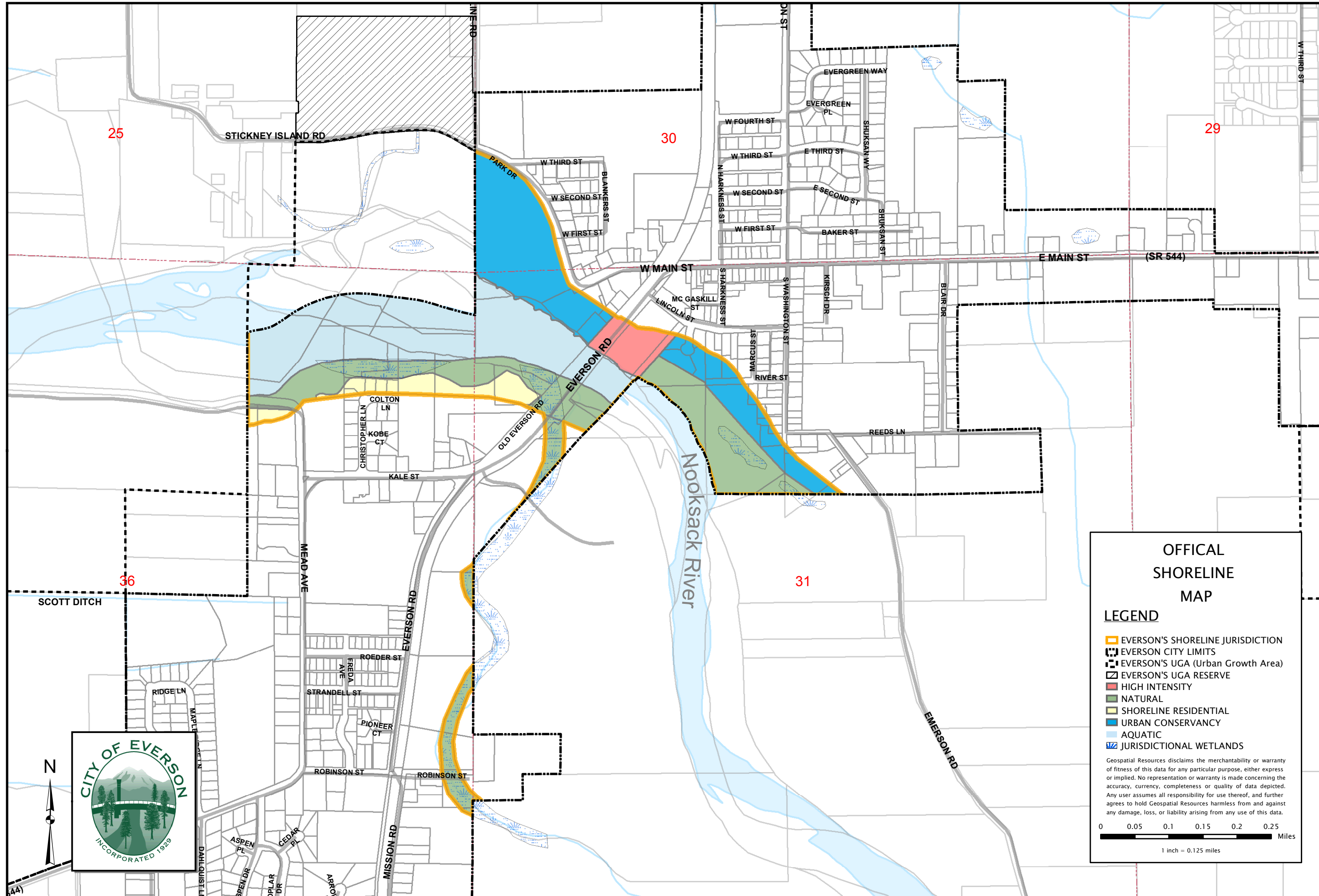
15.10.075 Violation as public nuisance – Abatement.

Any structure or site the subject of construction or development in violation of the provisions of this chapter is declared to be a public nuisance subject to abatement by the City as a dangerous building. [Ord. 259 § 21, 1982.]

**CITY OF EVERSON
SHORELINE MANAGEMENT MASTER PROGRAM**

PART FOUR

CITY OF EVERSON OFFICIAL SHORELINE MAP



OFFICIAL SHORELINE MAP

LEGEND

- EVERSON'S SHORELINE JURISDICTION
- EVERSON CITY LIMITS
- EVERSON'S UGA (Urban Growth Area)
- EVERSON'S UGA RESERVE
- HIGH INTENSITY
- NATURAL
- SHORELINE RESIDENTIAL
- URBAN CONSERVANCY
- AQUATIC
- JURISDICTIONAL WETLANDS

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0 0.05 0.1 0.15 0.2 0.25 Miles

1 inch = 0.125 miles