

AGENDA PLANNING COMMISSION REGULAR MEETING



Thursday, March 17, 2011
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. March 3 Regular Meeting	
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, the General Public Comment period will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly state their first and last name, and city of residence.</i>	
7. STAFF REPORTS	
a. 2011 Comprehensive Plan Amendment Docket	7:15 p.m.
b. Southeast Neighborhoods Subarea Plan Implementation	7:45 p.m.
c. Shoreline Master Program	9:00 p.m.
8. PUBLIC COMMENT	9:45 p.m.
9. DIRECTOR'S REPORT	9:50 p.m.
10. UNFINISHED BUSINESS	9:55 p.m.
11. NEW BUSINESS	9:56 p.m.
12. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	9:57 p.m.
13. AGENDA FOR April 7	9:59 p.m.
14. ADJOURNMENT	10:00 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

WHO WE ARE

The Shoreline Planning Commission is a 7-member volunteer advisory body to the City Council. The purpose of the Planning Commission is to provide guidance and direction for Shoreline's future growth through continued review and improvement to the City's Comprehensive Plan, Development Code, shoreline management, environmental protection and related land use documents. The Planning Commission members are appointed by the City Council and serve a four year term.

WHAT IS HAPPENING TONIGHT

Planning Commission meetings may have several items on the agenda. The items may be study sessions or public hearings.

Study Sessions

Study sessions provide an opportunity for the Commissioners to learn about particular items and to have informal discussion with staff prior to holding a public hearing. The Commission schedules time on its agenda to hear from the public; however, the Chair has discretion to limit or extend time limitations and the number of people permitted to speak. The public is encouraged to provide written comment to the Commission; however, since Commissioners are volunteers and may not have time to check email every day, if written comments are not included in the agenda packet and are offered during a study session, they may not have time to read them until after the meeting.

Public Hearing

The main purpose of a public hearing is for the Commission to obtain public testimony. There are two types of public hearings, legislative and quasi-judicial. Legislative hearings are on matters of policy that affect a wide range of citizens or perhaps the entire jurisdiction and quasi-judicial hearings are on matters affecting the legal rights of specific, private parties in a contested setting. The hearing procedures are listed on the agenda. Public testimony will happen after the staff presentation. Individuals will be required to sign up if they wish to testify and will be called upon to speak generally in the order in which they have signed. Each person will be allowed 2 minutes to speak. In addition, attendees may want to provide written testimony to the Commission. Speakers may hand the Clerk their written materials prior to speaking and they will be distributed. For those not speaking, written materials should be handed to the Clerk prior to the meeting. The Clerk will stamp written materials with an exhibit number so it can be referred to during the meeting. Spoken comments and written materials presented at public hearings become part of the record.

CONTACTING THE PLANNING COMMISSION

Written comments can be emailed to plancom@shorelinewa.gov or mailed to Shoreline Planning Commission, 17500 Midvale Avenue N, Shoreline WA 98133.

www.shorelinewa.gov/plancom

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

March 3, 2011
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Wagner
Vice Chair Perkowski
Commissioner Behrens
Commissioner Broili
Commissioner Esselman
Commissioner Kaje
Commissioner Moss

Staff Present

Joe Tovar, Director, Planning & Development Services (PADS)
Steve Cohn, Senior Planner, PADS (arrived at 8:00)
Brian Lee, Associate Planner, PADS
Maureen Colaizzi, Parks Planner (arrived at 8:00)
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Commissioner Kaje

CALL TO ORDER

Chair Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Broili, Esselman and Moss. Commissioner Kaje was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

Mr. Tovar reported that the Growth Management Hearings Board conducted a hearing on the merits of the City's challenge of Snohomish County's Urban Center designation for Point Wells. The Board has until April 25th to issue their decision. He further reported that the developer plans to submit a

development permit application on March 4th at 10:30 a.m. for a project consisting of 3,000 residential units and 100,000 square feet of commercial floor area. Two City staff people will be on hand to observe the submittal and will speak with Snohomish County if they feel something is amiss.

Mr. Tovar announced that the House passed proposed legislation which states that in situations such as Point Wells, the agency or jurisdiction with the greatest number of impacts would be the lead agency to prepare the Environmental Impact Statement (EIS). The legislation has been sent to the Senate. If approved, Shoreline would write the EIS for the Point Wells project even though it is located in Snohomish County.

APPROVAL OF MINUTES

The minutes of February 3, 2011 and February 17, 2011 were approved as amended.

GENERAL PUBLIC COMMENT

Mark Burns, Covington, Washington, said he was present to comment on Code Enforcement Request 44644 for property located at 18539 – 8th Avenue NE in Shoreline, which he owns. He explained that the issue started when his tenant contacted the City because she was not happy with the property manager's response to some tenant issues. Since that date, repairs have been made and a new property manager has been hired. As a consequence of the tenant's complaint, the City is requesting a building permit for a car port that was converted to living space 30 to 50 years ago, which would require that it be brought up to current codes. He pointed out that none of the rest of the house meets current code requirements because it was built in 1955. If the room is not brought up to code, the City is requesting it be demolished.

Mr. Burns said he would like to resolve the issue in an amicable way and has put \$60,000 into the house over and above the purchase price over the last five years to maintain the home. They have no objection to the City adding the square footage to the tax rolls, but they feel the City's request to obtain a building permit for a conversion done decades ago is unreasonable. He questioned if the City could prove that the construction done while the property was under King County's jurisdiction was not permitted. He also questioned if the City could identify what the standard was 50 years ago. He asked how the City could know that a permit was required in 1960 and hold him accountable for a process that may have been handled with a phone call before he was even born. He asked that they be allowed to add the 300 square feet to the tax roll and move forward.

Mr. Tovar invited Mr. Burns to contact him to discuss the issue further. He agreed to talk with Building Department staff to obtain background information on the matter.

Karie Burns, Covington, Washington, said she was also present to comment on Code Enforcement Request 44644. She said she was born in the house and the space was always a living space. She said she does not understand how the City can require her to pay for something that was done 30 to 50 years ago before she was even born. She said she has not done any actual remodeling, but she has replaced broken items, the carpet, etc. She has tried to clean the home up and make it liveable. She said her

grandfather planted a park area in the backyard of the property and most of the Washington native trees are present. She said she finds it very unprofessional of staff to call her husband a liar during their discussions. The entire situation has been extremely frustrating.

David Switzer, Shoreline, said he has lived in Shoreline since 1962 when his parents purchased the home that is the subject of Code Enforcement Request 44644. He verified that the original home was built with an attached carport, which was enclosed prior to 1962 when his parents purchased the home. In the 1970's he refinished the enclosed area and made a room out of it so his children could have separate bedrooms. The only change to the property since that time has been general maintenance and upgrading the windows. A carport was added, as well. He summarized that the property was in use prior to the City's incorporation and has only been maintained since that time.

Dan Myers, Shoreline, said he recently came across a sign at the entrance to the Innis Arden Bear Reserve notifying the public that the City would be cutting down 46 view-blocking trees." He expressed his belief that anyone who thinks it is okay to kill a living creature because it block view is completely "off their rocker." A sign of a psychopath is the disregard for the lives of others. He explained that among the trees in the reserve is a Cedar that is at least 100 years old and the largest Madronna he has ever seen. Countless birds live in the canopy of these trees, and he questioned who the City is to evict them because the trees block the view. He pointed out that with global warming and climate instability, the very future of life on the planet is in doubt, and living trees soaks up carbon dioxide and dead ones releases it. He emphasized that trees also clean the air people breathe, and cutting them down because they block view would be ignorant, irrational and literally insane.

Mr. Myers said the sign also says the trees are not significant and appeals will cost \$442. He emphasized that it does not take money to determine the plan does not represent the interest of the community. The community begins with the plants. Without them, there would be no life on the earth. He recalled that at the City Council's Community Conversations and Visioning Sessions, a number of citizens raised concern about the loss of canopy throughout the City. The Planning Commission responded that they would be working on revisions to the tree code, which would promote tree retention and health throughout the City. He questioned how they could say they work for the community, when they just approved a plan to kill 46 of its oldest members because they block the view. Mr. Myers summarized that the sign should have read, "Notice of Land Abuse Action: Property owners don't care about anyone but themselves."

Mr. Tovar explained emphasized that the City is not the proponent of the cutting. They are the regulatory authority responsible for processing an application by a private property owner to cut trees. He said he could provide more details in a report at a future date, but he is not prepared to do so now. Chair Wagner clarified that the permitting process is an administrative action, and the City does not have the discretion to deny a request unless it is outside the parameters of what is allowed by code. Mr. Tovar agreed that staff's administrative decisions are governed by the requirements of the City code. He explained that while no tree cutting is allowed in critical areas, property owners are allowed to remove up to six significant trees in a three-year period from properties that are not deemed critical areas. Mr. Tovar invited Mr. Myers to leave information so that a staff member could contact him with an update on the current status of the application. He also agreed to provide a status report of tree

enforcement actions, including this one, when the Commission continues their discussions about the tree ordinance.

Commissioner Behrens thanked Mr. Myers for taking the time to approach the Commission about his concern. He said it is important that Mr. Myers understand that staff will take the time to explain the situation so he can follow through with his comments and concerns.

CONTINUATION OF QUASI-JUDICIAL PUBLIC HEARING FOR ALDERCREST ANNEX COMPREHENSIVE PLAN AND ZONING AMENDMENTS, FOCUSING ON ZONING

Chair Wagner reviewed the rules and procedures for the continued public hearing, which would focus on proposed Development Code (zoning) amendments. She reminded the Commission of the Appearance of Fairness Rules and invited them to disclose any communications they may have had regarding the subject of the hearing outside of the hearing. None of the Commissioners identified an ex parte communication.

Presentation of Preliminary Staff Recommendation and Response to February 17th Hearing Questions by Commissioners

Mr. Tovar recalled that the Commission opened the public hearing for the Aldercrest Annex Comprehensive Plan and Zoning Amendments on February 17th, and the hearing was continued to March 3rd. Because the hearing could arguably be quasi-judicial, the City's legal counsel advised them to change the staff report and the Commission's recommendation into the format of findings, conclusions and recommendations (see Attachment 7). He explained that, with a few exceptions, the information contained in Attachment 7 is the same as the information provided in the February 17th Staff Report, but it has been reformatted. He advised that additional language was added to Item 9 (Page 46 of Staff Report) to cite germane Comprehensive Plan Policy statements to help guide the Commission's conclusion that the proposed amendments are consistent with the Comprehensive Plan. References were also provided to RCW 36.70.A.130 and RCW 36.70.A.080.2, which are sections of the Growth Management Act that govern the processing of subarea plans and the Commission's authority to recommend to the City Council. Item 15 on Page 48 of the Staff Report was also added to provide a summary of a number of issues raised by the Commission and/or public at the February 17th public hearing.

Mr. Tovar recalled that a lot of discussion at the February 17th hearing focused on the buffer area between the subject property and the single-family residential neighborhood to the east. Staff originally recommended a 25-foot buffer along the eastern property line and a requirement that 80% of the healthy, significant trees within that buffer area be retained. He recalled that Mr. Sean Osborn, an adjacent single-family residential property owner, felt this was inadequate and asked the Commission to consider other options for increasing protection within the buffer. Mr. Tovar reported that staff visited the site and met with Mr. Osborn to get a better understanding of his concerns. He provided photographs (Exhibit 28) of the existing vegetation in the northeast corner of the property from several vantage points. He said that while there are some significant trees, most of the foliage is high up, and there is very little view-obscuring vegetation in the northernmost 160 feet of the eastern buffer. In addition to

the tree retention requirement of 80%, staff is also recommending Type II Landscaping and a sight-obscuring fence for the purpose of increasing the visual aesthetic buffer of development on the Aldercrest site from at least these homes. The grade changes and there is a lot more vegetation and understory in the remaining portion of the buffer, and staff believes the 25-foot buffer and a requirement to retain 80% of the significant vegetation is sufficient and no additional landscaping materials or fencing should be required.

Mr. Tovar referred to an email the City received from Mr. Osborn in which he observed that retaining 80% of the significant vegetation could result in a portion of the buffer area being cleared if the applicant could meet the requirement by retaining trees in other portions of the buffer. Mr. Osborn said the tree retention requirement should be balanced more evenly by requiring that the 80% retention to apply in each of the 160-foot segments of the eastern buffer area.

Mr. Tovar said the Commission also expressed concern that the park dedication should not result in a development that is surrounded by park space. He referred to Exhibit 22, which is a letter submitted by The Friends of Aldercrest suggesting that language be amended to require that the park include not only the 375 feet of frontage on 25th Avenue NE, but all of the southern property line, as well. They suggested the special regulation be written to say that all of the six or seven acres must be located on the southerly half of the project. This new language would not allow a developer to create a donate shape with the park space.

Mr. Tovar said Boni Biery made some recommendations about converting dead and/or dying trees to snags. She also suggested that best management practices be used in the buffer area. Staff has concluded these are good ideas that would be better taken up as part of the overall amendments to the tree regulations and landscape buffering requirements rather than adding more language to the special regulations for this one planned area.

Mr. Tovar referred to Exhibit 27, which is the latest version of Aldercrest PA-3 zoning text with possible revisions dated March 3, 2011. He noted that the language highlighted in yellow identifies options for codifying the ideas discussed by the Commission and public on February 17th. The blue highlighted language provides options for responding to the suggestions made by Mr. Osborn and Friends of Aldercrest.

Note: The desk packet included the following items:

- **Exhibit 21** – Email from Sean Osborn dated 2/28/11
- **Exhibit 22** – Email from Nancy Moreyra with attached Friends of Aldercrest Letter to the Commission dated 3/1/11.
- **Exhibit 23** – Email from Joseph Tovar to the Planning Commission regarding staff's responses to March 1, 2011 public comments from Sean Osborn and Friends of Aldercrest dated 3/2/11
- **Exhibit 25** – Email from Boni Biery dated 3/2/11
- **Exhibit 26** – Memorandum from Joseph Tovar to the Shoreline Planning Commission titled "Supplemental Information for the March 3 Public Hearing" dated 3/3/11
- **Exhibit 27** – Aldercrest PA-3 zoning text with possible revisions – March 3, 2011 Version

- *Exhibit 28 – Aldercrest Annex PowerPoint presented at March 3, 2011 continued public hearing*
- *Exhibit 29 – Email from Debbie Kellogg dated 3/3/11*

Mr. Tovar reminded the Commission that on February 17th they concluded that they were satisfied with the text of the Comprehensive Plan amendment for PA-3 with no changes. Most of their comments were related to the proposed Development Code amendments. Chair Wagner noted that the Commission voted to recommend approval of the proposed Comprehensive Plan amendment.

Additional Questions by the Commission to Staff

Vice Chair Perkowski referred to Special Regulation (SR) 6 and observed that, as proposed, it appears the requirement would not apply to trees that are removed by the owner of the parcel prior to submitting a permit application. Chair Wagner pointed out that the tree code would only allow the property owner to remove up to six significant trees within a three-year period, and substantial clearing and grading would require a permit. Mr. Tovar suggested it would be more appropriate to address this issue as part of their review of the overall tree and landscaping regulations rather than adding an additional requirement to the PA-3 proposal. Commissioner Broili pointed out that one major flaw of the present code is that the six-tree limit applies universally to all properties regardless of size.

Commissioner Behrens pointed out that the only party that could remove the trees at this point would be the school district. Mr. Tovar agreed since they are the current owner. Vice Chair Perkowski said his concern pertains to the time period between when the new owner purchases the property and applies for a building permit. Commissioner Behrens agreed with Mr. Tovar that this issue should be addressed as part of their review of the tree regulations. Mr. Tovar referred to Ms. Biery's suggestion about retaining the dying and/or dead trees for wildlife habitat. He suggested that perhaps the Commission's future discussion should also include an analysis of the value of retaining at least some of these trees as snags.

Commissioner Esselman referred to SR 2 and SR 3, which talk about an east-west dimension of 690 feet for the park area along 25th Avenue NE. She reminded the Commission that Friends of Aldercrest have recommended that the park area extend along the entire east/west dimension on the southern edge of the property. Mr. Tovar agreed the regulation should require that the entire southern property line must be included in the park space.

Nancy Moreyra, Shoreline, co-chair of Friends of Aldercrest, clarified that their intent is to keep the park shape regular. If the park does not extend all the way across the southern boundary of the property, there could be a narrow 110-foot strip of land that could accommodate development. It would be simpler to extend the park along the entire southern border. The developer would have two access points and enough flexibility on the northern portion of the site to accommodate the development.

Commissioner Moss observed that the intent of the 25-foot buffer is to create a sense of privacy for the single-family homes to the east, and she questioned if it would be appropriate for SR 6 to address understory, as well as the healthy, significant trees. Mr. Tovar said staff walked the site extensively and found a lot of vegetation, including understory, along the southern portion of the eastern boundary. There is also a slope and the single-family properties are fenced. He said the 25-foot buffer would

incorporate nearly every tree along the eastern property line. They concluded that while there is a need for Type II Landscaping and a sight-obscuring fence on the northernmost portion of the eastern property line, there is no need for it elsewhere. Commissioner Moss questioned if removing 20% of the significant trees within the buffer area would have a significant impact on the existing understory. Mr. Tovar summarized that with the combination of understory, shrubs, existing trees and changes in topography, the existing buffer is quite effective. He said he cannot imagine a developer would benefit from removing any of the trees.

Commissioner Broili asked if the property line identified on the map is accurate. Mr. Tovar said it is as accurate as they can tell. Staff found some corner stakes to help them delineate the boundaries. Commissioner Broili said the 25-foot buffer is the setback from the property line and not from the trees. He observed that, in theory, a property owner would be allowed to develop right next to trees that are located 24 feet from the property line. This would result in damage to the root zones of some of the trees located within the buffer area. Mr. Tovar agreed that the 25-foot buffer would be measured from the property line and would require that 80% of the significant trees within this area be retained. Any site plan would be subject to State Environmental Protection Act (SEPA) review, which would look at impacts to vegetation, drainage, etc. Chair Wagner said the chain link fence required in SR 6 is intended to protect the root zone of significant trees within the buffer area. Mr. Tovar noted that Potential Revision #7 would require that a chain link fence be placed at the drip line of any significant tree.

Public Testimony on New Information

Chair Wagner swore in all members of the audience who wanted to provide testimony, affirming that their testimonies would be the truth.

Gregg Ubelhart, Lake Forest Park, said he was present to strongly support the language in both the original and updated proposals for SR 2 and SR 3. He expressed his belief that the current proposal is in the best interest of most parties: the property owner (school district), the City of Shoreline, most of the neighbors, and the future. This is a legacy project for the members of the Commission and the City. This is something that will be in place for a very long time, and an opportunity to get six to seven acres of dedicated open space for the City may not ever happen again. Land is not easy to find. In order to get a piece of this size, something else will have to be knocked down. Retaining this open space provides a legacy for his children who use the hill to ride their sleds. He said he was part of the initial “stop the jail” process. Once you put your name on the email list, you will have more contact than from any political campaign you have ever donated to. He found the complaint at the previous hearing that the process was not made available to some people to be disingenuous. Everyone in the area was offered than opportunity to participate. He thanked the Commission, staff and citizens who worked on the plan and said he hopes it gets approved.

Rich Hill, Counsel for the Edmonds School District, said he appreciates the hard work of staff and Friends of Aldercrest to address the questions that came up at the last hearing. The school district supports the proposed revised language for SR 2 and SR 3 that is contained in Ms. Moreyra’s letter on behalf of Friends of Aldercrest. In particular, they support the insertion of the words “the contiguous

acres of land contained within the southern half of the parcel,” as well as “and including the entire southern boundary of the parcel.” They feel these changes would clarify the intent. He said the school district also supports the staff’s recommendations for Type II Landscaping and fencing along the northerly portion of the eastern boundary. Commissioner Broili asked if the school district is comfortable with the proposed changes to SR 6 and SR 7, as well. Mr. Rich answered affirmatively.

Tom Bertley, Shoreline, said he has lived along a private road on the eastern boundary of the property for 17 years and has observed the local birds and flora and fauna. He pointed out that wild creatures that still remain in the suburban areas can be satisfied and/or exist with very little. He said they left a three-foot wide snag from a white pine tree in their front yard, and a pileated woodpecker came on a regular basis to feed at the base of the tree. They also saw chickadees and flickers occupy the tree. He summarized that snags definitely serve a purpose, and he supports whatever they can do to support the local ecosystem in this area.

Final Questions by the Commission

The Commission did not have additional questions.

Deliberations

COMMISSIONER BROILI MOVED TO ACCEPT PROPOSED REVISIONS TO THE ZONING CODE FOR ALDERCREST PLANNED AREA 3 AS PROPOSED BY STAFF IN EXHIBIT 27. COMMISSIONER ESSELMAN SECONDED THE MOTION.

Commissioner Broili said a lot of work has gone into the proposal, and the Commission has discussed all of their issues and concerns. He cautioned against amending the proposal to the point that the school district withdraws their willingness to participate. He expressed his belief that the proposal will be good for the City, the residents, and the school district. He said he would like to see the tree issue dealt with more strongly, but agreed this should be done as part of their discussion of the tree regulations. Commissioner Esselman added that the proposal would also provide enough flexibility for a future owner to create a positive development. She agreed it is a win-win proposal.

Chair Wagner suggested the Commission carefully review the proposed Findings, Conclusions and Recommendations (Exhibit #16), as well as the newly proposed revisions for Chapter 20.93 (Aldercrest – Planned Area 3) found in Exhibit 27, and make the appropriate changes.

Commissioner Moss pointed out that in Item 8 of Exhibit #16, “Friends of Fircrest” should be changed to “Friends of Aldercrest.” She also noted that “2^{5th}” should be changed to “25th” in Item 15.d of Attachment 2.

COMMISSIONER BEHRENS MOVED TO AMEND THE MAIN MOTION BY CHANGING AND THEN ADOPTING POTENTIAL REVISION #2 (SR 2) AND POTENTIAL REVISION #4 (SR 3) BY STRIKING “AN EAST-WEST DIMENSION OF AT LEAST 690 FEET” AND

**INSERTING “INCLUDING THE ENTIRE SOUTHERN BOUNDARY OF THE PARCEL.”
COMMISSIONER MOSS SECONDED THE MOTION.**

Commissioner Broili questioned if Potential Revisions #1a and #3a in SR 2 and SR 3 are necessary if the motion on the floor is accepted. He suggested this may create a redundancy. The Commission agreed to retain Potential Revisions #1a and #3a to provide absolute clarity of their intent.

THE MOTION TO AMEND THE MAIN MOTION WAS UNANIMOUSLY APPROVED.

Chair Wagner referred to Potential Revision #9 and questioned if all adjacent single-family property owners would find a six-foot tall sight-obscuring fence visually appealing. This may not provide the type of soft view an adjacent property owner wants, and Type II landscaping materials may be sufficient. She asked if this was the preferred option of the residents living adjacent to the northerly most 160 feet of the eastern boundary of the subject property. Mr. Tovar answered that Mr. Osborn, who owns the northerly most lot, indicated his support for the fence requirement, but staff did not receive a response from the other property owner who would be impacted by the requirement. He pointed out that the Aldercrest site is slightly higher than the properties to the east, and he is confident a six-foot fence would provide adequate screening. Chair Wagner noted that a six-foot fence could also create a solar access issue for the southerly lot. Commissioner Broili said he did not believe a six-foot fence would obscure solar access or view, but he also agreed it would not provide a significant benefit.

**CHAIR WAGNER MOVED TO AMEND THE MAIN MOTION BY CHANGING POTENTIAL REVISION #9 (SR 6) BY STRIKING “AND A SIGHT-OBSCURING FENCE.”
COMMISSIONER BROILI SECONDED THE MOTION.**

Commissioner Moss cautioned that without actually seeing a plan for the landscaping that would be provided, the adjacent property owners may want the fence requirement. Chair Wagner pointed out that Mr. Osborn could build a six-foot fence on his own property. Mr. Tovar referred to Mr. Osborn’s March 1st written statement to the Commission, in which he said, “The amended proposal before the Commission is an improvement in many areas, and I am in favor of all the changes.” He did not specifically name the fence, but he liked all the changes, which included the fence.

Chair Wagner reminded the Commission of their previous discussion about possibly providing public access along this corridor. Requiring a six-foot fence along the eastern property line would cut the neighborhood off from any public access that is created within the buffer area. Commissioner Broili observed that Mr. Osborn had opportunity to participate in the process, but he chose not to.

Commissioner Behrens suggested the Commission’s decision should be based on what is best for the development. While he wants everyone to be happy about the decision, the Commission’s responsibility is to approve a good development. He recognized that the fence issue is a matter of preference, and he prefers to have a fence around his property. He referred to the pictures provided in Mr. Tovar’s presentation (Exhibit 28) to illustrate the existing conditions at the northerly corner of the eastern property line and noted there is currently no buffer during the winter months. Because of previous decisions about access to the site when it was used as a school, much of the vegetation at this corner was

removed. He felt that requiring both Type II landscaping and a fence would provide a barrier to protect the property owners on both sides. Therefore, he would not support the proposed amendment. Vice Chair Perkowski questioned if the language could be changed to require a sight-obscuring fence if approved by the adjacent property owners. Mr. Tovar agreed they could require a fence, unless waived by the adjacent property owners. Commissioner Broili suggested they leave it to the developer and Mr. Osborn to decide what they want.

THE MOTION TO AMEND THE MAIN MOTION WAS APPROVED 5-1, WITH COMMISSIONER BEHRENS VOTING IN OPPOSITION.

Vote by Commission to Recommend Approval or Denial or Modification

THE MAIN MOTION TO ACCEPT PROPOSED REVISIONS TO THE ZONING CODE FOR ALDERCREST PLANNED AREA 3 AS PROPOSED BY STAFF IN EXHIBIT 27 AND AS AMENDED BY THE COMMISSION WAS UNANIMOUSLY APPROVED.

Mr. Tovar clarified that the Commission's action recommends approval of both the Comprehensive Plan and Development Code amendments as presented by staff and further modified by the Commission. Chair Wagner said they are also recommending approval of the Findings, Conclusions and Recommendations as drafted by staff and amended by the Commission. Mr. Tovar noted the proposal would be presented to the City Council in approximately two weeks.

Closure of Public Hearing

Chair Wagner closed the public hearing and thanked everyone involved for their comments and participation.

Commissioner Broili asked if the Chair and/or Vice Chair would be present to speak in favor of the proposed amendments when they are presented to the City Council. He suggested they caution the City Council against making significant changes to the proposal. Mr. Tovar agreed it would be helpful for the Commission Chair or Vice Chair to explain that the Commission exercised restraint and only considered amendments they felt were critical.

DIRECTOR'S REPORT

Mr. Tovar announced that some staff members would participate in the City Council's retreat on March 5th to discuss the Comprehensive Plan Update, the Parks, Recreation and Open Space Plan Update, and the Transportation Master Plan Update. The anticipated result of the retreat is for the City Council to consider the guidance they want to provide the Commission at their joint meeting in April. He advised that staff would provide a summary of the retreat discussion so the Commission could have a brief discussion prior to the joint meeting.

UNFINISHED BUSINESS

No unfinished business was scheduled on the agenda.

NEW BUSINESS

Parks, Recreation and Open Space (PROS) Plan Update

Mr. Cohn reviewed that the City is in the process of updating their three functional plans: Parks, Recreation and Open Space Plan (PROS), Transportation Master Plan and Surface Water Master Plan. The City is also beginning to update the Comprehensive Plan. He introduced Ms. Colaizzi, Parks Planner, who was present to provide a report on the PROS Plan update, which staff anticipates will be adopted sometime this summer. They anticipate adopting the Transportation and Surface Water Master Plans in September or October. Hopefully, the new language can be docketed as proposed amendments to the Comprehensive Plan by the end of the year.

Ms. Colaizzi reminded the Commission that the State requires the City to update their PROS Plan every six years, and the updated plan allows the City to qualify for State and Federal grants. She advised that staff has reviewed the information provided in the most recent census for incorporation into the updated plan. She reviewed the major components of the plan as follows:

- Plan Goals and Policies – The Staff Report includes the draft goals and policies for the plan update.
- A Parks Facility Needs and Demands Assessment – In 2010 staff conducted a statistically valid community survey regarding parks, recreation and cultural services and held several stakeholder and community open house sessions.
- Level of Service Standards -- They are in the process of conducting a level of service analysis, which will be presented to the Park Board in March.
- Park and Facility Life Cycle Replacement Costs – Using the Parks and Facility Inventory, staff identified facilities that will need to be replaced within the next ten years.
- Inventory of City Parks and Facilities – An inventory of all park facilities and their condition was completed.
- Analysis of Recreation Programs – This element is not required by the State, but the City believes it is important to provide recreational programs.
- Analysis of Cultural Programs – Although not required by the State, this is the first time the City's plan will address the cultural and art program, which has been ramped up over the past six years.
- Prioritized Long-Term Recommendations for Capital Improvements – The Park Board spent several months developing a list of short-term and long-term recommendations for every park. The list is intended to guide the City's Capital Improvement Program. It also identifies the anticipated cost of each of the projects. The community was invited to comment on the list in October. Sites that are not in the park system yet, but are future opportunities, were also included on the list.

Ms. Colaizzi explained that they are working to pull all the various elements together, and a draft document should be available by the first of May. She advised that the plan updates will include

changes related to sustainability, which is very important to the community but not addressed in the current document. In addition, staff is considering options for incorporating the City Council's goal to create a Healthy City strategy. They are updating the level of service standard. The current plan's level of service standard was based on amenities rather than park space per resident. For example, this time they will include school district property in the level of service analysis. Although these properties are not available to the community 100% of the time, they are available after school hours and on weekends. They also want to look at others who provide parks, recreation and open space opportunities to the community such as Fircrest, Shoreline Community College, and the YMCA. The level of service analysis will identify unmet needs in the community and will look for opportunities to meet these needs in the future.

Ms. Colaizzi announced that staff would provide a similar presentation to the City Council on April 3rd. Staff anticipates a draft document would be available in April for State Environmental Protection Act (SEPA) review and a determination. The community would be invited to comment on the SEPA determination in May. The Park Board would review the draft document in May and identify modifications and changes, and then the draft would be presented to the City Council on May 16th. They anticipated final adoption by June 25th, which is consistent with the State's requirement.

Ms. Colaizzi invited the Commissioners to provide their comments regarding the draft policies and goals. She also invited them to provide written input on the draft document when it is available. She clarified that the draft document would first be flushed out by the Park Board, and then it would go City Council for adoption. As a courtesy, staff is providing the Planning Board an opportunity for feedback, but they would not be part of the formal review prior to adoption.

Chair Wagner asked if any significant gaps were identified in the statistically valid survey. She also asked if feedback from the survey is available on line. Ms. Colaizzi said the survey data is not available on line, but she could do so. She also agreed to send a summary of the survey information to the Commission. She noted the City Council also reviewed parts of the survey when they reviewed the Citizen Satisfaction Survey, which was done by the same consultant. She agreed to provide the date for when this presentation was made to the City Council. She summarized that the survey indicated that much of the work done over the past six years was evident to the community because it was highly visible, and Salt Water Park was identified as the Number 1 place people in the community like to visit.

Ms. Colaizzi said the idea of a new aquatics center was listed, but did not come out on top of what people wanted. She explained that because the City has an aging pool, this issue must be identified as a long-term goal of the plan. The first line of action will be a cost-benefit analysis of the condition and life cycle of the existing pool. Because the pool property is owned by the school district, the City must also have a discussion with the school district prior to moving forward with a capital campaign for an aquatics center.

Commissioner Moss noted that a pool is also located in the new Dale Turner Center. Ms. Colaizzi said this new pool has not impacted the City's pool facility, and enrollment has continued to increase at both facilities. This shows there is room for more than one pool in the City. Commissioner Behrens suggested that the City's pool is receiving more use because pools in

surrounding areas have been closed. Ms. Colaizzi said people are also using the new aquatics center at Mountlake Terrace because they provide a state-of-the-art facility. If the City considers an aquatic center, they would look to build something other than a “box of water”.

Commissioner Esselman pointed out that the high school uses the City’s pool facility and the Dale Turner Pool does not accommodate swim meets. She suggested the City consider opportunities to partner with the school district to construct a new facility. Ms. Colaizzi agreed that a partnership with the school district would be part of any future discussion.

Commissioner Broili asked how sustainability would be reflected in the updated PROS Plan. Ms. Colaizzi answered that a series of new policies (labeled NPR) were created to incorporate sustainability. She noted that Goal 2 (Maintenance of Facilities) includes five additional policies that address the environment. For example, NPR3 calls for creating opportunities to educate “reduce, reuse, and recycle” at City parks, recreational facilities, and cultural events by providing dedicated containers.

Commissioner Broili expressed concern that the goals do not mention enhancements to environmental health, services and function. He said the plan is human oriented and does not speak to the diversity of wildlife and plant life and how it reflects back on human health, etc. Ms. Colaizzi emphasized that this is a Parks, Recreation and Open Space Plan, and there will be other opportunities to deal with the City’s natural resources as part of the Comprehensive Plan update. She referred to PR 2 under Goal 1, which calls for preserving, protecting and enhancing critical or unique natural features such as floodplains, stream corridors, wildlife habitats, shorelines and wetlands within parks and educating the public on the importance of stewardship. Commissioner Broili pointed out that parks are what reflect the natural environment. Ms. Colaizzi agreed and expressed her belief that Commissioner Broili’s concern is addressed in the policies under Goals 1 and 2. She invited him to review these goals and provide feedback to her by the end of next week.

Vice Chair Perkowski noted the plan does not mention Town Center or integration with Town Center planning. Ms. Colaizzi said the Town Center Park property sits on the Interurban Trail, and they are in the process of incorporating it into the inventory, as well. The Interurban Trail would also be addressed in the plan.

Commissioner Behrens said he was surprised to discover the school district owns the property where the swimming pool is located. Ms. Colaizzi clarified the portions of the school district property that are maintained by the City. She explained that the City has a joint-use agreement with the school district, which will be reviewed and updated in 2011. The City maintains numerous facilities that are located on school district properties. Commissioner Behrens asked what would happen if the school district decides to dispose of property. Ms. Colaizzi said this issue would be addressed as part of a joint-use agreement.

Commissioner Moss suggested they remove the word “developmental” when referencing people with disabilities. Developmental is a specific type of disability and the reference should apply to the broad range of disabilities, instead. She specifically referenced PR 33 on Page 70 of the Staff Report. She agreed to forward her comments related to nomenclature and grammatical changes to Ms. Colaizzi.

Commissioner Moss suggested it would have been helpful for staff to provide a list of acquisition and capital projects that have been completed in the past six years. Ms. Colaizzi said Chapter 6 (inventory) would identify previous improvements as far back as 2000-2011. It would also identify sites where master plans, vegetation management plans, etc. have been done, and the actual plans would be referenced.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

None of the Commissioners provided reports during this portion of the meeting.

AGENDA FOR NEXT MEETING

Mr. Cohn reviewed that the March 17th agenda would include discussions about the Shoreline Master Program, Southeast Neighborhoods Subarea Plan, and the Comprehensive Plan amendment docket.

Ms. Simulcik Smith referred to an email she sent to the Commissioners regarding the Planning Commissioner's Journal, asking if they found it valuable. The Commissioners agreed they did not want to continue to subscribe to the publication.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Michelle Linders Wagner
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission



Memorandum

DATE: March 3, 2011

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Director PDS
Steven Cohn, Senior Planner *SMCohn*

RE: 2011 Comprehensive Plan Docket Study Session

Background

The State Growth Management Act limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this "once a year" review process.

The City Council, during its review, looks at the proposed amendments as a package, in order to consider the combined impacts of the proposals.

There are two exceptions to "once a year" review. One exception applies to the first time adoption of a subarea plan, such as the Town Center Subarea Plan. The second applies to amendments adopted under an "emergency" authority, as was done with the Richmond Beach Road amendment you heard in January. The City Council is permitted to review and adopt these exceptions independent from the once a year rule.

Comprehensive Plan Amendments usually take two forms: Privately initiated amendments and city initiated amendments. This year there were no publicly initiated amendments.

Staff will discuss the proposed docket with the Commission and request that the Commission forward a recommendation onto the Council. The Council is scheduled to review the docket recommendation in a study session at its April 4 meeting.

If you have questions about the docket process or any item on the proposed docket, please contact Steve Cohn, Senior Planner, 206-801-2511 or email him at scohn@shorelinewa.gov.

**PROPOSED DRAFT 2011 COMPREHENSIVE PLAN
AMENDMENT DOCKET**

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

The following items are “docketed” and on the work plan for the Planning Commission’s review in 2011 (they are not listed in priority order):

1. Adopt Town Center Subarea Plan and delete Appendix 5 (Framework Policies for the Town Center Subarea Plan).
2. Amend the Point Wells Subarea Plan to reclassify Richmond Beach Drive and make associated change to Transportation Element Figure T-18 (completed February 2011)
3. Add Aldercrest Subarea Plan and modify the Comprehensive Plan Map to reflect the new designation for the geography covered by the Plan.
4. Adopt Goals and Policies from Transportation, Parks, and Surface Water Master Plans into the Comprehensive Plan as replacement for existing Goals and Policies in their respective Plan Elements.
5. Adopt the Goals and Policies from the Shoreline Master Program (SMP) into a new Element. Delete Appendix 2 and 3 in the existing plan that were placeholders for a revised SMP.



Memorandum

DATE: March 17, 2011

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Planning and Development Services Director
Steve Cohn, Project Manager, Senior Planner
Miranda Redinger, Project Manager, Associate Planner *MR*

SUBJECT: Southeast Neighborhood Subarea Plan Implementation Proposal

Background

The City Council adopted the Southeast Neighborhoods Subarea Plan as a Comprehensive Plan Amendment by unanimous vote on May 24, 2010. The next step in the process is to implement recommendations contained within the plan. On July 1, 2010, Planning Commission discussed implementation options that included:

1. Using existing zoning designations,
2. Creating new zoning districts, or
3. Utilizing Planned Areas.

On August 2, Commission discussed these options in a joint meeting with City Council. On October 21, 2010 Commission and staff again discussed options for creating a new zoning category of Neighborhood Mixed Use Zone (NМУZ) and for a Planned Area between Bothell Way and 30th Ave. NE. On November 18, the Planning Commission held another study session and staff presented a more detailed proposal for NМУZ and a Planned Area, as well as draft code language for cottage housing and design standards.

Since the last meeting, staff has been in contact with the property owners for several lots between Bothell Way and 32nd Ave. NE who have expressed interest in becoming involved in the process and initiated a meeting with former members of the Citizen's Advisory Committee. The goal was to understand their long-range vision for the property prior to coming back to the Commission with implementation ideas, since development along Bothell Way would be a visible entrance to the City. The owners wanted to meet with community representatives to discuss ideas for redevelopment, but due to timing problems,

that meeting couldn't be scheduled until March 8. Staff will share highlights from the March 8 discussion as part of their presentation on March 17.

Questions for Commission Consideration

Since the last update, additional thinking and in-house discussions raised further questions about the outcomes that the Commission wants to achieve through Subarea Plan implementation. Mainly, these deal with whether the Commission believes that some of the new ideas that will be "piloted" in the SE Subarea should be limited to only one part of the subarea or should be subarea (or even city) -wide.

In developing draft code language for the Planned Area sections along Bothell Way, staff also realized that the vision articulated by the community in the Subarea Plan, recommended by the Commission and adopted by the Council may be better implemented through creation of an overlay rather than a Planned Area. The tool of Planned Areas originally seemed appealing because it can be customized to the level of specifying streets to be used for ingress/egress, etc. However, as staff began to draft such language, they realized that most of the requirements for segments of the proposed Planned Area were not significantly different than that of the underlying zoning, or rather that the changes suggested by the Subarea Plan could be applied to the entire subarea, not just the section between 30th Ave. NE and Bothell Way.

Does the Commission think that staff should investigate 1) use of a new Subarea Plan District similar to the North City Business District, or some equivalent mechanism to apply any or all of the following pilot ideas to the subarea as a whole, 2) limit them to a Planned Area zoning district within the subarea or 3) adopt the ideas in the appropriate city-wide zoning districts?

The "pilot ideas" are:

Cottage Housing: The Citizen Advisory Committee (CAC) specifically identified this as a preferred housing style for the area south of NE 149th St., creating a roughly T-shaped section on both sides of 31st Ave., previously identified as PLA1c (see Attachment 2). While this location may be an ideal candidate for a cottage housing development, Housing Policy Recommendation 7 from the Subarea Plan states, "Adopt regulations that would allow 'cottage style' housing without compromising quality." At the November 18th meeting, staff presented draft cottage housing code language that could be adopted and has since incorporated Commissioner's suggestions to that document.

Commissioners asked staff to do some research into other jurisdictions' cottage housing regulations, especially with regard to separation of cottage developments. Staff looked at codes from the cities of Redmond, Kirkland, Marysville, Port Townsend and Federal Way and spoke with staff from Seattle.

Generally speaking, most jurisdictions have a minimum of 4 cottages per development, a range of maximums, about half had density bonuses and about half had a requirement for dispersal, with a range of 500 to 1,000 feet between developments.

- *If cottage housing development is allowed throughout the entire subarea, does the Commission believe that implementing regulations should include a requirement for separation of developments?*

Design Standards: Community Design Policy Recommendation 8 from the Subarea Plan states, "Establish density and zoning regulations and design review processes that are flexible enough to allow for creativity in design, but restrictive enough to ensure the protection of the community, especially the immediately adjacent neighbors." At the November 18th meeting, staff presented draft design regulations adapted from the draft Town Center Development Standards.

Since that time the draft Town Center Regulations have undergone significant changes, and staff wants to be consistent with these standards. When the Commission next sees the draft standards for the SE Neighborhoods, they will resemble the revised regulations for the Town Center. Before staff revises the standards for this neighborhood, we ask the Commission to offer direction on the following question:

- *Should design standards be applied to multi-family, commercial and mixed-use properties throughout the city, throughout the subarea or only as part of the Neighborhood Mixed-Use Zone?*

Live/Work Lofts: Economic Development Policy Recommendation 6 from the Subarea Plan states, "Encourage home-based business within the parameters of the residential zoning to bolster employment without adverse impact to neighborhood character." Part of this discussion with the CAC involved allowing additional uses that will be mentioned in the following paragraph, but part also involved encouraging the creation of live/work lofts. While these may not be appropriate in the R6 zoning designations because of concerns about noise and traffic, perhaps they would be well-suited in the higher density zones as a way to encourage this style of home-based business/alternative housing style.

- *Should live/work lofts be allowed throughout all R48, in addition to Mixed Use zones within the subarea? R48 zones citywide? Are there other zoning districts or small areas where live/work lofts might be appropriate? If so, are there criteria that the Commission thinks should be applied in the other areas?*

Small Scale Commercial/Office Uses: Economic Development Policy Recommendation 3 from the Subarea Plan states, "Increase small-scale economic development (e.g. retail, office, service) that employs local people and complements residential character." Most of this discussion focused on allowing adaptive reuse of single family homes into office or service uses. Visualize a street where the buildings are residential in appearance, but house optometrists, hair salons, coffee shops, etc. To alleviate concerns regarding traffic and loitering, these uses may only be appropriate in higher density zones.

- *Should adaptive reuse from residential to office/service be allowed throughout all R48 zones within the subarea? All R48 zones? Others?*

Transit-Oriented Development (TOD): At the November 18th meeting, staff was given direction to incorporate elements of TOD into the area previously identified as PLA1a (See Attachment 2), in anticipation of a more robust transit system in the future. One common trait of TODs is a reduced parking requirement, which also makes it conducive to mandatory provision of a certain level of affordable and senior housing.

- *Should staff develop language as part of a Special District or Planned Area segment to encourage creation of Transit-Oriented Developments, such as the ability to reduce parking requirements? Is there any area besides the southeast corner of the subarea that would be well-suited to such a use?*

Property Tax Exemption for Affordable Housing: Housing Policy Recommendation 1 from the Subarea Plan states, "Recognize and continue the area's history of providing affordable yet diverse housing to a variety of residents across the income spectrum." One tool to encourage development of such housing is Property Tax Exemption (PTE), which has been used as part of the North City Business District and other areas of town. The City determines the details of terms and levels of affordability as part of an ordinance that adopts PTE for any specific geographic area where it will apply.

- *Should staff draft such language for the Southeast Neighborhoods Subarea? If so, are there recommendations for level of affordability, etc.?*

Additional Hardscape to Accommodate ADA Accessible Housing: At the previous study sessions, one concept discussed was the potential to include an exemption from hardscape requirements for developments that are designed for use by people with accessibility issues, particularly those in wheelchairs. Because such housing usually needs to be single-story and accommodate a series of ramps, they often exceed the maximum hardscape requirement for low density zoning categories. This could also assist in helping existing residents to "age in place" (a goal of the CAC) in case they need to add wheelchair ramps and other accommodations that wouldn't be permitted because they have reached hardscape limits.

- *Should staff draft an exemption from hardscape requirements for housing developed or modified for people with disabilities that require use of a wheelchair?*
- *Should there be a requirement to use permeable pavement for square footage that is in excess of allowable hardscape?*

Modify Height Allowances for R48 Zoning: Community Design Policy Recommendation 6 states, “Modify the existing R48 transition regulations to permit a 50 foot height limit (60 feet through a conditional use process) only if the subject site is adjacent to R24 or R48 residential zones or commercial zones and not adjacent to residential zones with a density less than R24.” This would limit height of all R48 zoning in the subarea.

- *Does the Commission support this recommendation?*
- *Is it more appropriate to look at this issue city-wide?*

Neighborhood Mixed Use Zone

While implementation of policy recommendations mentioned above could be accomplished through the creation of a Subarea Plan District, some of the recommendations from the Subarea Plan could be implemented through the creation of a new zoning category, which would allow Mixed Use on a neighborhood scale. While the Subarea Plan District would apply only within the boundaries of the subarea, to pilot code language in order to see if it had the desired outcomes before city-wide implementation (as recommended by the Comprehensive Housing Strategy), the NMUZ could be utilized throughout the city in any location with a Mixed Use Comprehensive Plan designation.

The current proposal for the NMUZ is to have one set of development standards for a single-use building, and another set, which allows additional height and density, for a mixed use building. This is to encourage the development of mixed use as opposed to single use structures. Because the Subarea Plan also calls for creating incentives for green building and the provision of affordable housing, another tier could be added to encourage development of structures with these amenities. A simplified table is included below to demonstrate potentially allowable height and density in each scenario. Other standards, such as hardscape coverage, as well as specific requirements for green building and affordability would need to be determined.

	Height (ft.)	Density (dwelling units per acre)
Single Use Building	35 (40 w/ pitched roof)	48
Mixed Use Building	50	65
Mixed Use Building with green building features and an affordability component	60	80

At the November 18th meeting, Commissioners requested a graphic illustration of the differences in allowable bulk between different zoning designations. It is included as Attachment 3.

Staff would appreciate direction on whether to include multiple tiers in the development of NMUZ code language.

- *Does the Commission prefer to have 2 or 3 tiers for development?*
- *Which amenities should be mandated and which should be incentivized?*
- *Is there specific direction for what level of green building or affordability would be appropriate?*

Other issues:

The implementation of policy recommendations discussed above could be accomplished through various means. To assist staff in developing its recommendation, staff offers the following additional questions:

1. *Are there special conditions the Commission would like to add to development along Bothell Way (such as access) or other parts of the SE quadrant of the subarea?*
2. *Should greater heights be allowed along Bothell Way than along 15th? If so should the transition standards differ?*
3. *Are there additional alternative housing styles that would be appropriate to pilot as part of a Subarea Plan District, such as rowhouses, duplexes or triplexes on corner lots, etc.?*

Changes to the Zoning Map

Two maps of the subarea are provided as Attachments 1 and 2. Attachment 2 was presented at the November 18th meeting and displays how land could be divided utilizing the Planned Area concept. Attachment 1 demonstrates how subarea zoning could look if the previously proposed Planned Area reverted to underlying zoning and policy recommendations from the Subarea Plan were implemented through creation of a Subarea Plan District instead.

There are also two other changes to the map that are worth noting. First, parcels adjacent to 15th Ave. NE and NE 145th St. that are currently zoned Neighborhood Business (NB) are shown as NMUZ. This was done at Commission direction. There are two parcels on NE 146th St. that remain designated NB. This is due to an oversight when the Comprehensive Plan map was converted from the CAC zoning recommendation. It was intended to be Community Business, but was designated High Density Residential (HDR). Staff has sent a letter to the property owners asking their preference in what zoning designation would fit best with their plans for the property as there is a difference in allowable uses, bulk requirements and density.

Another change is that 4 properties along the west side of 31st Ave. NE are shown on Attachment 2 as having a base density of R12 and on Attachment 1 as having a base density of R18. This was done in response to public and Commissioner comment regarding the irregular shapes created in this corner of the subarea based on a CAC compromise that is in conflict with narrative and policies in the Subarea Plan, which call for smooth transitions and step-down in allowable density. The introductory narrative in the Land Use section states, "To create transition between single family areas and mixed-use commercial areas, the plan provides for stepping down in zoning intensity from the areas designated for higher density or mixed-use to the single-family core of the neighborhood." Staff believes that this change creates a more orderly transition while preserving the intent of the committee that the interior of that area of the neighborhood be limited in terms of potential building height to protect solar access and aesthetic appeal.

Technically, these 4 properties have a Comprehensive Plan designation of Medium Density Residential (MDR). LU12 states that "The permitted density for this designation may not exceed 12 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved." Based on direction from the Subarea Plan that zoning should step-down in an orderly and logical manner, staff believes a density of R-18 is appropriate for these properties.

There is also one property located at 14714 30th Ave. NE that is zoned R12 while its neighbors to the north and south are zoned R18. Because it doesn't quite fit the scenario of providing step-down zoning transition to the surrounding neighborhood as well as the properties mentioned above, staff asks the Commission's opinion of *whether this designation should be changed to provide a cleaner and more consistent zoning strategy or left as is?*

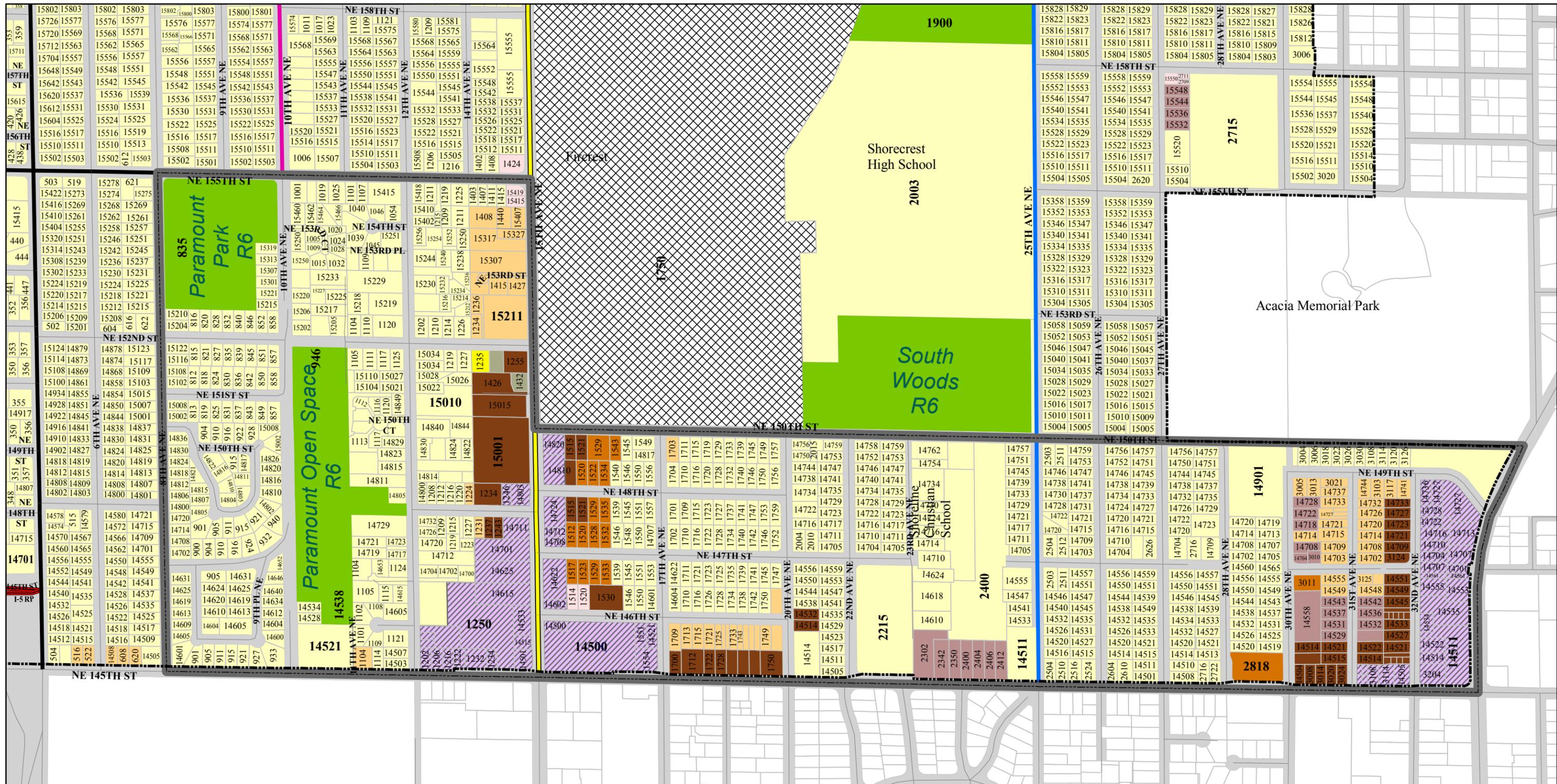
Next Steps

After staff receives direction on the above-mentioned questions, we will develop draft code language and go through internal review, then schedule another study session for Commission review before setting a public hearing on implementation of the SE Neighborhoods Subarea Plan.

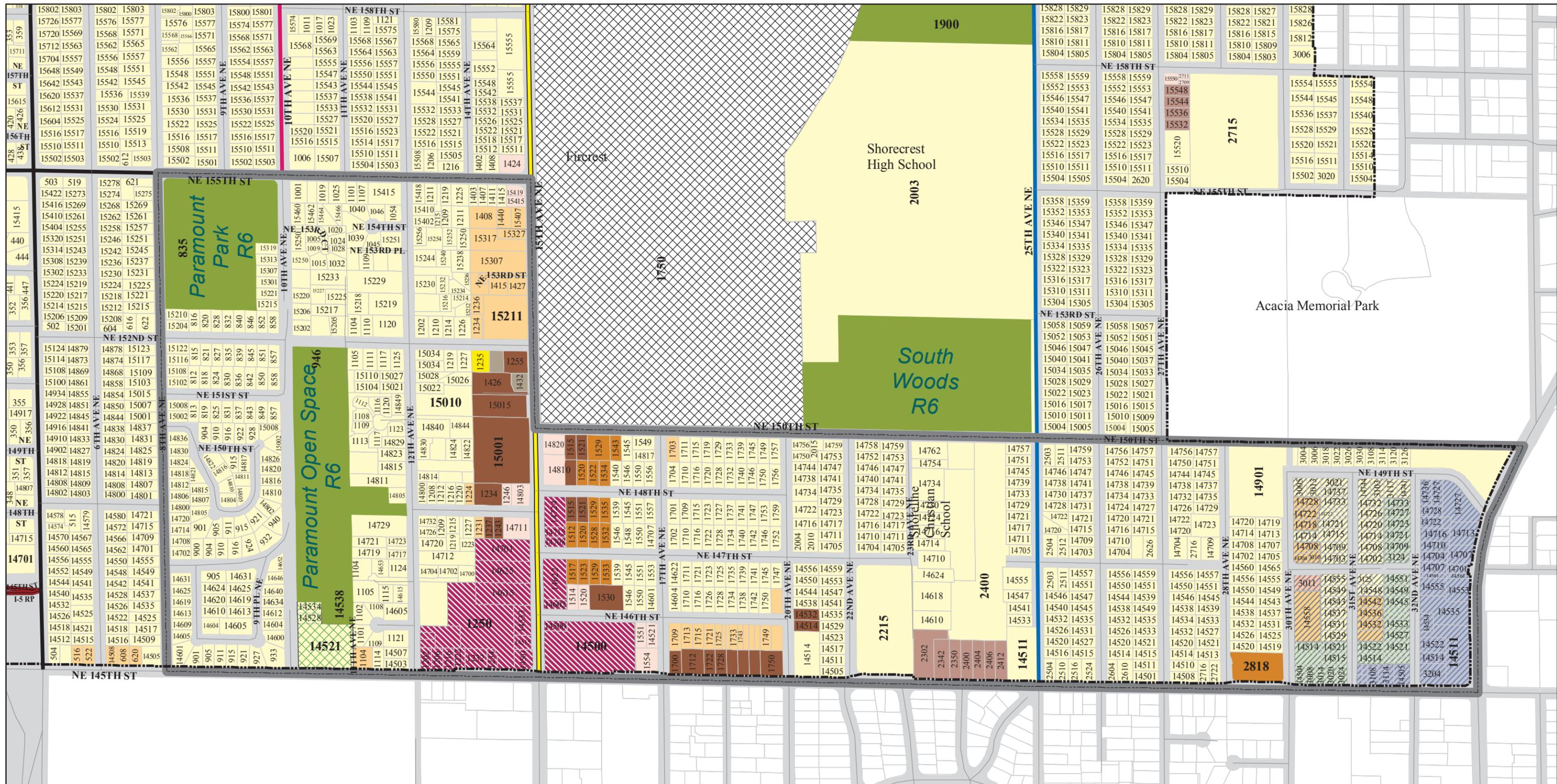
Attachments

- Attachment 1: Potential zoning map (Subarea Plan District version)
- Attachment 2: Potential zoning map (Planned Area version)
- Attachment 3: Graphic illustration of standards for different zoning designations
- Attachment 4: Economic Development Manager's response to Commissioner Behren's question regarding relationship between zoning and property tax assessment
- Attachment 5: Comment letter from John Davis

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Proposed Zoning

Southeast Shoreline Staff Recommendation

Project name: ZoningSEShoreline_1117_Staff7.mxd
Plot date: 10/4/2010

- Proposed Zoning**
- R-4; Residential, 4 units/acre
 - R-6; Residential, 6 units/acre
 - R-8; Residential, 8 units/acre
 - R-12; Residential, 12 units/acre
 - R-24; Residential, 24 units/acre
 - R-48; Residential, 48 units/acre
 - Planned Area 1-A
 - Planned Area 1-B
 - Planned Area 1-C
 - Planned Area 1-D
 - Planned Area 1-E
 - Mixed Use Zone
 - Mixed Use Zone Residential
 - PA; Planned Area

- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone
- City Boundary
- Open Water
- Planning Area
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street

Legend

- City Boundary
- Open Water
- Planning Area
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Park Expansion
- Unclassified Right of Way
- Tax Parcel

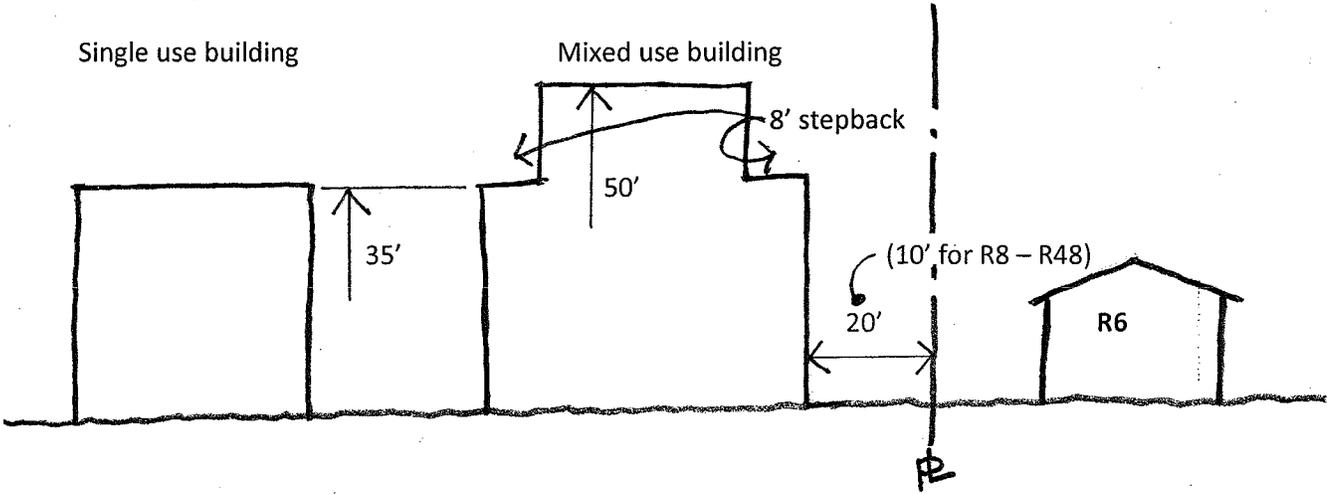
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NB -- Neighborhood Business

Single use building

Mixed use building

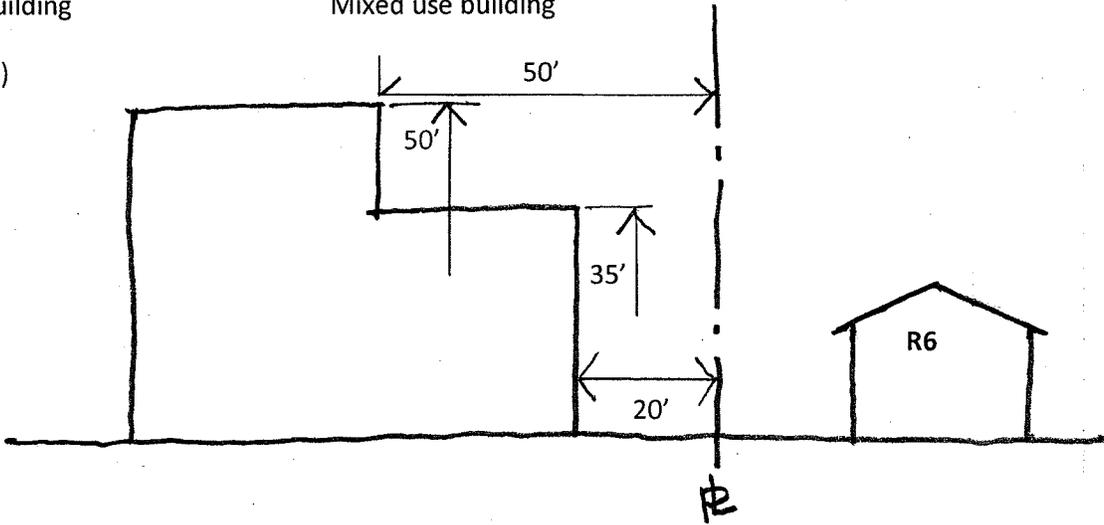


Neighborhood Mixed Use

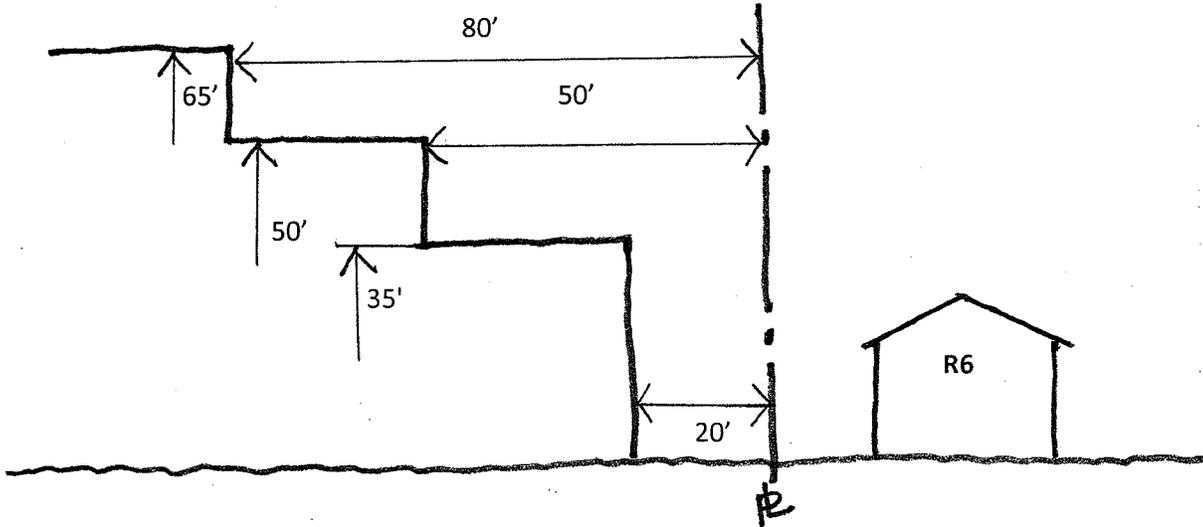
Single use building

Mixed use building

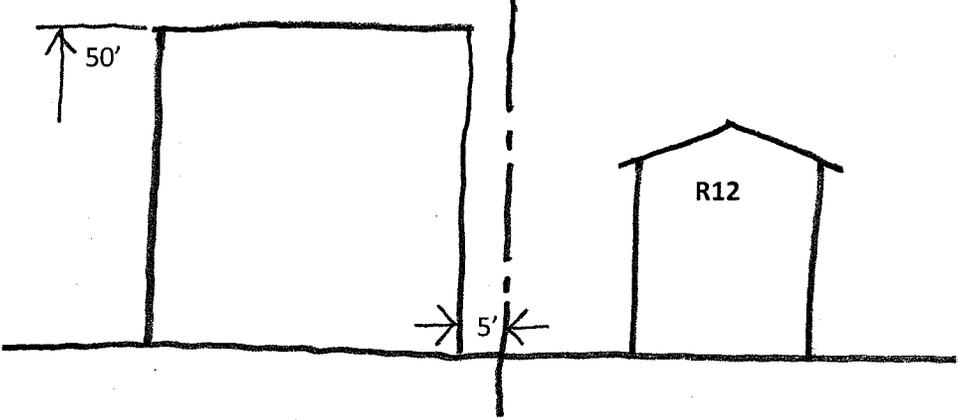
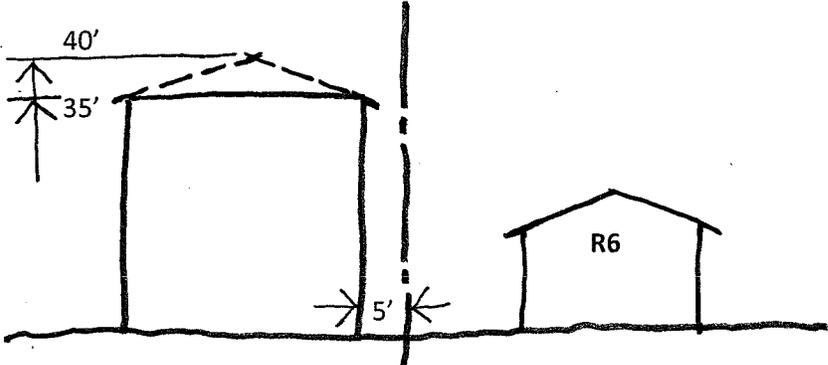
(Same as NB)



CB -- Community Business



R48



Comparison Chart for potential zoning categories: R-48 and Commercial/Mixed Use Zoning Districts

	R-48	NB	CB	Neighborhood Mixed Use Zone	Mixed Use Zone
<i>Base Density Dwellings/acre</i>	48 units	24	48	48	48 (if not developed as a mixed use building or site)
<i>Maximum Dwellings/acre</i>	48 units	24	48	65 or 80 (TBD)	150
<i>Base Height</i>	35 ft (40 ft w/pitched roof)	35	60	35 (40 w/ pitched)	35 (if not developed as a mixed use building or site)
<i>Maximum Height</i>	50 feet (if adjacent to R-12 or greater density)	50 (if Mixed Use development)	60	50 or 60 (TBD)	65

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From: Dan Eernisse
Sent: Wednesday, March 09, 2011 9:42 AM
To: Miranda Redinger
Cc: Steve Cohn
Subject: Commissioner Behrens' letter

Miranda,

I'm writing after our conversation this afternoon regarding Commissioner Behrens' letter to you requesting information on the effect zoning has on property values. I have copied his letter below, and you told me that the specific areas of concern were the SE Shoreline commercial/multi-family properties on Bothell Way and on 15th Ave NE.

First, it is true that zoning can have an effect on assessed value. However, this is pretty much limited to when the new zoning meets a recognized demand for a specific product type that the old zoning did not allow; when the zoning changes, the assessor acknowledges that the land valuation should be raised since the property now can serve a new desired use. For example, if a residential property along a busy road is rezoned to commercial, one would expect a jump in property value and therefore eventually in higher taxes.

My guess is that this is exactly what happened with the Masonic Temple – at least in part; when zoning changed from R12 to Commercial Business (CB), the valuation took a 50% jump. Usually the property owner is very enthusiastic about this type of change, as it allows new options for the property.

I say that this was only part of the Masonic Temple's jump, though, because there seems to be something else going on as well. The Assessor's office doesn't evaluate each property each year; instead they operate on a cycle dictated partly on time (about every three years) and partly on the recognized change in the market. While most other properties in the area experienced an expected jump in land values around 2004, the Masonic Temple's valuation stayed flat. My guess is that the Assessor's office – for some unknown reason – missed a bump in valuation around that time, and it made the bump in 2008 look all the more extreme.

The James Allen building also changed zoning around 2007, going from CB to RB, but the change in valuation for this property – as Commissioner Behrens documents – is much more modest; in fact, it was likely to simply a reflection of the recent sale activity of the property and the general upward trend in the market. Other commercial properties in the area took similar jumps with no change in zoning around the same time and have since backed off.

Up to this point, I've been considering the impact of new zoning when it allows a recognized demand; what happens if a property is zoned to allow a new use for which there is no demand? In short, no change in valuation will occur. The land will continue to be considered to be most valuable to the same pool of buyers that are already able to use the property with its old zoning. This latter situation is the case with the properties in SE Shoreline.

To illustrate the potential that new zoning is irrelevant with a ridiculous example, imagine what would happen if these SE Shoreline properties were rezoned to allow 100-story high-rises; would there be a change in value? Only if a pool of buyers emerged that valued building 100-story buildings on 145th & Bothell Way or on 147th & 15th Ave NE! No such pool exists, and therefore those properties would still be

seen to be most likely marketable as single-story commercial or low-rise residential properties. No – or very little – change in assessment would occur.

And that is exactly what we find for these properties. The tax assessor considers them to be most likely used as single-story commercial or perhaps low-rise residential because a sufficient pool of buyers only exists for these types of uses. For a concrete example, we can look at two similar properties with different zoning: the McDonalds at 152nd and Aurora is assessed at a base land value of \$45/sf, even though it has Shoreline intensive MUZ zoning, while the Bothell Way McDonalds at 145th has nearly identical valuation at \$40/sf zoning, even though the zoning is less intensive.

So worst case scenario? Perhaps the zoning would bring a 10% increase in valuation. However, I believe that even this small \$5/sf difference in the valuation of these two properties is due to the fact that commercial property along Aurora is—at least in the eyes of buyers!—to be more valuable than property along Bothell Way.

In conclusion, until we see a significant shift in development demand for multi-story buildings in Shoreline, property values will not change significantly with any up-zoning of commercially zoned property.

Please let me know if I can be of further service.

Dan Eernissee

Economic Development Manager

City of Shoreline

17500 Midvale Ave N, Shoreline WA 98133-4905

O: 206.801.2218 M: 206.391.8473 F: 206.546-2200

deernissee@shorelinewa.gov

Congratulations to Shoreline & Bellevue for being named to Money magazine's "100 Best Places to Live"

From: John Behrens

Sent: Wednesday, December 01, 2010 12:42:53 PM

To: Plancom

Subject: effects of zoning changes on tax assessments

Auto forwarded by a Rule

I raised the question of what effect rezoning properties have on tax assessments for the property underlying an existing building. I looked at the rezone of the James Allen Salon and the Masonic Temple, done in 2008. In both cases, the property value for tax purposes rose substantially. The James Allen Salon site land assessment went from \$176,900.00 in 2008 to \$226,900.00 in 2009. The Masonic Temple site rose from \$208,000.00 in 2008 to \$326,000.00 in 2009. My concern as we go down the road on wide scale legislative rezones is that the existing uses of the buildings become more expensive as a result of substantial increases in tax evaluations. The figures above show the values from the tax records for the land only at both of these sites. If the sites are not developed the increased in

tax costs become a cost burden to the current owner of the property. Ultimately, these costs are passed on to the businesses occupying the sites. As these costs rise, Shoreline becomes less competitive with surrounding cities and increases the difficulty of drawing new businesses and maintaining the existing business district.

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PO Box 95961
Seattle, WA 98145
March 9, 2011

Shoreline Planning Commissioners
City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133

Dear Ladies and Gentlemen:

Once again I would like to thank you for your service to the City of Shoreline. But in the interest of wishing to be good stewards of your and my time, let me jump right to the point. Since I have written twice before (Feb. 3, 2010; October 13, 2010), perhaps you can refer back to those letters for more detail in regards to the background for my following observations and comments.

It has now been three plus long years since the Southeast Neighborhood Study Area Citizens Advisory Committee started coming into existence. We still do not have a comprehensive and even handed zoning map for Briarcrest, etc., that truly reflects the needs and desires of all the collective citizens and stakeholders of Shoreline.

The “proposed zoning map” that has recently been discussed is the un-natural consequence of the amazingly arduous process known as the Southeast Neighborhood Study Area Citizens Advisory Committee. As mentioned before, the Committee’s written Report was well balanced and well negotiated. It clearly calls for smooth transitioning of density, Westward from Bothell Way, and Northward from 145th St. The proposed map exhibits a long leg of a “T” shaped zoning of only R-12 density running down through the middle of the neighborhood. This dividing leg is an artificial construction that only reflects the sheer breakdown of the committee process literally on the last night. This development would never have come into existence if one committee member who was serious ill had remembered to transfer his proxy to someone of like mind. This “T” of R12 density that is otherwise surrounded by R18 and R48, is totally out of character with Shoreline’s Original Comprehensive Plan which called for medium or moderate density. It’s totally out of character with the Committee’s written report.

This situation is truly in need of clearheaded and objective reconsideration. In my humble opinion, the best answer is to SMOOTH OUT the transition by having the properties on the lower leg of the “T” between 145th and 147th on 31st Ave NE become R24; and those north of 147th become R18. This simple approach cleans up the inherited mess of King County’s spot zoning, and allows only a minimal number of new structures owing to the lot sizes. We all know that it’s the lot size that rules, rather than the R number. Please do not let a few R18’s and R24’s scare you off from an objective overview of the area. Thanks again for your careful and thoughtful consideration.

Sincerely yours, John and Jill Davis, Shoreline Shakeholders

DAVIS BRIARCREST ZONING PROPOSAL
WITH SMOOTH DENSITY TRANSITIONS
FROM EAST TO WEST & SOUTH TO NORTH

R6		3004	3006	3018	3022	30 30	3108	3114	3120	3126	15000
14901		NE	149	TH	ST		NE	149TH	ST		3203
		3005	3013	R12	3021		14744	3111	3117	14741	
		14728			4733		14732			14733	
		14722			4727		14726	R18		14727	
14719	3	14718	R 18		14721	3	14720		R48	14723	3
14713	0	14714			14715	1	14714			14721	2
14707	T	14708			14709	S	14708			14709	N
14705	H	14704	30 10		14703	T	14702			3124	D
14565		NE	147TH	ST			NE	147TH	ST		
14555	A	3011			14555	A	14554	3125		14551	A
14549	V				14549	V	14548			14549	V
14543	E				14543	E	14542			14545	E
14537		14520			14537		14536	R 48		14539	MIXED USE
14531	N				14531	N	14532			14537	N
14525	E		R24		14529	E	14526			14533	E
14519		14514			14521		14522			14527	
					14521		14514			14521	
2818					14515		14508	14506		14511-7	
		14504		3020	3024		14502	14504	3108	14505	



Memorandum

DATE: March 17, 2011

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Planning and Development Services Director
Steve Cohn, Project Manager, Senior Planner
Miranda Redinger, Project Manager, Associate Planner *MR*

SUBJECT: Study Session on Shoreline Master Program (SMP) Draft Regulations

Purpose

The goals of tonight's meeting are as follows:

- Discuss changes to the draft SMP regulations since the last update based on proposed revisions from the consultant that address concerns raised in the Cumulative Impacts Analysis, and
- Resolve big picture questions that were discussed at the February 17th meeting.

If, by the end of the evening, the Commissioners are comfortable with proposed regulations, staff requests that they receive direction to assemble the full SMP and set a public hearing date.

Changes to Draft Regulations:

Since it seemed that Commissioners were comfortable with changes made to the document for the February 17th meeting, staff accepted them in the interest of having a cleaner document to work through for this meeting. Comments that had not been resolved were retained. Again this month, Attachment 1 is the draft regulations document in "track change" format, with explanation in the comment box so Commissioners can clearly view the proposed revisions and the reasoning behind it. The majority of changes to work through with this version came from the consultant and are meant to achieve the standard of "no net loss."

Big Picture Questions:

The following issues/questions were discussed at the February 17th meeting, but not entirely resolved due to lack of time. In order to prepare the final SMP packet for public hearing, staff requests direction on the items below:

- Docks and marinas at Point Wells- Adaptive reuse of an existing large dock is included in the development proposal recently presented by Blue Square Real Estate. *Should docks and marinas be allowed as part of potential development of the site or should such uses be prohibited?*
- Private verses Joint-Use verses Community Docks- Ecology has a preference that individual docks be prohibited, while communal docks are permitted. Community dock is defined as serving 4 or more residences, and there are references in the document to those as well as “Joint-Use” docks, which would serve 2 neighboring lots. Ecology said that joint-use could be permitted in the Waterfront Residential environment designation, so the decision reverts to local preference. *Which standard does the Commission believe is most appropriate?*
- Non-conforming uses- The City’s current non-conforming use code is relatively lenient; Vice-Chair Perkowski raised the question as to whether these standards should be somewhat more stringent in the shoreline environments. *How should the SMP deal with non-conforming structures or uses?*
- Common-line setback- This concept was proposed by the Richmond Beach Preservation Association and presented at the February 17th meeting. Staff did not receive clear direction as to whether the idea was supported by the Commission or if should not be pursued further.

Next Steps

When the Planning Commission is comfortable with the regulations, staff will assemble the full SMP packet and perform a SEPA review. Once this is complete, Commission will hold a public hearing on the Shoreline Master Program and make its recommendation to the City Council. Upon Council approval, it will be reviewed by Ecology, and if it is not changed substantially enough to warrant another review process, it will be enacted.

If you have questions about the proposed regulations that you would like addressed at the study session, please contact Miranda Redinger at 206-801-2513 or email her at mredinger@shorelinewa.gov.

Attachments:

Attachment 1: Draft Goals, Policies and Regulations in “track change” format



**SHORELINE MASTER PROGRAM
GOALS, *POLICIES AND REGULATIONS***

Adopted by City Council on _____

Submitted for Review and Approval to the
Washington Department of Ecology on _____

PROPOSED REVISIONS TO TITLE 20 OF THE
CITY OF SHORELINE MUNICIPAL CODE

DEPARTMENT OF ECOLOGY GRANT #G0800171

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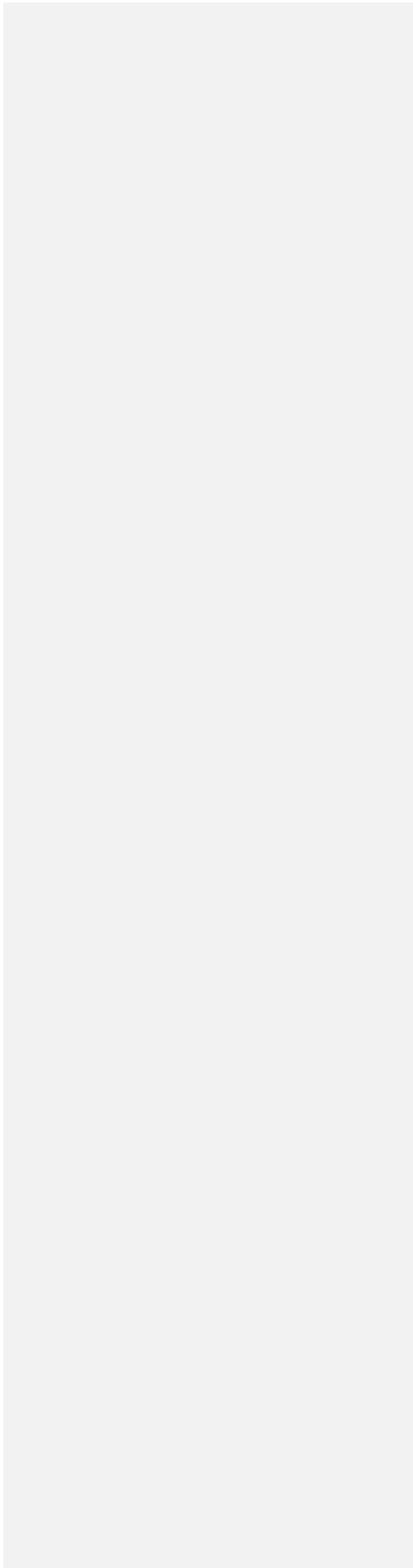


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20.200 Shoreline Master Plan

20.200.010 Title.

This chapter shall be known as the City’s Shoreline Master Program, hereafter referred to as the Master Program.

20.200.020 Authority.

The Master Program is adopted in accordance with the Shoreline Management Act (Chapter 90.58 RCW) and the state Shoreline Guidelines (Chapter 173-26 WAC).

Where these regulations require that public access be provided, the requirement shall be construed to be limited to the extent of the lawful and constitutional authority of the City to require public access or to require the easement, fee ownership or interest requested.

Subchapter 1. Goals and Objectives

20.200.030 Purpose.

The purpose of this Master Program is to:

- Promote the public health, safety, and general welfare of the community;
- Manage shorelines in a positive, effective, and equitable manner;
- Achieve no net loss to the ecological functions of the City’s shorelines;
- Assume and carry out the responsibilities established by the Shoreline Management Act;
- Adopt and foster the policies contained in the Revised Code of Washington (RCW) 90.58, the State Shoreline Management Act, for shorelines of the State; and
- Assure that proposed regulatory or administrative actions do not unconstitutionally infringe upon private property right.

20.200.040 Shoreline Elements.

The following elements have been considered in the preparation of this Master Program for the City of Shoreline. The goals and objectives established for these elements provide the basis for policies and regulations included under the general use requirements of this Master Program.

ECONOMIC DEVELOPMENT ELEMENT

Goal Provide for economically productive uses that are particularly dependent on their shoreline location or use.

Objective Plan for economic activity that is water-dependent, water-related, or that provides an opportunity for a substantial number of people to enjoy the shoreline and water.

PUBLIC ACCESS ELEMENT

Goal Increase public access to publicly-owned areas of the shoreline.

Objective To provide for public access to publicly owned shoreline areas, except where deemed inappropriate due to safety hazards, inherent security problems, environmental impacts, or conflicts with adjacent uses.

RECREATIONAL ELEMENT

- Goal** Provide for the preservation and enlargement of public and private recreational opportunities and recreational facilities along the shoreline, including but not limited to, parks and recreational areas, wherever appropriate.
- Objective** To develop public and private recreation opportunities that are compatible with adjacent uses and that protect the shoreline environments.

CIRCULATION ELEMENT

- Goal** Provide for a safe and adequate circulation system including existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities within the shoreline jurisdiction that benefit permitted uses without degrading the environment or aesthetic values of the area.
- Objective** To ensure that uses permitted in shorelines areas are designed and conducted in such a manner that any interference with the public’s use of the water and shoreline is minimized, as much as is practical.

SHORELINE USE ELEMENT

- Goal** Ensure that the overall design of land use patterns will locate activity and development in areas of the shoreline that will be compatible with adjacent uses and will be sensitive to existing shoreline environments, habitat, and ecological systems.
- Objective** To promote the best possible pattern of land and water uses consistent with the Shoreline Management Act of 1971, the City of Shoreline Comprehensive Plan, and the Shoreline Development Code.

CONSERVATION ELEMENT

- Goal** Conserve and protect the natural resources of the shoreline, including but not limited to scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.
- Objective** Through the use of best available science develop and implement siting criteria, design standards, and best management practices that will ensure the long term enhancement of unique shoreline features, natural resources, and fish and wildlife habitat.
- Objective** To designate and develop areas where there is an opportunity to restore and enhance the natural shoreline for the benefit of fish and wildlife habitat.

HISTORICAL/CULTURAL ELEMENT

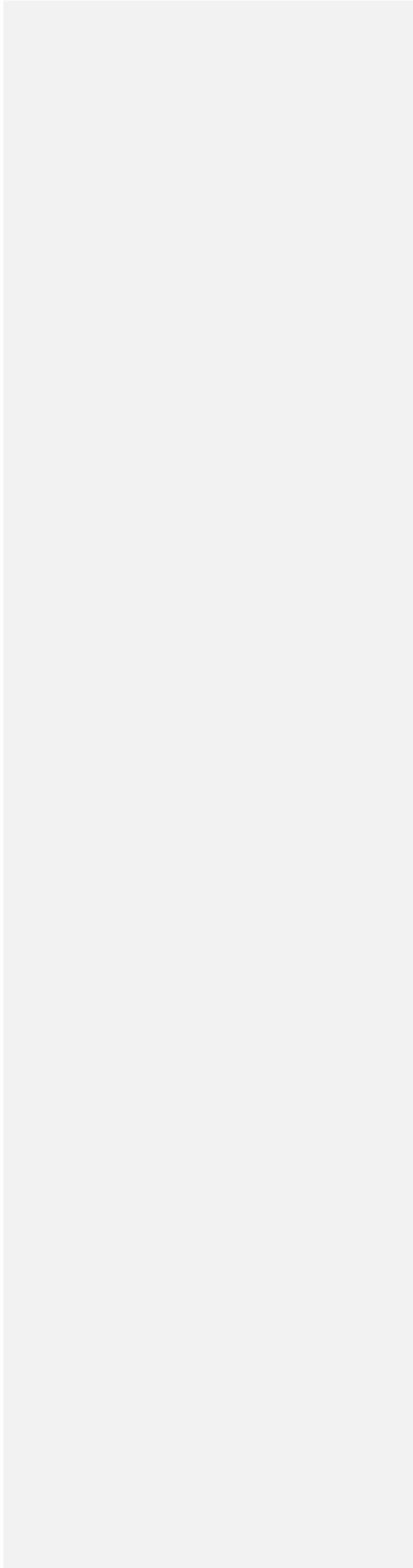
- Goal** Identify, preserve, protect, and restore shoreline areas, buildings, and sites having historical, cultural, educational, or scientific values.
- Objective** To ensure the recognition, protection, and restoration of shoreline areas that have historical and or cultural value to the City of Shoreline and create a unique “sense of place” for public facilities, recreation areas in the shoreline jurisdiction.
- Objective** To ensure the recognition, protection, and restoration of shoreline areas that have educational or scientific values to the City of Shoreline.

FLOOD HAZARD MANAGEMENT

- Goal** Protect the City of Shoreline from losses and damage created by flooding along the coast.
- Objective** To seek regional solutions to flooding problems through coordinated planning with state and federal agencies, other appropriate interests, and the public.
- Objective** To ensure that flood hazard protection projects have a positive environmental benefit that emphasizes long-term solutions over short-term solutions.

RESTORATION ELEMENT

- Goal** To improve water quality, reduce the impacts of flooding events; and restore natural areas, vegetation, and habitat functions.
- Objective** The degraded processes of the shoreline will be restored to the extent that a net improvement to the shoreline ecosystem is obtained to benefit water quality, vegetation, and the residents of Shoreline.



Subchapter 2. General Provisions

20.200.050 Purpose.

This chapter defines requirements for implementation of the Master Program and sets an orderly process for project review and permitting. The development regulations in the Master Program are intended to make shoreline development responsive to specific design needs and opportunities along the City's shorelines, and to protect the public's interest in the shorelines' recreational and aesthetic values.

20.200.060 Administrator.

The Planning and Development Services Director or designee is the Shoreline Administrator, herein after known as the Director, and is vested with authority to:

- Administer the Master Program;
- Approve, approve with conditions, or deny Shoreline Substantial Development Permits;
- Grant exemptions from Shoreline Substantial Development Permits;
- Determine compliance with RCW43.21C, the State Environmental Policy Act; and
- Adopt rules that are necessary and appropriate to carry out the provisions of this chapter.

The Director's duties and responsibilities include:

- Making administrative decisions and interpretations of the policies and regulations of this program and the Shoreline Management Act;
- Developing and proposing amendments to this Master Program to more effectively and equitably achieve its goals and policies;
- Seeking remedies for violations of this Master Program, the provisions of the Shoreline Management Act, or the conditions of Substantial Development Permits issued by the City; and
- Forwarding shoreline permits to Washington State Department of Ecology for Ecology action.

20.200.070 Applicability

- A. The regulations of this Title apply to all shorelines of Statewide Significance within the City and to the waters and underlying land of the Puget Sound extending to the middle of Puget Sound adjacent to Kitsap County, between the northern and southern limits of the City and 200 feet landward of such waters.
- B. The standards shall provide a preference for permit issuance for measures to protect single family residences occupied prior to January 1, 1992. Nothing in this Master Program shall constitute authority for requiring or ordering the removal of any structures, improvements, docks, fills, or developments placed in navigable waters prior to December 4, 1969 maintained in conformance with this chapter and the SMA
- C. All proposed uses and development, as defined in this chapter, occurring within the shoreline jurisdiction shall comply with this Master Program and RCW 90.58.
- D. Uses and development regulated by this Program are subject to applicable provisions of the SMC, the Comprehensive Plan, the Washington State Shoreline Management Act (RCW 90.58), Growth Management Act (RCW 36.70), Environmental Policy Act (RCW 43.21C and WAC 197-11), and other local, state and federal laws. Project proponents are responsible for complying with all applicable laws prior to commencing any use, development, or activity.
- E. The Master Program policies and regulations shall apply in addition to other city regulations.

Where the regulations of the Master Program conflict with other regulations, the regulations that provide more shoreland and shoreline protection shall apply.

- F. Non-conforming uses and improvements within the shoreline jurisdiction shall be subject to this Program and SMC 20.220.150.
- G. The City's Critical Areas Ordinance SMC 20.80 is adopted as a part of the Master Program. The provisions of SMC 20.80 shall apply to any use, alteration or development within the shoreline jurisdiction whether or not a shoreline permit or written statement of exemption is required.
- H. Uses and developments within the shoreline jurisdiction that meet the Reasonable Use Exception provisions of SMC 20.30.336 require a Shoreline Variance in accordance with this chapter.
- I. The exemptions and partial exemptions listed in sections SMC 20.80.030 and 20.80.040 shall not apply within the shoreline jurisdiction. Such activities may require a Shoreline Substantial Development Permit, Shoreline Variance, or Shoreline Conditional Use Permit unless the Master Program and RCW 90.58.030(3)(e) specifically indicates the activity is exempt from the Shoreline Substantial Development Permit requirements.

20.200.080 Master Program Review and Update.

This Master Program shall be periodically reviewed as necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.

20.200.090 Amendments to Master Program.

Any of the provisions of this Master Program may be amended as provided for in RCW 90.58.120 and .200 and Chapter 173.26 WAC. Amendments to the Master Program do not become effective until approved by the Department of Ecology.

Proposals for shoreline environment redesignation, for example amendments to the shoreline maps and descriptions, must demonstrate consistency with the criteria set forth in WAC 173-16-040 (4).

Subchapter 3. Definitions

20.210.010 Definitions.

The Master Program shall be implemented according to the definitions contained in SMC chapter 20.20, RCW 90.58, and WAC 173-26-020. Where definitions contained in SMC chapter 20.20 conflict or differ from definitions contained in the Shoreline Act the definitions in RCW 90.58, and WAC 173-26-020 shall prevail.

Accretion. May be either natural or artificial. Natural accretion is the buildup of land, solely by the action of the forces of nature, on a beach by deposition of water- or airborne material. Artificial accretion is a similar buildup of land by reason of an act of man, such as the accretion formed by a GROIN, BREAKWATER, or beach fill deposited by mechanical means.

Activity. An occurrence associated with a use; the use of energy toward a specific action or pursuit. Examples of shoreline activities include, but are not limited to, fishing, swimming, boating, dredging, fish spawning, or wildlife nesting.

Adjacent Lands. Lands adjacent to the lands within the shoreline jurisdiction. The SMA directs local governments to develop land use controls (i.e., zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (Refer to RCW 90.58.340).

Agricultural Uses. (a) "Agricultural activities" means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation; (b) "**Agricultural products**" includes but is not limited to horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within 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; (c) "**Agricultural equipment**" and "**agricultural facilities**" includes, but is not limited to: (i) The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including but not limited to pumps, pipes, tapes, canals, ditches, and drains; (ii) corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (iii) farm residences and associated equipment, lands, and facilities; and (iv) roadside stands and on-farm markets for marketing fruit or vegetables; and (d) "**Agricultural land**" means those specific land areas on which agriculture activities are conducted as of the date of adoption of a local master program pursuant to these guidelines as evidenced by aerial photography or

other documentation. After the effective date of the master program land converted to agricultural use is subject to compliance with the requirements of the master program.

Associated Wetlands. Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act. Refer to WAC 173-22-030(1).

Aquaculture. The farming or culture of food fish, shellfish, or other aquatic plants or animals in freshwater or saltwater areas, and may include development such as structures or rafts, as well as use of natural spawning and rearing areas. Aquaculture does not include the harvest of wildstock geoducks on state-owned lands. Wildstock geoduck harvest is a fishery.

Aquaculture Activity. Actions directly pertaining to growing, handling, or harvesting of aquaculture produce including but not limited to propagation, stocking, feeding, disease treatment, waste disposal, water use, development of habitat and structures. Excluded from this definition are related upland commercial or industrial uses such as wholesale and retail sales, sorting, staging, hatcheries, tank farms, and final processing and freezing.

Backfill. The placement of earth material or other approved material behind a retaining wall or structure.

Boat Launch or Ramp. Graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

Building Setback. The building setback shall be equal to the depth of the required native vegetation conservation area.

Bulkheads. A vertical or nearly vertical structure placed parallel to the shoreline at or near the OHWM for the purpose of armoring the shoreline and protecting structures from the effects of erosion caused by wind or waves. Bulkheads generally consist of concrete, timber, steel, rock, or other material resistant to erosion. Bulkheads are used to protect banks by retaining soil at the toe of the slope, or by protecting the toe of the bank from erosion and undercutting.

[Community Pier or Dock. Moorage for pleasure craft and/or landing for water sports for use in common by shoreline residents of a certain subdivision or community within shoreline jurisdiction.](#)

Comment [m1]: ADDED BY CONSULTANT

[Community Boat Launching Ramp. An inclined slab, set of pads, rails, planks, or graded slope used for launching boats with trailers or by hand for use in common by shoreline residents of a certain subdivision or community within shoreline jurisdiction.](#)

Comment [m2]: ADDED BY CONSULTANT

Conditional Use, Shoreline. A use, development, or substantial development that is classified as a conditional use or is not classified within the Master Program. Refer to WAC 173-27-030(4).

Development, Shoreline. Development means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level. RCW 90.58-030 3(d).

Dredging. The removal or displacement of earth such as gravel, sand, mud, or silt from lands covered by water. Lands covered by water include stream beds and wetlands. Dredging is normally done for specific purposes or uses such as maintaining navigation channels, constructing bridge footings, or laying submarine pipelines or cable.

Dredge Spoil. The material removed by dredging.

Dredge Spoil Disposal. The depositing of dredged materials on land or into water bodies for the purpose of either creating new or additional lands or for disposing of the material in an acceptable manner.

Ecological Functions, Shoreline or Shoreline Functions. The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. (See WAC 173-26-201(c))

Enhancement. Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

Exemption. Certain specific developments as listed in WAC 173-27-040 are exempt from the definition of substantial developments and are therefore exempt from the Substantial Development Permit process of the SMA.

Fair Market Value. "Fair market value" of a development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment, or materials.

Feasible. Per the guidelines, Feasible means, that an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (a) The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) The action provides a reasonable likelihood of achieving its intended purpose; and (c) The action does not physically preclude achieving the project's primary intended legal use. In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

Flood Control. Any undertaking for the conveyance, control, and dispersal of floodwaters caused by abnormally high direct precipitation or stream overflow.

Geotechnical Report. 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. 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.

Hydric Soil. Soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper soil horizon(s), thereby influencing the growth of plants.

Land Disturbing Activities. Any activity resulting in a movement of earth, or a change in the existing soil cover, both vegetative and non-vegetative, or the existing topography. Land disturbing activities include, but are not limited to, clearing, grading, filling, excavation, or addition of new or the replacement of impervious surface. Compaction, excluding hot asphalt mix, which is associated with stabilization of structures and road construction, shall also be considered a land disturbing activity.

Comment [jn3]: Added for clarification of Land Disturbing Activities section. Copied from City of Seattle regulations, with minor edits.

Landfilling. The placement of soil, rock, existing sediment or other approved material (excluding solid waste) to create new land, tideland or bottom land area along the shoreline below the OHWM, or on wetland or upland areas in order to raise the elevation.

Native Vegetation. Vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. Examples include trees such as Douglas Fir, western hemlock, western red cedar, alder, big-leaf maple, and vine maple; shrubs such as willow, elderberry, salmonberry, and salal; and herbaceous plants such as sword fern, foam flower, and fireweed.

Native Vegetation Conservation Area. Vegetated area between the Native Vegetation Setback Line and the OHWM.

Native Vegetation Setback Line. Unless otherwise indicated within this Master Program, the line which establishes the limits of all buildings, fencing and impervious surfaces along the shoreline.

Nonconforming Use and Development. A shoreline use or development which was lawfully constructed or established prior to the effective date of the act or the applicable master program, or amendments thereto, but which does not conform to present regulations or standards of the program.

Nonwater-oriented Uses. Those uses that are not water-dependent, water-related, or water-enjoyment.

Normal Maintenance. Normal maintenance includes interior and exterior repairs and incidental alterations. Normal maintenance and repair may include, but is not limited to, painting, roof repair and replacement, plumbing, wiring and electrical systems, mechanical equipment replacement and weatherization. Incidental alterations may include construction of nonbearing walls or partitions.

Normal Protective Bulkhead. A bulkhead constructed on a building site zoned to permit one single-family residence and containing one single-family residence.

Ordinary High Water Mark (OHWM). OHWM on all lakes, streams, and tidal water is that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: PROVIDED, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

Public Access. Public access is the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4).

Public Pier or Dock. Moorage for pleasure craft and/or landing for water sports for use by the general public.

Comment [m4]: ADDED BY CONSULTANT

Public Boat Launching Ramp. An inclined slab, set of pads, rails, planks, or graded slope used for launching boats with trailers or by hand for use by the general public.

Comment [m5]: ADDED BY CONSULTANT

Restoration. The reestablishment or upgrading of impaired ecological processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the area to pre-European settlement conditions.

Revetment. A sloped wall constructed of riprap or other suitable material placed on stream banks or other shorelines to retard bank erosion and minimize lateral stream movement. A revetment typically slopes away from the water and has a rough or jagged face. These features differentiate it from a bulkhead, which is a vertical structure. Revetments are a facing of stone, concrete, etc., built to protect a scarp, embankment, or shore structure against erosion by waves or currents. The principal features of a revetment are: 1) heavy armor layer, 2) filter layer, and 3) toe protection.

Sediment. The fine-grained material deposited by water or wind.

Shorelands or Shoreland Areas. Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; contiguous floodplain areas landward two hundred feet; and all wetlands and deltas associated with the streams, lakes, and tidal waters that are subject to the provisions of this chapter; the same to be designated as to location by the Department of Ecology.

Shoreline Jurisdiction. All "shorelines of the state" and "shorelands" as defined in RCW 90.58.030.

Shoreline Master Program or Master Program. The comprehensive plan for the use of a described area, and the regulations for use of the area including maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered an element of the county or city's Comprehensive Plan. All other portions of the Shoreline Master Program for a county or city adopted under chapter 90.58 RCW, including use regulations, shall be considered a part of the county or city's development regulations.

Shoreline Modifications. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shorelines. All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except (i) shorelines of statewide significance; and (ii) shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

Shorelines of Statewide Significance. “Shorelines of the State” that meet the criteria for “Shorelines of Statewide Significance” contained in RCW 90.58.030(f). As it applies to the City of Shoreline, shorelines of statewide significance include those areas of Puget Sound and adjacent salt waters and the Strait of Juan de Fuca between the ordinary high water mark and the line of extreme low tide.

Shorelines of the State. This term includes both “shorelines” and “shorelines of statewide significance.”

Substantial Development. Any development with a total cost or fair market value of five-thousand seven hundred and eighteen dollars (\$5,718.00) or more that requires a Shoreline Substantial Development Permit. The threshold total cost or fair market value of \$5,718.00 is set by the State Office of Financial Management and may be adjusted in the future pursuant to the SMA requirements, as defined in RCW 90.58.030(3)(e) as now or hereafter amended.

Water-dependent Use. A use or portion of a use which cannot exist in a location that is not adjacent to the water, but is dependent on the water by reason of the intrinsic nature of its operations.

Water-enjoyment Use. A recreational or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. 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. A use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.

Water Quality. The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

Water-related Use. A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because: (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

20.220 Administrative Procedures

Subchapter 1. Permits

20.220.010 Permit Requirements - General

- A. Based on the provisions of this Master Program, the Director shall determine if a Substantial Development Permit, a Shoreline Conditional Use Permit and/or a Shoreline Variance is required.
- B. A permit is required for substantial development within the shoreline jurisdiction.
- C. A Substantial Development Permit is not required for exempt development. An exempt development requires a statement of exemption pursuant to 20.220.030 and may require a Shoreline Variance from Master Program provisions and/or a Shoreline Conditional Use Permit.
- D. All uses and development shall be carried out in a manner consistent with the SMC and the Master Program regardless of whether a Substantial Development Permit, Statement of Exemption, Shoreline Variance, or Shoreline Conditional Use Permit is required.
- E. When a development or use is proposed that does not comply with the bulk, dimensional and/or performance standards of this Program, such development or use may only be authorized by approval of a Shoreline Variance, even if the development or use does not require a Substantial Development Permit.
- F. A development or use listed as a Shoreline Conditional Use pursuant to this chapter, or is an unlisted use, must obtain a Shoreline Conditional Use Permit even if the development or use does not require a Substantial Development Permit.
- G. Issuance of a Statement of Exemption, Shoreline Substantial Development Permit, Shoreline Variance, or Shoreline Conditional Use Permit does not constitute approval of any other City, state, or federal laws or regulations.
- H. All shoreline permits or statements of exemption issued for development or use within the shoreline jurisdiction shall include written findings prepared by the Director, documenting compliance with bulk and dimensional policies and regulations of the Master Program. The Director may attach conditions to the approval as necessary to assure consistency with the Master Program and RCW 90.58. The conditions may include a requirement to post a performance financial guarantee assuring compliance with permit requirements, terms and conditions.

20.220.020 Substantial Development Permit

- A. Substantial development as defined by RCW 90.58.030 shall not be undertaken by any person on the shorelines of the state without first obtaining a Substantial Development Permit from the Director, unless the use or development is specifically identified as exempt.
- B. A Substantial Development Permit shall only be granted by the Director when the development proposed is consistent with the policies and procedures of RCW.90.58; the provisions of WAC 173-27; and the Master Program.
- C. An exemption from the Substantial Development Permit requirements does not constitute an exemption from the policies and use regulations of the Shoreline Management Act, the provisions of this Master Program or other applicable city, state, or federal requirements. A formal Statement of Shoreline Exemption is required pursuant to 20.220.030.

20.220.030 Shoreline Exemption.

A. The Director is hereby authorized to approve or deny requests for statements of exemption from the Shoreline Substantial Development Permit requirement for uses and developments within shorelines that are specifically listed in RCW 90.58.030 and WAC 173-27-040. The statement shall be in writing and shall indicate the specific exemption of the Master Program that is being applied to the development, and shall provide a summary of the Director’s analysis of the consistency of the project with this Master Program and the Act. A complete list of exemptions is provided in WAC 173-27-040.

Exempt developments include:

1. Any development of which the total construction cost or fair market value, whichever is higher, does not exceed five thousand seven hundred and eighteen (\$5,718) dollars, and does not materially interfere with public use of the water or shorelines of the state. For purposes of determining whether or not a 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;
2. Normal maintenance or normal 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 within a reasonable period after decay or partial destruction except where repair causes substantial adverse effects to the shoreline resource or environment. Repairs also include increasing the overall height of an existing wall for the purpose of preventing wave over topping and undermining of the existing structure, provided that the added height does not extend waterward of the existing footing and the new height is comparable to the predominant height of single family residential bulkheads within the Waterfront Residential (WR) 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 a normal protective bulkhead common to single family residences. A "normal protective bulkhead" is constructed at or near the ordinary high water mark to protect an existing a single family residence and is for protecting land from erosion, not for the purpose of creating dry land. Where an existing bulkhead is being replaced, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings;
4. Emergency construction necessary to protect property from damage by the elements. Flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;
5. Construction, installation, or modification of navigational aids such as channel markers and anchor buoys;
6. Construction on shorelands by an owner, lessee, or contract purchaser of a single family residence for his/her own use or for the use of his/her family, which residence does not have a building height that exceeds 35 feet and meets all requirements of the Shoreline Municipal Code (SMC) and this chapter;
7. 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 one or more single and

Comment [m6]: ADDED IN RESPONSE TO PUBLIC COMMENT. THE CONSULTANT FLAGGED THIS PIECE AS A POTENTIAL PROBLEM BECAUSE YOU CAN'T TAMPER W/ EXEMPTION LANGUAGE UNLESS YOU MAKE IT MORE RESTRICTIVE THAN THE WAC. WILL TALK TO ECOLOGY ABOUT HOW TO ACCOMMODATE INTENTION.

Comment [jk7]: The WAC is specific about "existing" and we should be too.

multi-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 \$2,500;

8. The marking of property lines or corners, when such marking does not significantly interfere with the normal public use of the surface waters;
 9. Any project with certification from the Governor pursuant to Chapter 80.50 RCW;
 10. Watershed restoration projects as defined in WAC 173-27-040. The City shall review the projects for consistency with the Master Program in an expeditious manner and shall issue its decision along with any conditions within forty-five (45) days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration;
 11. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the 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; and
 - c. The activity does not involve the installation of any structure and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity.
 12. When a development meets the exemption criteria listed in this section and WAC 173-27-040, and is subject to a U.S. Army Corps of Engineers Section 10 or Section 404 Permit, a copy of the Shoreline Exemption shall be sent to the Department of Ecology.
- C. Before issuing a Shoreline Exemption, the Director shall review the Master Program to determine if the proposed development requires a Shoreline Variance and/or a Shoreline Conditional Use Permit.

20.220.040 Shoreline Variance

The purpose of a variance is to grant relief to specific bulk or dimensional requirements set forth in the Master Program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this Program would impose unnecessary hardships on the applicant or diminish the policies set forth in RCW 90.58.020.

- A. The Director is authorized to approve a Shoreline Variance from the performance standards of this Master Program only when all of the criteria enumerated in WAC 173-27-170 are met.
- B. A Shoreline Variance should be granted in circumstances where denial of the permit would thwart the policies enumerated in RCW 90.58.020.
- C. In all instances, the applicant must demonstrate that extraordinary circumstances exist and the public interest will not suffer substantial detrimental effect.
- D. The applicant for a Shoreline Variance must demonstrate that the variance meets the criteria in WAC 173-27-170.
- E. Proposals that require a Critical Area Reasonable Use Permit pursuant to SMC 20.30.336 shall also require a Shoreline Variance.
- F. Prior to approval of any Shoreline Variance, the Director shall consider the cumulative environmental impacts of previous, existing, and possible future requests for like actions in the area. The total effects of approved Shoreline Variances should remain consistent with the policies of

RCW 90.58.020 and shall not produce significant adverse effects to the shoreline ecological functions, processes, or other users.

- G. Before making a determination to approve a Shoreline Variance, the Director shall consider issues related to the conservation of valuable natural resources and the protection of views from public lands.
- H. Shoreline Variance requests based on the applicant's/proponent's desire to enhance the view from the subject development may be granted where there are no likely detrimental effects to existing or future users, views from public lands, critical areas, other features or shoreline ecological functions and/or processes, and where reasonable alternatives of equal or greater consistency with this Program are not available.
- I. A Shoreline Variance shall not be granted when it would allow a greater height or lesser shoreline setback than what is typical for the area immediately surrounding the development site.
- J. A variance issued per SMC 20.30.310 shall not be construed to mean approval of a Shoreline Variance from Shoreline Master Program use regulations.
- K. An issued Shoreline Variance does not provide relief from the variance requirements under SMC 20.30.310.

20.220.050 Shoreline Conditional Use Permit

The purpose of a Shoreline Conditional Use Permit is to allow greater flexibility in the application of the use regulations of the Master Program in a manner consistent with the policies of RCW 90.58.020.

- A. The Director is authorized to issue Shoreline Conditional Use Permits only when all the criteria enumerated in WAC 173-27-160 are met.
- B. Shoreline Conditional Use Permits should be granted in a circumstance where denial of the permit would result in a conflict with the policies enumerated in RCW 90.58.020.
- C. In authorizing a Shoreline Conditional Use, special conditions may be attached to the permit by the Director or by the Department of Ecology to minimize the effects of the proposed use. Uses that are specifically prohibited by the Master Program may not be authorized with the approval of a Shoreline Conditional Use Permit.
- D. Proposals that require a Critical Area Reasonable Use Permit pursuant to SMC 20.30.336 shall also require a Shoreline Variance.

Subchapter 2. Permit Procedures

20.220.060 General.

- A. Permits required under this chapter shall be processed consistent with the provisions of chapter 20.30 SMC and the criteria in this subchapter.
- B. No permit shall be approved unless the proposed development is consistent with the provisions of this Master Program, the Shoreline Management Act of 1971 and the rules and regulations adopted by the Department of Ecology.
- C. Applications for shoreline permits shall also demonstrate compliance with the provisions of this subchapter.

20.220.070 Application Review.

- A. Applications for shoreline permits shall comply with the submittal requirements developed pursuant to 20.30.100 and shall provide the information the Director determines necessary for an application to be complete.
- B. Burden of Proof. It is the applicant's responsibility to provide proof that the proposed development is consistent with the permit criteria requirements.
- C. Approval. The Director may approve, approve with conditions, or deny any application that does not substantially comply with criteria imposed by the Master Program and the Shoreline Management Act.
- D. Conditions. The Director may attach to a permit any suitable and reasonable terms or conditions necessary to ensure the purpose and objectives of this Master Program and the Shoreline Management Act.
- E. Financial Guarantees. The Director may require a financial guarantee to assure full compliance with the terms and conditions of any Substantial Development Permit, Shoreline Variance or Shoreline Conditional Use. The guarantee shall be in an amount to reasonably assure the City that permitted improvements will be completed within the time stipulated.

20.220.080 Permit Process.

- A. **Application submittal.** Complete applications for a Substantial Development Permit, Shoreline Variance, and a Shoreline Conditional Use Permit are Type B actions. The applications will be processed pursuant to the procedures identified in SMC 20.30.010 through 20.30.270 and Table 20.30.050.
- B. **Decision.** The Director shall provide Notice of Final Decision per SMC 20.30.150. Pursuant to RCW 90.58.140(6) the Director shall send the final decision, including findings and conclusions to the following State agencies:
 - 1. Department of Ecology.
 - 2. Attorney General.
- C. **Department of Ecology Review of permits.**
 - 1. After the Director has approved a Shoreline Variance or Shoreline Conditional Use Permit, the Director shall file the permit with the Department of Ecology for its approval, approval with conditions, or denial.
 - 2. When a Substantial Development Permit and a Shoreline Variance or Shoreline Conditional Use Permit are required for a development, the filing on local government's rulings on the permits shall be made simultaneously with Ecology.

3. The Department of Ecology will issue its decision on a Shoreline Variance or Shoreline Conditional Use Permit within thirty (30) days of filing.
4. Upon receipt of the Department of Ecology's decision, the Director shall notify those interested persons having requested notification of such decision.

20.220.090 Local Appeals.

There are no administrative appeals for shoreline permit decisions made by the Director.

20.220.110 Appeals to State Shoreline Hearings Board.

- A. Appeals of the final decision of the City with regard to shoreline management shall be governed by the provisions of RCW 90.58.180.
- B. Appeals to the Shoreline Hearings Board of a decision on a Shoreline Substantial Development Permit, Shoreline Variance or Shoreline Conditional Use Permit may be filed by the applicant/proponent or any aggrieved party pursuant to RCW 90.58.180.
- C. The effective date of the City's decision shall be the date of filing with the Department of Ecology as defined in RCW 90.58.140.

20.220.120 Initiation of Development.

- A. Development pursuant to a Shoreline Substantial Development Permit shall not be authorized until twenty one (21) days after the "date of filing" of the Director's decision with the Department of Ecology;
- B. Development for which a Shoreline Variance or Shoreline Conditional Use is required shall not begin and shall not be authorized until twenty one (21) days after the "date of filing" of the Department of Ecology's decision with the Director; or
- C. All appeal proceedings before the Shoreline Hearings Board have terminated.

20.220.130 Expiration of Permits.

The City of Shoreline may specify the length of time a shoreline permit will be effective based on the specific requirements of the development proposal. If a permit does not specify an expiration date, the following requirements apply, consistent with WAC 173-14-060:

- A. **Time Limit for Substantial Progress.** Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permits.
- B. **Extension for Substantial Progress.** The City of Shoreline may at its discretion, with prior notice to parties of record and the Department of Ecology, extend the two-year time period for the substantial progress for a reasonable time up to one year based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.
- C. **Five-Year Permit Authorization.** If construction has not been completed within five (5) years of approval by the City of Shoreline, the City will review the permit and, upon showing of good cause, either extend the permit for one year, or terminate the permit.
- D. Prior to the City authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one extension is permitted.

20.220.140 Revision to Permits.

- A. A permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which is 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 Program or the Act. Changes that are not substantive in effect do not require a permit revision.

- B. An application for a revision to a shoreline permit shall be submitted to the Director. The application shall include detailed plans and text describing the proposed changes. The City shall review and process the request in accordance with the requirements of WAC 173-27-100.

20.220.150 Nonconforming Use and Development.

A. Nonconforming Structures

- 1. Structures that were legally established and are used for a conforming use but which are nonconforming with regard to setbacks, buffers or yards, area, bulk, height, or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.

Such normal appurtenances are by definition located landward of the ordinary high water mark.

- 2. C. A structure for which a Shoreline 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.
- 3. 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 Shoreline Conditional Use permit. A Shoreline Conditional Use permit may be approved only upon a finding that:
 - a. No reasonable alternative conforming use is practical; and
 - b. The proposed use will be at least as consistent with the policies and provisions of the act and the Master Program and as compatible with the uses in the area as the preexisting use.
 - c. Conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of the Master Program and the Shoreline Management Act and to assure that the use will not become a nuisance or a hazard.
- 4. Any structure nonconforming as to height or setback standards that becomes damaged may be repaired or reconstructed; provided, that:
 - a. The extent of the previously existing nonconformance is not increased; and
 - b. The building permit application for repair or reconstruction is submitted within 12 months of the occurrence of damage or destruction.

B. Nonconforming Uses

- 1. Uses that were legally established and are nonconforming with regard to the use regulations of the Master Program may continue as legal nonconforming uses. Such uses shall not be enlarged or expanded, except that nonconforming single-family residences that are located landward of the ordinary high water mark may be enlarged or expanded in conformance with applicable bulk and dimensional standards by the addition of space to the main structure or by the addition of normal appurtenances as defined in WAC 173-27-040 (2)(g) upon approval of a Shoreline Conditional Use permit.
- 2. A use which is listed as a conditional use but which existed prior to adoption of the Master Program or any relevant amendment and for which a conditional use permit has not been obtained shall be considered a nonconforming use. A use which is listed as a conditional use in table 20.230.081 but which existed prior to the applicability of the Master Program to the site

and for which a Shoreline Conditional Use permit has not been obtained shall be considered a nonconforming use.

3. If a nonconforming use is abandoned for twelve consecutive months or for twelve months during any two-year period, the nonconforming rights shall expire and any subsequent use shall be conforming. A use authorized pursuant to subsection 20.220.150(E) shall be considered a conforming use for purposes of this section.

C. Nonconforming Lots.

An undeveloped lot, tract, parcel, site, or division of land located landward of the ordinary high water mark which was established in accordance with SMC 20.30, subchapter 7 and state subdivision requirements prior to the effective date of the act or the applicable Master Program but which does not conform to the present lot size standards may be developed if permitted by other land use regulations of the local government and so long as such development conforms to all other requirements of the applicable master program and the act.

20.220.160 Enforcement.

- A. The Director is authorized to enforce the provisions of this chapter and any rules and regulations promulgated hereunder pursuant to the enforcement and penalty provisions of WAC 173-27.
- B. This Program will be enforced by the means and procedures set forth in SMC 20.30, Subchapter 9.

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20.230 Shoreline Policies and Regulations

Subchapter 1. General Policies and Regulations

20.230.010 General.

The General Policies and Regulations apply to all uses and activities that may occur within the City's shoreline jurisdiction regardless of the Shoreline Master Program environment designation. These policies and regulations provide the overall framework for the management of the shoreline. Use these general regulations in conjunction with the 20.230, subchapter 2, Specific Use and Modification Policies and Regulations.

20.230.020 Environmental.

The Shoreline Management Act (SMA) is concerned with the environmental impacts that both development and use or activity may have on the fragile shorelines of the state. Development and certain uses or activities within the regulated shoreline may degrade the shoreline and its waters. Developments and certain uses or activities may damage or inhibit important species and their habitat.

A. General Environmental Policies and Regulations

Policies:

1. The adverse impacts of shoreline developments and activities on the natural environment, including critical areas and properly functioning conditions for proposed, threatened, and endangered species, and on the built environment should be minimized during all phases of development (e.g., design, construction, operation, and management).
2. Shoreline developments that protect and/or contribute to the long-term restoration of habitat for proposed, threatened, and endangered species are consistent with the fundamental goals of this Master Program. Shoreline developments that propose to enhance critical areas, other natural characteristics, resources of the shoreline, and provide public access and recreational opportunities to the shoreline are also consistent with the fundamental goals of this Master Program, and should be encouraged.

Regulations

1. All shoreline development and activity shall be located, designed, constructed, and managed in a manner that mitigates adverse impacts to the environment. The preferred mitigation sequence (avoid, minimize, mitigate, compensate) shall follow that listed in WAC 173-26-201 (2)(e). Efforts to avoid and minimize impacts must be documented in a manner acceptable to the City prior to the approval of mitigation or compensation actions.
2. All shoreline development and activity shall be located, designed, constructed and managed in a manner that assures no net loss.
3. All shoreline development shall be located, designed, constructed, and managed to protect the functions and values of critical areas consistent with the Shoreline Critical Area Regulations (Appendix A).
4. All shoreline development shall be located and designed to avoid or minimize the need for shoreline stabilization measures and flood protection works, such as bulkheads, revetments, dikes, levees, or substantial site regrading and dredging. Where measures and works are demonstrated to be necessary, biostabilization techniques shall be the preferred design option

unless demonstrated to be infeasible, or where other alternatives will provide less impact to the shoreline environment.

5. All shoreline development and activity shall be located, designed, constructed, operated, and managed to minimize interference with beneficial natural shoreline processes, such as water circulation, sand and gravel movement, erosion, and accretion to create no net loss of shoreline ecological function.
6. In approving shoreline developments, the City of Shoreline shall ensure that the development will maintain, enhance, or restore desirable shoreline features, as well as ensure no net loss of ecological functions. To this end, the City may adjust and/or prescribe project dimensions, location of project components on the site, intensity of use, screening, and mitigation as deemed appropriate. Mitigation shall be required of developments that would otherwise result in net loss of ecological functions.
7. In approving shoreline developments, the City of Shoreline shall consider short and long term adverse environmental impacts. In addition, the City of Shoreline shall consider the cumulative adverse impacts of the development, particularly the precedence effect of allowing one development, which could generate or attract additional development. Identified significant short term, long term, and cumulative adverse environmental impacts lacking appropriate mitigation shall be sufficient reason for permit denial.
8. As a condition of approval, the City may require periodic monitoring for up to ten years from the date of completed development to ensure the success of required mitigation. Mitigation plans shall include at a minimum:
 - a. Inventory of the existing shoreline environment including the physical, chemical, and biological elements and provide an assessment of their condition.
 - b. A discussion of the project's impacts and their effect on the ecological functions necessary to support existing shoreline resources.
 - c. A discussion of any federal, state, or local special management recommendations that have been developed for wetland or species or habitats located on the site.
 - d. An assessment of habitat recommendations proposed by resource agencies and their applicability to the proposal.
 - e. A discussion of measures to preserve existing habitats and opportunities to restore habitats that were degraded prior to the proposed land use activity. Mitigation plans shall include at a minimum: planting and soil specifications (in the case of mitigation planting projects); success standards; and contingency plans.
 - f. A discussion of proposed measures that mitigate the impacts of the project and established success criteria.
 - g. An evaluation of the anticipated effectiveness of the proposed mitigation measures.
 - h. A discussion of proposed management practices which will protect fish and wildlife habitat after the project site has been fully developed, including proposed monitoring and maintenance programs.
 - i. A monitoring plan including scientific procedures to be used to establish success or failure of the project, sampling points, success criteria, and monitoring schedule.
 - j. Any additional information necessary to determine the impacts of a proposal and mitigation impacts.
9. Shoreline development shall not be permitted if it significantly impacts the natural character of the shoreline, natural resources, or public recreational use of the shoreline. "Significant" is used as defined in SEPA (WAC 197-11-794).

10. Where provisions of this Master Program conflict with each other or with other laws, ordinances or programs, the more restrictive of the provisions shall apply.

B. Earth

Policies

1. Accretion shoreforms are valued for recreation and may provide fish spawning substrate. Development that could disrupt these shoreforms may be allowed:
 - a. When the accreted shoreform is private property;
 - b. When such disruption would not reduce shoreline ecological function;
 - c. Where there is a demonstrated public benefit; and
 - d. Where the Department of Fish and Wildlife determines there would be no significant impact to the fisheries resource.

Regulations

1. Developments that alter the shoreline topography may be approved if:
 - a. Flood events will not increase in frequency or severity resulting from the alteration;
 - b. The alteration would not impact natural habitat forming processes and would not reduce ecological functions. Mitigation is required for projects that would reduce ecological functions to ensure no net loss of function.
2. The applicant shall incorporate all known, available and reasonable methods of prevention, control and treatment measures into stormwater pollution prevention during and post construction.
3. All debris and other waste materials from construction shall be disposed of in such a manner as to prevent their entry into the water body.
4. All disposal sites for soils and materials resulting from the shoreline development shall be identified and approved before permit issuance.

D. Water

Policies

1. Shoreline development and activities shall result in no net loss of ecological functions.
2. Development and regulated activities shall minimize impacts to geohydraulic processes, surface water drainage, and groundwater recharge.
3. Measures shall be incorporated into the development, use, or activity to protect water bodies and wetlands from all sources of pollution, including, but not limited to sediment and silt, petrochemicals, and wastes and spoils.
4. Adequate provisions to prevent water runoff from contaminating surface and groundwater shall be included in development design. The Director may specify the method of surface water control and maintenance programs. Surface water control must comply with the Department of Ecology *Stormwater Management Manual for Western Washington*.
5. All measures for the treatment of surface water runoff for the purpose of maintaining and/or enhancing water quality shall be conducted onsite. Off-site treatment facilities may be considered if onsite treatment is not feasible.
6. Point and non-point source pollution should be managed on a basin-wide basis to protect water quality and support the efforts of shoreline property owners to maintain shoreline ecological functions

Regulations

1. For lawns and other vegetation maintained within the regulated shoreline, alternatives to the use of chemical fertilizers, herbicides, and pesticides shall be a preferred BMP. Where chemical fertilizer, herbicide, or pesticide use is necessary for protecting existing natural vegetation or establishing new vegetation as part of an erosion control or mitigation plan, the use of time release fertilizer and herbicides shall be preferred over liquid or concentrate application except as used in targeted hand applications.
2. The release of oil, chemical, or hazardous materials onto or into the water is prohibited. Equipment for the transportation, storage, handling, or application of such materials shall be maintained in a safe and leak-proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected. During construction, vehicle refueling and vehicle maintenance shall occur outside of regulated shoreline areas.
3. The bulk storage of oil, fuel, chemical, or hazardous materials, on either a temporary or a permanent basis, is prohibited, except for uses allowed by the zoning classification. For the purpose of this section, heating oil, small boat fuel, yard maintenance equipment fuel, propane, sewage sumps, and similar items common to single family residential uses are not included in this definition.

E. Plants and Animals Policies

1. In general, this Master Program shall strive to protect and restore anadromous fish resources in the Puget Sound and its tributaries within the City of Shoreline.
2. Shoreline development, uses and activities shall be:
 - a. Located and conducted in a manner that minimizes impacts to existing ecological values and natural resources of the area, conserves properly functioning conditions, and insures no net loss of shoreline ecological functions;
 - b. Scheduled to protect biological productivity and to minimize interference with fish resources including anadromous fish migration, spawning, and rearing activity;
 - c. Designed to avoid the removal of trees in shorelines, wherever practicable and to minimize the removal of other woody vegetation. Where riparian vegetation is removed, measures to mitigate the loss of vegetation shall be implemented to assure no net loss; and
 - d. Designed to minimize impacts to the natural character of the shoreline as much as possible.

Regulations

1. Mitigation shall be required of the applicant for the loss of fish and wildlife resources, natural systems, including riparian vegetation, wetlands and sensitive areas. The mitigation required shall be commensurate to the value and type of resource or system impacted by development and activity in the shoreline. On-site compensatory mitigation shall be the preferred mitigation option, except where off-site mitigation can be demonstrated to be more beneficial to fish and wildlife resources, natural systems, including riparian vegetation, wetlands and sensitive areas. If on-site compensatory mitigation is not feasible or if off-site mitigation is demonstrated to be more beneficial to the shoreline environment, the applicant shall provide funding to a publicly-sponsored restoration or enhancement program in the City of Shoreline. .
2. Enhancement, restoration, and/or creation of coniferous riparian forest or forested riparian wetland shall be the preferred mitigation for impacts to riparian vegetation and wetlands when avoidance is not possible. Preference will be based on site-specific recommendation of qualified professional. Alterations to fish and wildlife habitat conservation areas should be avoided. If

Comment [k8]: In general, there's a bit of a mixed bag in this section. It seems that many of the "Mitigation Measures" under Part 5 are really efforts to REDUCE impacts. Then, under part 2 we talk about mitigation plantings etc. May need to clean this up to make it more clear, and use a narrower definition for mitigation.

they cannot be avoided mitigation is required and a Habitat Management Plan shall be prepared as required in SMC 20.80.290-20.80.300.

3. Habitat management plans shall be forwarded by the applicant to the appropriate state and/or federal resource agencies for review and comment. The City will provide the applicant with a list of addressees for this purpose.
4. Based on the habitat management plan, and comments from other agencies, the Director may require mitigating measures to reduce the impacts of the proposal on the wildlife habitat conservation areas. Mitigating measures may include, but are not limited to:
 - a. Increased buffers;
 - b. Setbacks for permanent and temporary structures;
 - c. Enhanced buffers;
 - d. Reduced project scope;
 - e. Limitations on construction hours;
 - f. Limitations on hours of operation; and
 - g. Relocation of access.
5. Mitigation activities shall be monitored to determine effectiveness of the habitat mitigation plan. Monitoring shall be accomplished by a third party, subject to the approval by the Director, and shall have the concurrence of the U.S. Fish and Wildlife Service, NOAA - Fisheries, Washington Department of Fish and Wildlife, and, where applicable, the Washington Department of Ecology. Monitoring shall occur for up to ten (10) years following implementation of the plan. Results of the monitoring shall be publicly available and reported to the U.S. Fish and Wildlife Service and National Marine Fisheries Service. Reports shall contain the following information:
 - a. A list of parcels subject to this requirement and a map;
 - b. The implementation status of the habitat management plans;
 - c. Status of the improvements (e.g., update if success standards are being met, what types of remedial actions have been implemented); and
 - d. Recommendations for corrective measures if necessary.
6. If proposed mitigation is found to be inadequate or if adequate mitigation is determined to be impossible, the application shall be denied.
7. Timing of in-water construction, development, or activity shall be determined by Washington Department of Fish and Wildlife.
8. Properties that are located in the Urban Conservancy Shoreline Environment Designation shall retain trees that are 12 inches or more in diameter. Trees determined by a certified arborist to be hazardous or diseased may be removed upon approval by the City. If healthy or non-hazardous trees are removed, each removed tree must be replaced with at least three (3) six-foot trees or one (1) 18-foot tree or one (1) 12-foot plus one (1) six-foot tree of the same species or equivalent native tree species . Ten percent of the replaced trees must be located within the required Native Vegetation Conservation Area.

Comment [m9]: ADDED BY CONSULTANT

7.

F. Noise Policy

1. Noise levels shall not interfere with the quiet enjoyment of the shoreline.

Regulations

1. Any noise emanating from a shoreline use or activity shall be muffled so as to not interfere with the designated use of adjoining properties. This determination shall take into consideration ambient noise levels, intermittent beat, frequency, and shrillness.
2. Ambient noise levels shall be a factor in evaluating a shoreline permit application. Shoreline developments that would increase noise levels to the extent that the designated use of the shoreline would be disrupted shall be prohibited. Specific maximum environment noise levels can be found in WAC 173-60-040.

G. Public Health

Policy

1. All development within the regulated shoreline shall be located, constructed, and operated so as not to be a hazard to public health and safety.

Regulations

1. Development shall be designed to conform to the codes and ordinances adopted by the City.

H. Land Use

Policy

1. The size of the shoreline development and the intensity of the use shall be compatible with the surrounding environment and uses. The City of Shoreline may prescribe operation intensity, landscaping, and screening standards to ensure compatibility with the character and features of the surrounding area.
2. Shoreline developments shall minimize land use conflicts to properties adjacent to, upstream, and downstream of the proposed site.

Regulations

1. In reviewing permit applications, the City shall consider potential and current public use of the shoreline, total water surface reduction, and restriction to navigation.
2. Development within the designated shoreline shall comply with the development and uses standards for the underlying zoning.

I. Aesthetics

Policy

1. Development should be designed to minimize the visual effect structures have on the shoreline, minimize visual clutter, avoid placement of service areas, parking lots, view-blocking structures adjacent to the shoreline.

Regulations

1. Development shall be designed to comply with the development standards required in the underlying zone.
2. If the zone and use require landscaping or if planting is required for mitigation by the Director, the property owner shall provide a landscape plan that provides suitable screening that does not block public views.
3. Development on or over the water shall be constructed as far landward as possible to avoid interference with views from surrounding properties and adjoining waters.
4. Development on the water shall be constructed of non-reflective materials that are compatible in terms of color and texture with the surrounding area.

5. Lighting shall be properly directed and shielded to avoid off-site glare and impacts to fish.

J. Historical/Cultural

Policy

1. Development should strive to preserve historic or culturally significant resources.

Regulations

1. Developments that propose to alter historic or culturally significant resources identified by the National Trust for Historic Preservation, the State Department of Archeology and Historic Preservation, the King County Historic Preservation Program, or the City of Shoreline Historic Resource Inventory or resources that could potentially be designated as historically or culturally significant, shall follow the applicable Federal, State, County or local review process(es).
2. All shoreline permits issued by the City require immediate work stoppage and City notification when any items of archaeological interest are uncovered during excavation. The applicant or project owner shall notify the State Department of Archeology and Historic Preservation Office, affected Indian tribes and the City.
3. Where archaeological or historic sites have been identified, access may be required consistent with section 20.230.040, the provisions for public access, and it is determined that public access to the site will not damage or reduce the cultural value of the site.

20.230.030 Environmentally Sensitive Areas Within the Shoreline.

A. Critical Areas

General Policy

1. Unique, rare, and fragile natural and man-made features and wildlife habitats should be preserved and protected.
2. The diversity of aquatic life, wildlife, and habitat within the shoreline should be enhanced.
3. Conserve and maintain designated open spaces for ecological reasons and for educational and recreational purposes.
4. Recognize that the interest and concern of the public is essential to the improvement of the environment and sponsor and support public information programs to that end.
5. The level of public access should be appropriate to the degree of uniqueness or fragility of the geological and biological characteristics of the shoreline (e.g., wetlands, spawning areas).
6. Intensive development of shoreline areas that are identified as hazardous or environmentally sensitive to development should be discouraged.

General Regulations

1. The City's Critical Areas regulations, SMC 20.80, is hereby incorporated into this Shoreline Master Program by reference and shall regulate critical areas within shoreline jurisdiction.
2. The provisions of Chapter 20.80, Critical Areas must be factored into decisions regarding development within the regulated shoreline and associated critical areas.
3. All shoreline uses and activities shall be located, designed, constructed and managed to protect and/or not adversely affect those natural features which are valuable, fragile or unique in the region, and to facilitate the appropriate intensity of human use of such features, including but not limited to:
 - a. Wetlands, including but not limited to marshes, bogs, and swamps;
 - b. Fish and wildlife habitats, including streams and wetlands, nesting areas and migratory routes, spawning areas, and the presence of proposed or listed species;
 - c. Natural or man-made vistas or features;

- d. Flood hazard areas;
- e. Geologically hazardous areas, including erosion, landslide, and seismic hazard areas; and
- 4. The standards of the City of Shoreline's Critical Area Regulations shall apply within areas landward of the ordinary high water mark (OHWM) and within the shoreline jurisdiction, where critical areas are present. If there are any conflicts or unclear distinctions between the Master Program and the City's Critical Areas Regulations, the most restrictive requirements apply as determined by the City.

B. Floodplain Management

The following policies and regulations must be factored into decisions regarding all flood management planning and development within that portion of the 100-year floodplain that falls within Shoreline's shoreline jurisdiction (within 200 feet of OHWM).

Floodplain management involves actions taken with the primary purpose of preventing or mitigating damage due to flooding. Floodplain management can involve planning and zoning to control development, either to reduce risks to human life and property or to prevent development from contributing to the severity of flooding. Floodplain management can also address the design of developments to reduce flood damage and the construction of flood controls, such as dikes, dams, engineered floodways, and bioengineering.

Policy

- 1. Flood management planning should be undertaken in a coordinated manner among affected property owners and public agencies and should consider the entire coastal system. This planning should consider off-site impacts such as erosion, accretion, and/or flood damage that might occur if shore protection structures are constructed.
- 2. Non-structural control solutions are preferred over structural flood control devices, and should be used wherever possible when control devices are needed. Non-structural controls include such actions as prohibiting or limiting development in areas that are historically flooded or limiting increases in peak flow runoff from new upland development. Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that non-structural solutions would not be able to reduce the damage.
- 3. Substantial stream channel modification, realignment, and straightening should be discouraged as a means of flood protection.
- 4. Where possible, public access should be integrated into the design of publicly financed flood management facilities.
- 5. The City supports the protection and preservation of the aquatic environment and the habitats it provides, and advocates balancing these interests with the City's intention to ensure protection of life and property from damage caused by flooding.
- 6. Development should avoid potential channel migration impacts.

Regulations

- 1. The City shall require and utilize the following information as appropriate during its review of shoreline flood management projects and programs.
 - a. Stream channel hydraulics and floodway characteristics up and downstream from the project area.
 - b. Existing shoreline stabilization and flood protection works within the area.
 - c. Physical, geological, and soil characteristics of the area.

- d. Biological resources and predicted impact to coastal ecology, including fish, vegetation, and animal habitat.
 - e. Predicted impact upon area shore and hydraulic processes, adjacent properties, and shoreline and water uses; and,
 - f. Analysis of alternative flood protection measures, both non-structural and structural.
2. The City shall require engineered design of flood protection works where such projects may cause interference with normal geohydraulic processes, off-site impacts, or adverse effects to shoreline resources and uses. Non-structural methods of flood protection shall be preferred over structural solutions, when the relocation of existing shoreline development is not feasible.

C. Wetlands

The following policies and regulations must be factored into decisions regarding all development within wetlands that fall within the City's shoreline jurisdiction.

Policy

- 1. Wetland ecosystems serve many important ecological and environmental functions, which are beneficial to the public welfare. Such functions include flood storage and conveyance, erosion control, sediment control, fish production, fish and wildlife habitat, recreation, water quality protection, water supply, education, and scientific research. Wetland ecosystems should be preserved and protected to prevent their continued loss and degradation.
- 2. Wetland areas should be identified according to established identification and delineation procedures and provided appropriate protection consistent with the policies and regulations of this Master Program and Chapter 20.80, Critical Areas.
- 3. The greatest protection should be provided to wetlands of exceptional resource value, which are defined as those wetlands that include rare, sensitive, or irreplaceable systems such as:
 - a. Documented or potential habitat for an endangered, threatened, or sensitive species.
 - b. High quality native wetland systems as determined by the Washington State Natural Heritage Program.
 - c. Significant habitat for fish or aquatic species as determined by the appropriate state resource agency.
 - d. Diverse wetlands exhibiting a high mixture of wetland classes and subclasses as defined in the US Fish and Wildlife Service classification system.
 - e. Mature forested swamp communities.
 - f. Sphagnum bogs or fens.
- 4. A wetland buffer of adequate width should be maintained between a wetland and the adjacent development to protect the functions and integrity of the wetland.
- 5. The width of the established buffer zone should be based upon the functions and sensitivity of the wetland, the characteristics of the existing buffer, and the potential impacts associated with the adjacent land use.
- 6. All activities that could potentially affect wetland ecosystems should be controlled both within the wetland and the buffer zone to prevent adverse impacts to the wetland functions.
- 7. No wetland alteration should be authorized unless it can be shown that the impact is both unavoidable and necessary and that resultant impacts are offset through the deliberate restoration, creation, or enhancement of wetlands.
- 8. Wetland restoration, creation, and enhancement projects should result in no net loss of wetland acreage and functions. Where feasible, wetland quality should be improved.

9. Wetlands that are impacted by activities of a temporary nature should be restored immediately upon project completion.
10. In-kind replacement of functional wetland values is preferred. Where in-kind replacement is not feasible or practical due to the characteristics of the existing wetland, substitute ecological resources of equal or greater value should be provided.
11. On-site replacement of wetlands is preferred. Where on-site replacement of a wetland is not feasible or practical due to characteristics of the existing location, replacement should occur within the same watershed and in as close proximity to the original wetland as possible.
12. Where possible, wetland restoration, creation, and enhancement projects should be completed prior to wetland alteration. In all other cases, replacement should be completed prior to use or occupancy of the activity or development.
13. Applicants should develop comprehensive mitigation plans to ensure long-term success of the wetland restoration, creation, or enhancement project. Such plans should provide for sufficient monitoring and contingencies to ensure wetland persistence.
14. Applicants should demonstrate sufficient scientific expertise, supervisory capability, and financial resources to complete and monitor the mitigation project.
15. Proposals for restoration, creation, or enhancement should be coordinated with appropriate resource agencies to ensure adequate design and consistency with other regulatory requirements.
16. Activities should be prevented in wetland buffer zones except where such activities have no adverse impacts on wetland ecosystem functions.
17. Wetland buffer zones should be retained in their natural condition unless revegetation is necessary to improve or restore the buffer.

Regulations

1. If a wetland of exceptional value is adjacent to a public access trail required under the provisions of this Master Program, then interpretive signage is required. The interpretive signage shall explain why the wetland is considered valuable. The Director shall determine the type and extent of interpretive signage required.
2. Wetland mitigation sequencing shall be done in accordance with Chapter 20.80, Critical Areas.

20.230.040 Public Access

Public access to the shoreline is the physical ability of the general public to reach and touch the water's edge and/or the ability to have a view of the water and the shoreline from upland locations. There are a variety of types of public access, such as picnic areas, pathways and trails, promenades, bridges, street ends, ingress and egress, and parking.

A. Public Access Policies

1. Public access provisions should be incorporated into all private and public developments. Exceptions may be considered for the following types of uses:
 - a. A single family residence.
 - b. An individual multi-family structure containing four (4) or fewer dwelling units; and
 - c. Where deemed inappropriate by the Director.
2. Development uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

3. Public access to the shoreline should be sensitive to the unique characteristics of the shoreline and should preserve the natural character and quality of the environment and adjacent wetlands, public access should assure no net loss of ecological functions.
4. Where appropriate, water-oriented public access should be provided as close as possible to the water's edge without adversely affecting a sensitive environment.
5. Except for access to the water, the preferred location for placement of public access trails is as close to the furthest landward edge of the native vegetation zone as practical. Public access facilities should provide auxiliary facilities, such as parking and sanitation facilities, when appropriate, and should be designed for accessibility by handicapped and physically impaired persons. Publicly owned shorelines should be limited to water-dependent or public recreation uses, otherwise such shorelines should remain protected open space.
6. Shoreline areas that hold unique value for public enjoyment should be purchased for public use, and public access area should be of sufficient size to allow passage and allow the visitor to stop, linger, and contemplate the setting.
7. Public access afforded by shoreline street ends should be preserved, maintained, and enhanced.
8. Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy. This may include providing a physical separation to reinforce the distinction between public and private space, achieved by providing adequate space, through screening with landscape planting or fences, or other means.
9. Public views from the shoreline upland areas should be enhanced and preserved. Enhancement of views should not be construed to mean excess removal of vegetation that partially impairs views.
10. Public access facilities should be constructed of environmentally friendly materials and support healthy natural processes, whenever financially feasible and possible.
11. Public access facilities should be maintained to provide a clean and safe experience and protect the environment.

Comment [m10]: ADDED BY CONSULTANT

B. Public Access Regulations

1. Public access shall be required for all shoreline development and uses, except for a single family residence or residential projects containing four (4) or fewer dwelling units.
2. Requirement of public access to shorelines does not confer the right to enter upon or cross private property, except for dedicated and marked public easements.
3. A shoreline development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and the Director determines that one or more of the following provisions apply:
 - a. Unavoidable health or safety hazards to the public exist which cannot be prevented by any feasible means;
 - b. Security requirements cannot be satisfied through the application of alternative design features or other solutions;
 - c. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development;
 - d. Unacceptable environmental harm, such as damage to fish spawning areas will result from the public access that cannot be mitigated; or
 - e. Significant conflict between the proposed access and adjacent uses would occur and cannot be mitigated.

- f. The applicant must also demonstrate that all reasonable means to public access have been exhausted, including but not limited to:
 - i. Regulating access by such means as limiting hours of use to daylight hours;
 - ii. Designing separation of uses and activities, with such means as fences, terracing, hedges, or landscaping; and
 - iii. Providing access that is physically separated from the proposal, such as a nearby street end, an offsite viewpoint, or a trail system.
4. Public access sites shall be made barrier free for the physically disabled where feasible.
5. Public access sites shall be connected directly to the nearest public street.
6. Required public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity.
7. Public access easements and permit conditions shall be recorded on the deed where applicable or on the face of a plat or short plat as a condition running with the land. Said recording with the King County Recorder's office shall occur at the time of permit approval (RCW 58.17.110).
8. The standard state approved logo and other approved signs that indicate the public's right of access and hour of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access sites. Signs controlling or restricting public access may be approved as a condition of permit approval.
9. Development on or over the water shall be constructed as far landward as possible to avoid interference with views from surrounding properties to the shoreline and adjoining waters.
10. Physical public access shall be designed to prevent significant impacts to natural systems by employing Low Impact Development techniques.

Subchapter 2. Specific Shoreline Use Policies and Regulations

20.230.070 General.

Specific shoreline use provisions are more detailed than those listed in General Policies and Regulations. These use policies and regulations apply to the identified use categories and provide a greater level of detail for uses and their impacts. The policies establish the shoreline management principles that apply to each use category and serve as a bridge between the various elements listed in section 20.200.020 of this Master Program and the use regulations that follow.

This subchapter also includes those activities that modify the configuration or qualities of the shoreline area. Shoreline modification activities are, by definition, undertaken in support of or in preparation for a permitted shoreline use. Typically, shoreline modification activities relate to construction of a physical element such as a breakwater, dredged basins, landfilling, etc., but they can include other actions such as clearing, grading, application of chemicals, etc.

Shoreline modification policies and regulations are intended to prevent, reduce, and mitigate the negative environmental impacts of proposed shoreline modifications consistent with the goals of the Shoreline Management Act. A proposed development must meet all of the regulations for both applicable uses and activities as well as the general and environment designation regulations.

The following policies and regulations apply to specific types of development that may be proposed in the shoreline jurisdiction of the City. A proposal can consist of more than one type of development. In addition, all specific shoreline development must be consistent with the following Shoreline Environmental Designations; the goals and objectives of SMC 20.200, subchapter 1; and the general policies and regulations contained in SMC 20.230, subchapter 1.

20.230.080 Shoreline Environmental Designations

Aquatic Environment (A). 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. New overwater structures are allowed only for water-dependent uses, public access, or ecological restoration and must be limited to the minimum necessary to support the structure's intended use.

Urban Conservancy Environment (UC). The purpose of the 'Urban Conservancy' environment is to protect and restore relatively undeveloped or unaltered shorelines to maintain open space, floodplains, or habitat, while allowing a variety of compatible uses. This designation shall apply to shorelines that retain important ecological functions, even if partially altered. These shorelines are suitable for low intensity development, uses that are a combination of water related or water-enjoyment uses, or uses that allow substantial numbers of people access to the shoreline. Any undesignated shorelines are automatically assigned conservancy designation.

Shoreline Residential Environment (SR). The purpose of the 'Shoreline Residential' environment is to accommodate residential development and accessory structures that are consistent with this Shoreline Master Program. This designation shall apply to shorelines that do not meet the criteria for Urban Conservancy and that are characterized by single-family or multifamily residential development or are planned and platted for residential development.

Waterfront Residential Environment (WR). The purpose of the “waterfront residential” environment is to distinguish between residential portions of the coastline where natural and manmade features preclude building within the shoreline jurisdiction and the section along 27th Avenue NW where residential properties directly abut the Puget Sound.

Characteristics of 27th Avenue NW include:

- Only fully established residential property in the City of Shoreline directly abutting the Puget Sound
- Substantial number of legally existing nonconforming lots and nonconforming structures
- Exposure to high energy wind and wave action
- Fully armored shoreline prior to December 4, 1969 and residences occupied prior to January 1, 1992
- Failure of an individual bulkhead would cause adverse effect on subject property as well as neighboring properties.

The unique circumstances and considerations will warrant different regulations for 27th Avenue NW as compared to existing residential property cut off by from the shoreline by natural or manmade features, and potential new residential properties in the potential Point Wells designations

Point Wells Urban Environment (PW). The purpose of the ‘Point Wells Urban’ is to accommodate higher density uses while protecting existing ecological functions and restoring ecological functions that have been degraded.

Point Wells Urban Conservancy Environment (PWC). The purpose of the “Point Wells Urban Conservancy” is to provide a specific designation unique to an industrial use or mix of uses that can be developed. Existing and planned uses require a different set of policies and regulations than a general Urban Conservancy designation, although assurance of no net loss is still required.

Table 20.230.081 Permitted Uses and Modifications Within the Shorelines

Uses that are allowed in tables 20.40.120 through 20.40.150 are permitted uses in accordance with the underlying zone, this chapter, and the provisions of the Shoreline Master Program.

- P** = Permitted - Permitted uses may require Shoreline Substantial Development Permits and any other permits required by the Shoreline Municipal Code and/or other regulatory agencies.
- C** = Conditional Use - Conditional uses require Shoreline Conditional Use Permit and may require other permits required by the Shoreline Municipal Code and/or other regulatory agencies.
- X** = Prohibited

Shoreline Use	Shoreline Environments					
	Aquatic	Urban Conservancy	Shoreline Residential	Waterfront Residential	PW Urban Conservancy	PW Urban
Agriculture	X	X	X	X	X	X
Aquaculture	X	X	X	X	X	X
Boating Facilities (marinas and boat launching ramps)	P ¹	P: Boat launching ramps open to the public	P: Community Boat launching ramps	P: Community Boat launching ramps	X	P: Boat launching ramps open to the public P
Nonresidential Development	X	X	X	X	P	P
Forest Practices	X	X	X	X	X	X
Industrial Development	X	X	X	X	P: Existing	P: Existing C: Expansion
In-stream Structures	P ¹	P: Part of a fish habitat enhancement or a watershed restoration project	P: Part of a fish habitat enhancement or a watershed restoration project	P: Part of a fish habitat enhancement or a watershed restoration project	P: Part of a fish habitat enhancement or a watershed restoration project	P: Part of a fish habitat enhancement or a watershed restoration project
Mining	X	X	X	X	X	X
Mooring	P	X	X	X	X	X
Recreation Use (water-related)	C: Water-dependent only	P	P	P	P: Limit to low intensity uses, passive uses	P
Recreation Facilities	See 20.230.150	P	P	P	P: Limit to low intensity uses, passive uses	p
Residential Developments	X	P	P	P	P	P
Signs	X ⁷	P	P	P	P	P
Permanent Solid Waste Storage or Transfer Facilities	X	X	X	X	X	X
Transportation Facilities (Roads and Bridges)	X	C	P	P	C	P
Transportation Facilities ³ (Railroads)	P	P	P	P	P	P
Utilities	C	P: Underground facilities C: Aboveground facilities				
Unclassified Uses	C	C	C	C	C	C

Comment [m11]: We still need to resolve this issue.

Comment [j12]: Need criteria P or C?

Shoreline Modifications	Aquatic	Urban Conservancy	Shoreline Residential	Waterfront Residential	PW Urban Conservancy	PW Urban
Breakwaters, Jetties, Groins, and Weirs	C ¹	X	X	X	X	C ⁸
Dredging	P ⁵ C: Related to navigation for PWU	P ⁵				
Dredging Material Disposal	P ¹	P ⁶				
Dune Modification	X	X	X	X	X	X
Piers and Docks	P ¹	P: Public	P: Community	P: Community	X	P: Existing associated w/ industrial use P: Public piers or docks C: Expansion of existing with water-oriented industrial use
Structural Flood Hazard Reduction (Dikes and Levees)	X	X	X	X	X	X
Shoreline Stabilization Bulkheads and Revetments						
Soft-shore Stabilization	P ²	P	P	P	P: w/ Utilities	P
Maintenance of existing	P	P	P	P ⁹	X	P
Hard shoreline armoring	X	C	C	C	X	C
Clearing and Grading	X	P ^{1,4}				
Landfilling	P⁵C⁵	P⁴C⁴	P¹C¹	P¹C¹	P⁴C⁴	P⁴C⁴
Shoreline Habitat and Natural Systems Enhancement Projects	P	P	P	P	P	P

Comment [m13]: ADDED BY CONSULTANT

¹ Subject to the use limitations and permit requirements of the abutting upland shoreline environment designation.

² Allowed only if permitted in the abutting upland shoreline environment designation.

³ The City recognizes the Federal preemption for local permitting per the ICC Termination Act of 1995, 49 U.S.C. § 10501(b); however, for the purposes of Coastal Zone Management consistency the railroad company would be required to comply with the policies of the City of Shoreline’s SMP.

⁴ For activities associated with shoreline restoration or remediation; or limited if associated with public access improvement and allowed shoreline development.

⁵ For activities associated with shoreline or aquatic restoration or remediation

⁶ For shoreline habitat and natural systems enhancement, fish habitat enhancement, or watershed restoration project.

⁷ Signs required by regulatory agencies for navigational operation, safety and direction purposes allowed in Aquatic environment per 20.230.230(B)(1).

⁸Limited to water-dependent, public access, or shoreline stabilization activities
⁹This includes replacement

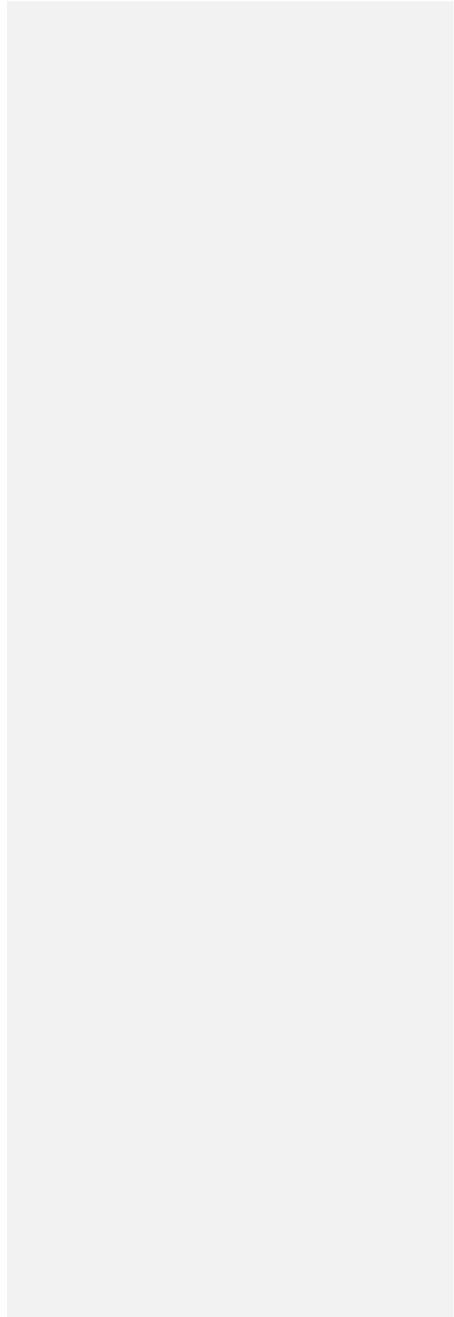


Table 20.230.082 Native Conservation Area / Building Setbacks/Bulk Standards

Shoreline Environmental Designation	Minimum Native Vegetation Conservation Area	Bulk Standards (see chart below for specific standards)
Urban Conservancy	150 feet or 50 feet from the top of a landslide hazard area, whichever is greater	Underlying zoning is R6
Shoreline Residential	115 feet	Underlying zoning is R6
Waterfront Residential	20 feet	Underlying zoning is R6
Point Wells Urban	50 feet (restoration required as part of development)	Zoning TBD
Point Wells Urban conservancy	115	Zoning TBD

STANDARDS	R-6
Base Density: Dwelling Units/Acre	6 du/ac (7)
Min. Density	4 du/ac
Min. Lot Width (2)	50 ft
Min. Lot Area (2)	7,200 sq ft
Min. Front Yard Setback (2) (3)	20 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two
Base Height (9)	30 ft (35 ft with pitched roof)
Max. Building Coverage (2) (6)	35%
Max. Hardscape (2) (6)	50%

20.230.090 Boating Facilities

Boating facilities serving more than four single family dwelling units generally include boat launch ramps (public and private), wet and dry boat storage, related sales and service for pleasure and

Comment [m14]: We still need to resolve this

commercial watercraft. For the purpose of this section, boat hoists, davits, or lifts and dry boat storage of private watercraft consistent with single family residential properties are not included in this section.

A. Boating Facilities Policies

1. Boating facilities can have a significant impact on habitat. The impacts of boating facilities should be reviewed thoroughly before boating facilities are permitted in the shoreline jurisdiction.
2. Public and community boating facilities are preferred. Individual private facilities are prohibited.
3. New nonresidential boating facilities may be allowed as a conditional use within the regulated shoreline. When allowed, such facilities should be designed to accommodate public access and enjoyment of the shoreline location. Depending on the scale of the facility, public access should include walkways, viewpoints, restroom facilities, and other recreational uses.
4. Dry boat storage should not be considered a water-oriented use. Only boat hoists, boat launch ramps, and access routes associated with a dry boat storage facility should be considered a water-oriented use. Boat launch ramps are the only allowed boating facility per the use matrix.
5. Health, Safety and Welfare considerations must be addressed in application for development of boating facilities.
6. Navigation rights must be protected in development of boating facilities.
7. Impacts of live-aboard vessels shall be limited. Boat launch ramps are the only allowed boating facility per the use matrix.
8. Extended moorage on waters of the state without a lease or permission is restricted and mitigation of impacts to navigation and access is required.

Comment [m15]: ADDED BY CONSULTANT

Comment [m16]: ADDED BY CONSULTANT

B. Boating Facilities Regulations

1. Boating facilities may be permitted only if:
 - a. It can be demonstrated that the facility will not adversely impact fish or wildlife habitat areas or associated wetlands; and
 - b. Adequate mitigation measures ensure that there is no net loss of the functions or values of the shoreline and habitat as a result of the facility.
2. Boating facilities shall not be permitted within the following marine shoreline habitats because of their scarcity, biological productivity and sensitivity unless no alternative location is feasible, the project would result in a net enhancement of shoreline ecological functions, and the proposal is otherwise consistent with this Program:
 - a. Critical saltwater habitats; and
 - b. Marshes, estuaries and other wetlands.
3. Preferred ramp designs, in order of priority, are:
 - a. Open grid designs with minimum coverage of beach substrate.
 - b. Seasonal ramps that can be removed and stored upland.
 - c. Structures with segmented pads and flexible connections that leave space for natural beach substrate and can adapt to changes in beach profile.
4. Ramps shall be placed and maintained near flush with the foreshore slope.
5. Boat launches shall be designed and constructed using methods/technology that have been recognized and approved by state and federal resource agencies as the best currently available. Rail and track systems shall be preferred over concrete ramps or similar facilities.
6. Launch access for non-motorized watercraft shall use gravel or other permeable material. Removal of vegetation for launch access should be limited to eight (8) feet in width.

Comment [m17]: ADDED BY CONSULTANT

7. Before granting approval of a permit to allow a boat launch ramp, the proponent must satisfactorily demonstrate that:
- a. Adequate facilities for the efficient handling of sewage and litter will be provided;
 - b. The boating facilities will be designed so that structures are aesthetically compatible with, or enhance shoreline features and uses; and
 - b-c. The boating facilities will be designed so that existing or potential public access along beaches is not blocked or made unsafe, and so that public use of the surface waters is not unduly impaired.

C. Boat Launch Ramps

- 1. Boat launch ramps shall be located on stable shorelines where water depths are adequate to eliminate or minimize the need for channel maintenance activities.
- 2. Boat launch ramps may be permitted on accretion shoreforms provided any necessary grading is not harmful to affected resources..
- 3. Where boat ramps are permitted, parking, and shuttle areas shall not be located on accretion shoreforms.
- 4. Boat launch ramps may be permitted on stable, non-eroding banks where the need for shore stabilization structures is minimized.
- 5. Ramp structures shall be placed near flush with the foreshore slope to minimize the interruption of geohydraulic processes.
- 6. Boat launch sites that are open to the public shall have adequate restroom facilities operated and maintained in compliance with King County Health District regulations.

D. Dry Boat Storage

- 1. Dry boat storage shall not be considered a water-oriented use and must comply with the required shoreline environment setback.
- 2. Only water-dependent aspects of dry-boat storage, such as boat hoists and boat launch ramps may be permitted within shoreline environment setbacks.
- 3. Boat launch ramps associated with dry boat storage shall be consistent with applicable requirements in this section.

E. Marinas

- 1. Must be public.
- 2. Must include public amenities: parking, restrooms, open space, art.
- 3. Must include commercial uses.
- 4. Marinas shall be operated in a manner to preserve water quality and protect the public health and safety. An operational plan shall be submitted with the shoreline application and shall, at a minimum, plan to provide:
 - a. Adequate facilities and operational procedures for fuel handling and storage to prevent accidental spillage;
 - b. Facilities, equipment, and procedures for the containment, recovery, and mitigation of spilled sewage, petroleum, and other hazardous materials;
 - c. Signs located in areas easily visible to marina users; addressing the following:
 - i. Regulations on handling and disposing of waste, sewage, or other toxic materials;
 - ii. Regulations prohibiting the disposal of fish or shellfish wastes, scrapfish, viscera, or unused bait in or near the marina; and
 - iii. The location of all public access facilities and pump out devices.

- d. Garbage or litter receptacles shall be located and sized to be convenient to marina users/visitor dock, including provisions for recycling waste;
 - e. Safety equipment located on dock and pier facilities (e.g., life rings, hooks, and ropes);
 - f. All pipes, plumbing, wires, and cables at or below ground and dock levels at the marina site;
 - g. Adequate upland restrooms, available 24 hours per day, for use by any patron of the marina facility. The number and type of restrooms shall be determined based on the number of permanent and transient moorage slips within the marina.
5. Marine facilities shall be designed and constructed in conformance with the policies and regulations contained in the Master Program.
 6. Marine facilities shall conform to height limitations contained in the Master Program and shoreline environment, and structures shall be limited to office, restroom, waste disposal and fueling facilities.
 6. Boat maintenance activities shall only include routine repairs done by boat owners to keep their own boats in good repair.
 7. Boat launching may occur in conjunction with a marina development and sufficient parking is provided for launch vehicles.

20.230.095 Breakwaters, Jetties, Groins, and Weirs (or as part of shoreline stabilization section)

A. Breakwaters, Jetties, Groins and Weirs Policies

1. Breakwaters, jetties, groins and weirs should be permitted only for water-dependent uses and only where mitigated to provide no net loss of shoreline ecological functions and processes.

A. Breakwaters, Jetties, Groins and Weirs Regulations

1. Groins are prohibited except as a component of a professionally designed public beach management program that encompasses an entire drift sector or reach for which alternatives are infeasible, or where installed to protect or restore shoreline ecological functions or processes.
2. Jetties and breakwaters are prohibited except as an integral component of a professionally designed harbor, marina, or port. Where permitted, floating, portable or submerged breakwater structures, or smaller discontinuous structures are preferred where physical conditions make such alternatives with less impact feasible. Defense works that substantially reduce or block littoral drift and cause erosion of downdrift shores, shall not be allowed unless an adequate long term professionally engineered beach nourishment program is established and maintained.

Comment [m18]: ADDED BY CONSULTANT

20.230.100 Nonresidential Development.

A. Nonresidential Development Policies

1. Priority of any nonresidential development should be given to water-dependent and water-enjoyment uses. Allowed uses include restaurants that provide a view of the sound to customers; motels and hotels that provide walking areas for the public along the shoreline; office buildings; and retail sales buildings that have a waterfront theme with public access to the beach or water views.
2. Over-the-water nonresidential development shall be prohibited.
3. Nonresidential development should be required to provide on-site physical or visual access to the shoreline or other opportunities for the public to enjoy shorelines of statewide significance. If on-

site access cannot be provided, offsite access should be required. Off site access could be procured through the purchase of land or an easement at a location appropriate to provide the access deemed necessary. Nonresidential developments should include multiple use concepts such as open space and recreation.

4. Nonresidential development in the shoreline jurisdiction should include landscaping to enhance the shoreline area.

B. Nonresidential Development Regulations

1. Over-water construction of nonresidential uses is prohibited, provided this prohibition does not preclude the development of boat facilities necessary for the operation of an associated nonresidential use.
2. All nonresidential development within the shoreline area shall provide for public visual and/or physical access to the shoreline. Where on-site public access is feasible, nonresidential development shall dedicate, improve, and provide maintenance for a pedestrian easement that provides area sufficient to ensure usable access to and along the shoreline for the general public. Public access easements shall be a minimum of 25 feet in width and shall comply with the public access standards contained in the Public Access section of this Shoreline Master Program.
3. All nonresidential loading and service areas shall be located on the upland side of the nonresidential activity or provisions shall be made to screen the loading and service areas from the shoreline.
4. All nonresidential development within shoreline jurisdiction shall assure no net loss of shoreline ecological functions.
5. A shoreline setback is not required to be maintained for water-dependant nonresidential development.
6. Water-related, nonresidential development shall maintain a shoreline setback of either 25 feet from the OHWM or 10 feet from the edge of the base flood elevation, whichever is greater. If public access is provided to the shoreline the setback may be reduced to 10 feet from the OHWM or the edge of the base flood elevation, whichever is greater.
7. Nonwater-related nonresidential development shall maintain a minimum setback from the OHWM consistent with Table 20.230.082.

20.230.110 In-stream Structures.

A. In-stream Structures Policies

1. In-stream structures ~~shall~~ should provide for the protection and preservation, of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas. The location and planning of in-stream structures ~~shall~~ should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.
2. Non-structural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions and processes and other shoreline resources should be encouraged as an alternative to structural in-stream structures.

Comment [m19]: ADDED BY CONSULTANT

B. In-stream Structures Regulations

1. Natural instream features such as snags, uprooted trees, or stumps should be left in place unless it can be demonstrated that they are actually causing bank erosion or higher flood stages.

Comment [m20]: ADDED BY CONSULTANT

- [2. Instream structures shall allow for normal ground water movement and surface runoff.](#)
- [3. In-stream structures shall not impede upstream or downstream migration of anadromous fish..](#)
- [4. All debris, overburden and other waste materials from construction shall be disposed of in such a manner that prevents their entry into a water body.](#)

20.230.120 Parking Areas.

A. Parking Area Policies

- 1. Parking in shoreline areas should be minimized.
- 2. Parking within shoreline areas should directly serve a permitted use on the property.
- 3. Parking in shoreline areas should be located and designed to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance.
- 4. Landscaping should consist of native vegetation in order to enhance the habitat opportunities within the shorelines area.

B. Parking Regulations

Parking for specific land use activities within the City of Shoreline is subject to the requirements and standards set forth in SMC 20.50 Subchapter 6. Parking, Access, and Circulation. In addition, the following parking requirements shall apply to all developments within shorelands.

- 1. The location of parking areas in or near shoreland areas shall be located outside of the minimum setbacks listed in Table 20.230.082 for the shoreline designation.
- 2. Parking in the shorelands must directly serve an approved shoreline use.
- 3. Parking shall be located on the landward side of the development unless parking is contained within a permitted structure. Where there is no available land area on the landward side of the development, parking shall extend no closer to the shoreline than a permitted structure.
- 4. Landscape screening is required between the parking area and all adjacent shorelines and properties.
- 5. The landscape screening for parking areas located within the shoreline areas shall consist of native vegetation, to be planted prior to final approval of project and provide an effective screening two (2) years after planting. Adequate screening or landscaping for parking lots shall consist of one or more of the following:
 - a. A strip five (5) feet wide landscaped with trees, shrubs, and groundcover;
 - b. A building or enclosed structure; and/or

A strip of land not less than two and one half (2.5) feet in width that is occupied by a continuous wall, fence, plant material, or combination of both; which shall be at least three and one half (3.5) feet high at time of installation. The plant material shall be evergreen and spaced not more than one and one half (1.5) feet on center if pyramidal in shape, or not more than three (3) feet if wider in branching habit. If the plant material is used in conjunction with a wall or fence meeting the minimum height requirements then said material may be of any kind and spacing. More restrictive screening may be required 20.50 SMC, Subchapters 6 and 7. Required parking area screening may be incorporated into general landscaping requirements under SMC Subchapters 6 and 7.
- 6. The requirement for screening may be waived by the Director, where screening would obstruct a significant view from public property or public roadway.
- 7. Parking areas shall not be permitted over the water.
- 8. Parking as a primary use shall be prohibited within all shoreline environments.

9. Parking or storage of recreational vehicles or travel trailers as a primary use shall be prohibited in all shoreline environments.

20.230.130 Recreational Facilities.

Recreational development provides for low impact activities, such as hiking, photography, kayaking, viewing, and fishing; or more intensive uses such as parks. This section applies to both publicly- and privately-owned shoreline facilities intended for use by the public or a private club, group, association, or individuals.

A. Recreational Facilities Policies

1. The coordination of local, state, and federal recreation planning should be encouraged so as to mutually satisfy recreational needs. Shoreline recreational developments should be consistent with all adopted parks, recreation, and open space plans.
2. Parks, recreation areas, and public access points, such as hiking paths, bicycle paths, and scenic drives should be linked.
3. Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas.
4. The use of jet-skis and similar recreational equipment should be restricted to special areas. This type of activity should be allowed only where no conflict exists with other uses and wildlife habitat.
5. All recreational developments should make adequate provisions for:
 - a. Vehicular and pedestrian access, both on-site and off-site;
 - b. Proper water, solid waste, and sewage disposal methods;
 - c. Security and fire protection for the use itself and for any use-related impacts to adjacent private property;
 - d. The prevention of overflow and trespass onto adjacent properties; and
 - e. Buffering of such development from adjacent private property or natural areas.

B. Recreational Facilities Regulations

1. Valuable shoreline resources and fragile or unique areas, such as wetlands and accretion shore forms, shall be used only for low impact and nonstructural recreation activities.
2. For recreation developments that require the use of fertilizers, pesticides, or other chemicals, the property owner shall submit plans demonstrating the methods to be used to prevent these chemical applications and resultant leachate from entering adjacent water bodies. The property owner shall be required to maintain a chemical-free swath at least one hundred (100) feet in width next to water bodies.
3. Recreational facilities shall make adequate provisions, such as screening, buffer strips, fences, and signs, to prevent overflow onto adjacent private properties.
4. No recreational buildings or structures shall be built waterward of the OHWM, , except water-dependent and/or water-enjoyment structures such as bridges and viewing platforms. Such uses may be permitted as a Shoreline Conditional Use.
5. Proposals for recreational development shall include adequate facilities for water supply, sewage, and garbage disposal.

20.230.140 Residential Development.

1. Residential development does not include hotels, motels, or any other type of overnight or transient housing or camping facilities.

2. A Shoreline Substantial Development Permit is not required for construction of a single family residence by an owner, lessee, or contract purchaser for their own use or the use of their family. Single family residential construction and accessory structures must otherwise conform to this Shoreline Master Program.
3. A Shoreline Variance or Shoreline Conditional Use Permit may be required for residential development for situations specified in the Shoreline Master Program.
4. Uses and facilities associated with residential development, which are identified as separate use activities in this Shoreline Master Program, such as land disturbing activities are subject to the regulations established for those uses in this section. Land disturbing activities may be exempted from the Shoreline Substantial Development Permit requirement, provided it is associated with an exempted single family residence and the activity is confined to the construction site and excavation does not exceed 120 cubic yards or 2,000 square feet of grading, including grading for structures.

A. Residential Policies

1. In accordance with the Public Access requirements in 20.230.060, residential developments of more than four (4) dwelling units should provide dedicated and improved public access to the shoreline.
2. Residential development and accessory uses should be prohibited over the water.
3. New subdivisions should be encouraged to cluster dwelling units in order to preserve natural features, minimize physical impacts, and provide for public access to the shoreline.
4. In all new subdivisions and detached single family development with more than four (4) dwelling units, joint-use shoreline facilities should be encouraged.
5. Accessory uses and structures should be designed and located to blend into the site as much as possible. Accessory uses and structures should be located landward of the principal residence when feasible.

B. Residential Regulations

1. Residential development is prohibited waterward of the OHWM and within setbacks defined for each shoreline environment designation.
2. Residential development shall assure no net loss of shoreline ecological functions.
3. Residential development shall not be approved if geotechnical analysis demonstrates that flood control or shoreline protection measures are necessary to create a residential lot or site area. Residential development shall be located and designed to avoid the need for structural shore defense and flood protection works.
4. If wetlands or other critical areas are located on the development site, clustering of residential units shall be required in order to avoid impacts to these areas.
5. Storm drainage facilities shall include provisions to prevent the direct entry of uncontrolled and untreated surface water runoff into receiving waters as specified in the Stormwater Manual.
6. Subdivisions and planned unit developments of more than four (4) waterfront lots/units shall dedicate, improve, and provide maintenance provisions for a pedestrian easement that provides area sufficient to ensure usable access to and along the shoreline for all residents of the development and the general public. When required, public access easements shall be a minimum of 25 feet in width and shall comply with the Public Access standards in 20.230.060. The design shall conform to the standards in the Engineering Development Guide.
7. Single family residential development shall maintain a minimum setback from the OHWM consistent with Table 20.230.082.

- 8. Multifamily residential development shall maintain a minimum setback from the OHWM consistent with Table 20.230.082.
- 9. One (1) accessory structure to the residence may be placed within the required shoreline setback provided:
 - a. No accessory structure shall cover more than 200 square feet.

Subchapter 3. Shoreline Modification Policies and Regulations

20.230.150 General

Shoreline modification involves developments that provide bank stabilization or flood control. The purpose of the modification is to reduce adverse impacts caused by natural processes, such as current, flood, tides, wind, or wave action. Shoreline modification includes all structural and nonstructural means to reduce flooding and/or erosion of banks.

Nonstructural methods include setbacks of permanent and temporary structures, relocation of the structure to be protected, ground water management, planning, bioengineering or “soft” engineered solutions, and regulatory measures to avoid the need for structural stabilization.

“Hard” structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads, while “soft” structural measures rely on softer materials, such as biotechnical vegetation measures or beach enhancement. Generally, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology, and biological functions. Structural shoreline stabilization also often results in vegetation removal and damage to nearshore habitat and shoreline corridors. There are a range of measures varying from soft to hard that include:

- Vegetation enhancement;
- Upland drainage control;
- Biotechnical measures;
- Beach enhancement;
- Anchor trees;
- Gravel placement;
- Rock revetments;
- Gabions;
- Concrete groins;
- Retaining walls and bluff walls; and
- Bulkheads.

Note: As applied to shoreline stabilization measures, “normal repair” and “normal maintenance” include the patching, sealing, or refinishing of existing structures, the replenishment of sand or other material that has been washed away, and the replacement of less than twenty percent (20%) of the structure. Normal maintenance and normal repair are limited to those actions that are typically done on a periodic basis. Construction that causes significant ecological impacts is not considered normal maintenance and repair.

As applied to shoreline stabilization measures, “replacement” means the construction of a new structure to perform a shoreline stabilization function of an existing structure that can no longer adequately serve its purpose.

Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures, with the exception that bulkhead height may be increased in the Waterfront Residential environment designation if geotechnical report concludes that it is necessary or promotes better design.

The following policies and regulations apply to all actions and developments that modify the shoreline for the purposes of preventing erosion or flooding. Following these general requirements, specific policies and regulations are provided for bulkheads, revetments, dikes, and levees.

A. Shoreline Modification Policies - General

1. Biostabilization and other bank stabilization measures should be located, designed, and constructed primarily to prevent damage to the existing primary structure.
2. All new development should be located and designed to prevent or minimize the need for shoreline stabilization measures and flood protection works. New development requiring shoreline stabilization should be discouraged.
3. Shoreline modifications are only allowed when and where there is a demonstrated necessity to support or protect an existing primary structure or legally existing shoreline use that is in danger of loss or substantial damage or are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes.
4. Proposals for shoreline modifications should be designed to protect life and property without impacting shoreline resources.
5. Shoreline modifications which are natural in appearance, compatible with ongoing shoreline processes, and provide flexibility for long term management such as protective berms or vegetative stabilization should be encouraged over structural means such as concrete bulkheads or extensive revetments, where feasible.
6. Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that nonstructural solutions would not be able to withstand the erosive forces of the current and waves.
7. The design of bank stabilization or protection works should provide for the long-term, multiple-use of shoreline resources and public access to public shorelines.
8. In the design of publicly financed or subsidized works, consideration should be given to providing pedestrian access to shorelines for low impact outdoor recreation.
9. All flood protection measures should be placed landward of the natural flood boundary, including wetlands that are directly interrelated and inter-dependent with water bodies.
10. If through construction and/or maintenance of shoreline modification developments, the loss of vegetation and wildlife habitat will occur, mitigation should be required.

B. Shoreline Modification Regulations - General

1. All new development, uses or activities within the shoreline area shall be located and designed to prevent or minimize the need for bank stabilization and flood protection works.
2. Where allowed, bank stabilization or protection works shall contemplate and provide for the long term, multiple-use of shoreline resources and public access to public shorelines.
3. Permitted and Shoreline Conditional Use requirements for bulkheads and revetments, are specified under the headings below. All other forms of shoreline modification must be approved as a Shoreline Conditional Use within all of the shoreline environments.
4. All shoreline stabilization proposals require a geotechnical analysis.
5. All shoreline development and activity shall be located, designed, constructed, and managed in a manner that mitigates impacts to the environment. The preferred mitigation sequence (avoid, minimize, mitigate, compensate) shall follow that listed in WAC 173-26-201 (2)(e).

6. New nonwater-dependent development, including single-family residences, that includes structural shoreline stabilization shall not be allowed unless all of the conditions below apply, otherwise new stabilization measures are limited to protecting only existing developments:
 - a. The need to protect the development from destruction due to erosion caused by natural processes, such as currents and waves, is demonstrated through a geotechnical/hydro-geological report prepared by a City-approved qualified professional.
 - b. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
 - c. There will be no net loss of shoreline ecological functions or impacts to adjacent or down current properties.
 - d. Nonstructural measures, such as placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements and soft structural solutions such as bioengineering, are not feasible or not sufficient.
 - e. The structure will not cause impacts to the functions and values of critical areas or properly functioning conditions for proposed, threatened, and endangered species.
 - f. Other mitigation/restoration measures are included in the proposal.
7. Upon project completion, all disturbed shoreline areas shall be restored to as near pre-project configuration as possible and replanted with appropriate vegetation. All losses in riparian vegetation or wildlife habitat shall be mitigated at a ratio of 1:1.25 (habitat lost to habitat replaced).
8. Shoreline stabilization and flood protection works are prohibited in wetlands and on point and channel bars. They are also prohibited in salmon or trout spawning areas.
9. Developments shall not reduce the volume and storage capacity of streams and adjacent wetlands or flood plains.
10. Use of refuse for the stabilization of shorelines is prohibited.

20.230.160 Dredging and Disposal of Dredging Spoils

A. Dredging and Dredge Spoil Policies

1. Dredging waterward of the ordinary high water mark for the primary purpose of obtaining fill material is prohibited.
2. Dredging operations should be planned and conducted to minimize interference with navigation; avoid creating adverse impacts on other shoreline uses, properties, and ecological shoreline functions and values; and avoid adverse impacts to habitat areas and fish species.
3. Dredge spoil disposal in water bodies shall be prohibited except for habitat improvement.
4. Dredge spoil disposal on land should occur in areas where environmental impacts will not be significant..

B. Dredging and Dredge Spoil Regulations

1. Dredging and dredge spoil disposal shall be permitted only where it is demonstrated that the proposed actions will not:
 - a. Result in significant damage to water quality, fish, and other essential biological elements, and will not adversely alter natural drainage and circulation patterns, currents, or reduce floodwater capacities, or adversely impact properly functioning conditions for proposed, threatened, or endangered species or the functions and values of the shoreline and associated critical areas.

2. Proposals for dredging and dredge spoil disposal shall include all feasible mitigating measures to protect habitats and to minimize adverse impacts such as turbidity, release of nutrients, heavy metals, sulfides, organic materials, or toxic substances, depletion of oxygen, disruption of food chains, loss of benthic productivity, and disturbance of fish runs and important localized biological communities.

3. Dredging and dredge spoil disposal shall not occur in wetlands unless for approved maintenance or enhancement.

~~3-4.~~ Dredging within the shorelines shall be permitted only: **Revised to match use table**

Comment [m21]: ADDED BY CONSULTANT

a. For navigational purposes in the Point Wells Urban Environment;

~~b. In conjunction with a water dependent use;~~

~~e-b. As part of an approved habitat improvement project~~ For activities associated with shoreline or aquatic restoration or remediation;

~~d. To improve flood control, water flow or water quality, provided that all dredged material shall be contained and managed so as to prevent it from reentering the water;~~

~~e. In conjunction with a bridge, utility, navigational structure, or instream structure, for which there is a documented public need and where other feasible sites or routes do not exist.~~

~~4-5.~~ When dredging is permitted, the dredging shall be the minimum necessary to accommodate the proposed use.

~~5-6.~~ Dredging shall utilize techniques that cause minimum dispersal and broadcast of bottom material; hydraulic dredging shall be used wherever feasible in preference to agitation dredging.

7. Dredge material disposal shall be permitted in shoreline jurisdiction only as part of an approved shoreline habitat and natural systems enhancement, fish habitat enhancement or watershed restoration project.

~~6-8.~~ Dredged spoil material may be disposed at approved upland sites. If these upland sites are dry lands and fall within shoreline jurisdiction, the disposal of dredge spoils shall be considered landfilling and must be consistent with all applicable provisions of the Master Program. Depositing dredge spoils within the Puget Sound shall be allowed only by Shoreline Conditional Use for one of the following reasons:

a. For wildlife habitat improvements;

b. To correct problems of material distribution that are adversely affecting fish resources; or

~~7-9.~~ If suitable alternatives for land disposal are not available or are infeasible, water disposal sites may be permitted by appropriate agencies, provided the sites are determined by the Director to be consistent with the following criteria:

a. Disposal will not interfere with geohydraulic processes;

b. The dredge spoil has been analyzed by a qualified professional and found to be minimally or non-polluting;

c. Aquatic life will not be adversely affected; and

d. The site and method of disposal meets all requirements of applicable regulatory agencies.

~~8-10.~~ Disposal of dredge material shall be done in accordance with the Washington State DNR Dredge Material Management Program. DNR manages disposal sites through a Site Use Authorization (SUA), all other required permits must be provided to DNR prior to the DNR issuing a SUA for dredge disposal.

~~9-11.~~ The City may impose reasonable limitations on dredge spoil disposal operating periods and hours and may require buffer strips at land disposal sites.

20.230.170 Piers and Docks

1. The public's need for piers and docks is clearly demonstrated and the proposal is consistent with protection of the public trust, as embodied in RCW [90.58.020](#);
2. Avoidance of impacts to critical saltwater habitats by an alternative alignment or location is not feasible or would result in unreasonable and disproportionate cost to accomplish the same general purpose;
3. The project, including any required mitigation, will result in no net loss of ecological functions associated with critical saltwater habitat.
4. The project is consistent with the state's interest in resource protection and species recovery.
5. Private, noncommercial docks for community use may be authorized provided that:
 - a. Avoidance of impacts to critical saltwater habitats by an alternative alignment or location is not feasible;
 - b. The project, including any required mitigation, will result in no net loss of ecological functions associated with critical saltwater habitat.
6. An inventory of the site and adjacent beach sections to assess the presence of critical saltwater habitats and functions is required. The methods and extent of the inventory shall be consistent with accepted research methodology. Proposals will be evaluated using Department of Ecology technical assistance materials for guidance.
- ~~7.~~ Community moorage to serve new development shall be limited to the amount of moorage needed to serve lots with water frontage; provided that, a limited number of upland lots may also be accommodated. Applications for shared moorage shall demonstrate that mooring buoys are not feasible prior to approval of dock moorage.
8. Industrial docks shall be permitted only for water-dependent uses, and only if the applicant/proponent demonstrates that existing facilities in the vicinity, including marinas and shared moorage, are not adequate or feasible for the proposed water-dependent use.
9. Piers and docks shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerged portions of a pier or dock, decking and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain or runoff.
10. To minimize adverse effects on nearshore habitats and species caused by overwater structures that reduce ambient light levels, the following shall apply:
 - a. The width of docks, piers, floats and lifts shall be the minimum necessary, and in no case shall be wider than eight (8) feet unless authorized by state resource agencies.
 - b. Materials that will allow light to pass through the deck may be required where the width exceeds eight (8) feet.
 - c. Grating to allow light passage or reflective panels to increase light refraction into the water shall be used on piers, docks, floats and gangways in nearshore areas.

Comment [jef22]: POLICY DISCUSSION. NEED STANDARDS FOR OPTIONS

Excerpt from WAC 173-26

Comment [jk23]: This seems to be missing an opening clause regarding permissibility

Comment [m24]: Joint-use docks? We still need to resolve this

Comment [m25]: ADDED BY CONSULTANT

20.230.180 Bulkheads.

Bulkheads are walls usually constructed parallel to the shore, whose primary purpose is to contain and prevent the loss of soil by erosion, wave, or current action. Bulkheads are typically constructed of poured-in-place concrete, steel or aluminum sheet piling, wood, or wood and structural steel combinations.

The Washington State Shoreline Management Act only exempts the construction of a normal protective bulkhead associated with an existing single family residence from the Shoreline Substantial Development Permit requirement. However, these structures are required to comply with all the policies, and development standards of this Shoreline Master Program.

A. Bulkhead Policies

1. Bulkheads constructed from natural materials, such as protective berms, beach enhancement, or vegetative stabilization are strongly preferred over structural bulkheads constructed from materials such as steel, wood, or concrete. Proposals for bulkheads should demonstrate that natural methods are unworkable.
2. Bulkheads should be located, designed, and constructed primarily to prevent damage to the existing primary structure. New development that requires bulkheads is not permitted except as specifically provided under this Master Program.
3. Shoreline uses should be located in a manner so that a bulkhead is not likely to become necessary in the future.
4. Bulkheads should not be approved as a solution to geo-physical problems such as mass slope failure, sloughing, or landslides. Bulkheads should only be approved for the purposes of preventing bank erosion by the Puget Sound.

B. Bulkhead Regulations

1. New bulkheads may be allowed only when evidence is presented which demonstrates that one of the following conditions exist:
 - a. Serious erosion threatens an established use or existing primary structure on upland property.
 - b. Bulkheads are necessary to the operation and location of water-dependent, water-related, or water-enjoyment activities consistent with this Shoreline Master Program; provided that all other alternative methods of shore protection have proven infeasible.
 - c. A bulkhead is necessary to retain landfilling that has been approved consistent with the provisions of the Master Program.
2. Proposals for bulkheads must first demonstrate through a geotechnical analysis that use of natural materials and processes and non-structural or soft structural solutions to bank stabilization are not feasible.
3. The construction of a bulkhead for the primary purpose of retaining landfilling shall be allowed only in conjunction with:
 - a. A water-dependent use;
 - b. A bridge or navigational structure for which there is a demonstrated public need and where no feasible upland sites, design solutions, or routes exist;
 - c. A wildlife or fish enhancement project.
4. Bulkheads shall not be located on shorelines where valuable geo-hydraulic or biological processes are sensitive to interference. Examples of such areas include wetlands and accretion landforms.
5. Bulkheads are to be permitted only where local physical conditions, such as foundation bearing materials, and surface and subsurface drainage, are suitable for such alterations.
6. If possible, bulkheads shall be located landward of the OHWM and generally parallel to the natural shoreline. In addition:
 - a. Where no other bulkheads are adjacent, the construction of a bulkhead shall be as close to the eroding bank as possible and in no case shall it be more than three (3) feet from the toe of the bank.

- b. A bulkhead for permitted landfilling shall be located at the toe of the fill.
- c. Where permitted a bulkhead must tie in flush with existing bulkheads on adjoining properties, except where the adjoining bulkheads extend waterward of the base flood elevation, the requirements set forth in this section shall apply.
- 7. Replacement bulkheads may be located immediately waterward of the bulkhead to be replaced such that the two (2) bulkheads will share a common surface, except where the existing bulkhead has not been backfilled or has been abandoned and is in serious disrepair. In such cases, the replacement bulkhead shall not encroach waterward of the OHWM or existing structure unless the residence was occupied prior to January 1, 1992 and there are overriding safety or environmental concerns.
- 8. All bulkheads proposals require a geotechnical report prepared by a qualified professional. Bulkheads shall be sited and designed as recommended in approved geotechnical reports. For the Waterfront Residential environment designation, one geotechnical report could be prepared for multiple properties.
- 9. When a bulkhead is required at a public access site, provision for safe access to the water shall be incorporated into bulkhead design.
- 10. Bulkheads shall be designed for the minimum dimensions necessary to adequately protect the development.
- 11. Stairs or other permitted structures may be built into a bulkhead but shall not extend waterward of the bulkhead, unless they are retractable or removable.
- 12. Bulkheads shall be designed to permit the passage of surface or groundwater without causing ponding or saturation of retained soil/materials.
- 13. Adequate toe protection consisting of proper footings, a fine retention mesh, etc., shall be provided to ensure bulkhead stability without relying on additional riprap.
- 14. Materials used in bulkhead construction shall meet the following standards:
 - a. Bulkheads shall utilize stable, non-erodible, homogeneous materials such as concrete, wood, and rock that are consistent with the preservation and protection of the ecological habitat.
 - b. Dredge spoils shall not be used for fill behind bulkheads, except clean dredge spoil from a permitted off-site dredge and fill operation.
 - c. Backfill to stabilize bulkheads is permitted.

Comment [m26]: WILL CLARIFY EXCEPTION FOR BULKHEADS THAT EXTEND WATERWARD OF BASE FLOOD ELEVATION.

Comment [m27]: BARB WILL CHECK INTO EXEMPTION FOR "RETRACTABLE"

20.230.190 Revetment.

A revetment is a sloped shoreline structure built to protect an existing eroding shoreline or newly placed fill against currents. Revetments are most commonly built of randomly placed boulders (riprap) but may also be built of sand cement bags, paving, or building blocks, gabions (rock filled wire baskets) or other systems and materials. The principal features of a revetment, regardless of type is a heavy armor layer, a filter layer, and toe protection.

A. Revetment Policies

- 1. The use of armored structural revetments should be limited to situations where it is determined that nonstructural solutions such as bioengineering, setbacks, buffers or any combination thereof, will not provide sufficient shoreline stabilization.
- 2. Revetments should be designed, improved, and maintained to provide public access whenever possible.

B. Revetment Regulation

- 1. The proposed revetment shall be designed by a qualified professional engineer.

2. Design of revetments shall include and provide improved access to public shorelines whenever possible.
3. When permitted, the location and design of revetments shall be determined using engineering principles, including guidelines of the U.S. Soil Conservation Service and the U.S. Army Corps of Engineers.
4. Armored revetment design shall meet the following design criteria:
 - a. The size and quantity of the material shall be limited to only that necessary to withstand the estimated energy intensity of the hydraulic system;
 - b. Filter fabric must be used to aid drainage and help prevent settling;
 - c. The toe reinforcement or protection must be adequate to prevent a collapse of the system from scouring or wave action; and
 - d. Fish habitat components, such as large boulders, logs, and stumps shall be considered in the design subject to a Hydraulic Project Approval by the Washington Department of Fish and Wildlife.

20.230.200 Clearing and Grading.

A. Land Disturbing Activity Policies

1. Land disturbing activities should only be allowed in association with a permitted shoreline development.
2. Land disturbing activities should be limited to the minimum necessary to accommodate the shoreline development or a landscape plan developed in conjunction with the shoreline development.
3. Land disturbing should not be permitted within shoreline environment setbacks, unless fish and wildlife habitat will not be degraded.
4. Erosion shall be prevented and sediment shall not enter waters of the state.

B. Land Disturbing Activity Regulations

1. All land disturbing activities shall only be allowed in association with a permitted shoreline development.
2. All land disturbing activities shall be limited to the minimum necessary for the intended development, including any clearing and grading approved as part of a landscape plan. Clearing invasive, non-native shoreline vegetation listed on the King County Noxious Weed List is permitted in the shoreline area with an approved clearing and grading permit provided best management practices are used as recommended by a qualified professional, and native vegetation is promptly reestablished in the disturbed area.
3. Tree and vegetation removal shall be prohibited in required Native Vegetation Conservation Areas, except as necessary to restore, mitigate or enhance the native vegetation by approved permit as required in these areas.
4. All significant trees in the Native Vegetation Conservation Areas shall be designated as protected trees consistent with SMC 20.50.340 and removal of hazard trees must be consistent with SMC 20.50.310(A)(1).

4-5 As part of a development proposal, the Shoreline Administrator may require the Native Vegetation Conservation Area to be placed in a separate tract on which development is prohibited; protected by execution of an easement dedicated to the City, a conservation organization, or land trust; or similarly preserved through a permanent protective mechanism acceptable to the City.

Comment [jn28]: What happens when there is an associated critical area? How does this interact with the clearing and grading regulations for critical areas? Is tree removal allowed in the Shoreline Jurisdiction, when there are critical areas? JUNIPER WILL DO ADDITIONAL RESEARCH

Comment [m29]: ADDED BY STAFF AS SUBSTITUTION FOR "provided hand held equipment is used."

Comment [m30]: ADDED BY CONSULTANT, AMENDED SLIGHTLY BY STAFF

Comment [m31]: This would prove problematic to require the easement to be dedicated to another entity, though definitely feasible where the property owner and easement recipient are both willing. Take a look at 20.80.050(B) for how we currently handle the creation of critical area tracts. The tract AND easement are usually held jointly by all the parcels created and the tract is only required under the actions noted. Dedication to another entity only occurs if there is a logical reason for it.

5-6. All shoreline development and activities shall use measures identified in the Stormwater Manual. Stabilization of exposed surfaces subject to erosion along shorelines shall, whenever feasible, utilize soil bioengineering techniques.

6-7. For extensive land disturbing activities that require a permit, a plan addressing species removal, revegetation, irrigation, erosion and sedimentation control, and other methods of shoreline protection should be required.

20.230.210 Landfilling.

Landfilling is the placement of soil, rock, existing sediment or other material (excluding solid waste) in order to raise the elevation of upland areas or to create new land, tideland or bottom land area along the shoreline below the OHWM.

A. Landfilling Policies

1. The perimeter of landfilling should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial landfilling activities and over time.
2. Where permitted, landfilling should be the minimum necessary to provide for the proposed use and should be permitted only when conducted in conjunction with a specific development proposal that is permitted by the Shoreline Master Program. Speculative landfilling activity should be prohibited.

B. Landfilling Regulations

1. Landfilling activities shall only be permitted in conjunction with a specific development. Landfilling may be permitted as a Shoreline Conditional Use for any of the following:
 - a. In conjunction with a water-dependent use permitted under this Shoreline Master Program.
 - b. In conjunction with a bridge, utility, or navigational structure for which there is a demonstrated public need and where no feasible upland sites, design solutions, or routes exist.
 - c. As part of an approved shoreline restoration project.
 - d. For fisheries, aquaculture, or wildlife habitat enhancement projects.
 - e. Pier or pile supports shall be utilized in preference to landfilling. Landfilling for approved road development in floodways or wetlands shall be permitted only if pile or pier supports are proven structurally infeasible.
2. Landfilling shall be permitted only where it is demonstrated that the proposed action will not:
3. Result in significant damage to water quality, fish, and/or wildlife habitat.
4. Adversely alter natural drainage and current patterns or significantly reduce floodwater capacities.
5. Where landfilling activities are permitted, the landfilling shall be the minimum necessary to accommodate the proposed use.
6. Landfilling from dredging and dredge material disposal shall be done in a manner which avoids or minimizes significant ecological impacts and impacts that cannot be avoided shall be mitigated in a manner that assures no net loss of shoreline ecological functions.
7. Dredging waterward of the OHWM for the primary purpose of obtaining fill material shall not be allowed, except when the material is necessary for the restoration of shoreline ecological functions. When allowed, the site where the fill is to be placed must be located waterward of the OHWM.
8. Landfilling shall be designed, constructed, and maintained to prevent, minimize, and control all material movement, erosion, and sedimentation from the affected area. Landfilling perimeters

Comment [m32]: CONSULTANT REVISED TABLE TO MATCH THIS REGULATION.

shall be designed and constructed with silt curtains, vegetation, retaining walls, or other mechanisms to prevent material movement. In addition, the sides of the landfilling shall be appropriately sloped to prevent erosion and sedimentation, both during the landfilling activities and afterwards.

9. Fill materials shall be clean sand, gravel, soil, rock, or similar material. Use of polluted dredge spoils and sanitary landfilling materials are prohibited. The property owner shall provide evidence that the material has been obtained from a clean source prior to fill placement.
10. Landfilling shall be designed to allow surface water penetration into aquifers, if such conditions existed prior to the fill.

20.230.230 Signs.

A. Sign Policies

Signs should be designed and placed so that they are compatible with the natural quality of the shoreline environment and adjacent land and water uses.

B. Sign Regulations

Signs within the City including the shoreline area are subject to the requirements and standards specified in SMC 20.50 Subchapter 8. Signs based on the underlying zoning. In addition, the following sign requirements shall apply to signs within shoreline areas.

1. Signs shall only be allowed in, or over water for water navigation, road or railroad crossings as necessary for operation, safety and direction; or related and necessary as part of a water dependent use.
2. Signs are permitted in all shoreline environments upland of the OHWM. These sign standards supplement the provisions of SMC 20.50.530 to 20.50.610. Where there is a conflict, the provisions herein shall apply.

C. Prohibited signs.

1. All prohibited signs per SMC 20.50.550.
2. Balloons. Balloons or any inflatable signs or inflatable objects used to aid in promoting the sale of products, goods, services or events or identify a building.
3. Searchlights and beacons.
4. Electronic reader boards or changing message signs.
5. Neon signs.
6. Pole Signs.
7. Backlit awnings used as signs.
8. Internally illuminated signs, except as allowed in 20.230.230(D)(1).
9. Signs that impair visual access from public viewpoints in view corridors are prohibited in all shoreline environments.

D. Illumination of Signs

1. Illumination of signs is only allowed as permitted by the underlying zoning.
2. Internal illumination of signs is only allowed with light is provided by LED or other Energy Star rated luminaries and is limited to:
 - a. Opaque cabinet signs where that only shines through the letters, not including symbols or images or background.

- b. Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.
- 3. All externally illuminated signs shall shield adjacent properties from direct lighting. Permitted maximum 6 feet from the sign display and limited to LED or other Energy Star rated luminaries.
- 4. No commercial sign shall be illuminated after 11:00 p.m. unless the commercial enterprise is open for business and then may remain on only as long as the business is open.
- 5. The light from any illuminated sign shall be shaded, shielded or directed so that the light intensity or brightness shall not adversely affect:
 - a. Surrounding or facing premises;
 - b. Safe vision of operators of vehicles on public or private roads, highways or parking areas; or
 - c. Safe vision of pedestrians on a public right-of-way.
- 6. Light from any sign shall not shine on, nor directly reflect into, residential structures or lots or the water
- 7. These provisions shall not apply to:
 - a. Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, highway or street illumination;
 - b. Aircraft warning lights;
 - c. Temporary lighting used for repair or construction as required by governmental agencies;
 - d. Temporary use of lights or decorations relating to religious and patriotic festivities.

20.230.240 Stormwater Management Facilities.

A. Stormwater Management Facilities Policies

- 1. Stormwater facilities located in the shoreland area should be maintained only to the degree necessary to ensure the capacity and function of the facility, including the removal of non-native, invasive plant species.
- 2. The stormwater facility should be planted with native vegetation.

B. Stormwater Management Facility Regulations

- 1. New stormwater facilities shall be located so as not to require any shoreline protection works.
- 2. Stormwater facility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with stormwater facility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.
- 3. Construction of stormwater facilities in shoreland areas shall be timed to avoid fish and wildlife migratory and spawning periods.

20.230.250 Transportation.

Transportation facilities are those structures and developments that aid in land and water surface movement of people, goods, and services. They include roads and highways, bridges and causeways, bikeways, trails, railroad facilities, and boat and floatplane terminals.

A. Transportation Policies

- 1. New roads within the shoreline area should be minimized.
- 2. Roads and railroad locations should be planned to fit the topographical characteristics of the shoreline such that minimum alternation of natural conditions result.
- 3. Pedestrian and bicycle trails should be encouraged.

4. When existing transportation corridors are abandoned they should be reused for water-dependent use or public access.
5. Alternatives to new roads or road expansion in the shoreline area should be considered as a first option.
6. Joint use of transportation corridors within shoreline jurisdiction for roads, utilities, and motorized forms of transportation should be encouraged.

B. Transportation Regulations

1. Transportation facilities and services shall utilize existing transportation corridors wherever possible, provided the shoreline is not adversely impacted and the development is otherwise consistent with this Shoreline Master Program.
2. Transportation and primary utilities shall jointly use rights-of-way.
3. Landfilling activities for transportation facility development are prohibited in water bodies and wetlands and on accretion beaches, except when all structural and upland alternatives have proven infeasible and the transportation facilities are necessary to support uses consistent with this Shoreline Master Program.
4. Major new roads and railways shall avoid being located in the shoreline jurisdiction to the extent practical. These roads shall cross shoreline areas by the shortest, most direct route, unless this route would cause more damage to the environment.
5. New transportation facilities shall be located and designed to minimize or prevent the need for shoreline modification.
6. All bridges must be built high enough to allow the passage of debris and provide 3 feet of clearance above the base flood elevation.
7. Shoreline transportation facilities shall be located and designed to avoid steep or unstable areas and fit the existing topography in order to minimize cuts and fills.
8. Bridge abutments and necessary approach fills shall be located landward of the OHWM, except bridge piers may be permitted in a water body as a Shoreline Conditional Use.

20.230.260 Unclassified Uses and Activities.

In the event that a proposed shoreline use or activity is not identified or classified in this Shoreline Master Program, the following regulation shall apply.

A. Regulations

1. All uses and activities proposed in the shoreline area that are not classified by provisions in this Shoreline Master Program shall require a Shoreline Conditional Use Permit.

20.230.270 Utilities.

Primary utilities include substations, pump stations, treatment plants, sanitary sewer outfalls, electrical transmission lines greater than 55,000 volts, water, sewer or storm drainage mains greater than eight (8) inches in diameter, gas and petroleum transmission lines, and submarine telecommunications cables. Accessory utilities include local public water, electric, natural gas distribution, public sewer collection, cable and telephone service, and appurtenances.

A. Utility Policies

1. Utilities should utilize existing transportation and utility sites, rights-of-way and corridors, whenever possible. Joint use of rights-of-way and corridors should be encouraged.

2. Unless no other feasible alternative exists, utilities should be prohibited in the shoreline jurisdiction, wetlands and other critical areas and there shall be no net loss of ecological functions or significant impacts to other shoreline resources or values.
3. New utility facilities should be located so as not to require extensive shoreline modifications.
4. Whenever possible, utilities should be placed underground or alongside or under bridges.
5. Solid waste disposal activities and facilities should be prohibited in shoreline areas.

B. Utility Regulations

1. Utility development shall provide for compatible, multiple-use of sites and rights-of-way when practical.
2. Utility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with utility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.
3. The following primary utilities, which are not essentially water-dependent, may be permitted as a Shoreline Conditional Use if it can be shown that no reasonable alternative exists:
 - a. Water system treatment plants;
 - b. Sewage system lines, interceptors, pump stations, and treatment plants;
 - c. Electrical energy generating plants, substations, lines, and cables; and
 - d. Petroleum and gas pipelines.
4. New solid waste disposal sites and facilities are prohibited.
5. New utility lines including electricity, communications, and fuel lines shall be located underground, except where the presence of bedrock or other obstructions make such placement infeasible.
6. Transmission and distribution facilities shall cross shoreline areas by the shortest most direct route feasible, unless such route would cause significant environmental damage.
7. Utilities requiring withdrawal of water shall be located only where minimum flows as established by the Washington State Department of Fish and Wildlife can be maintained.
8. Utilities shall be located and designated so as to avoid the use of any structural or artificial shoreline modification.
9. All underwater pipelines are prohibited. If no other alternative exists a Shoreline Conditional Use Permit is required.