

City of Cosmopolis
Shoreline Master Program Update

Shoreline Master Program

Environment Designations, Policies, & Regulations

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LIST OF ABBREVIATIONS

BAS –	Best Available Science
BMPs –	Best Management Practices
CAC –	Citizen Advisory Committee for the Shoreline Master Plan Update Process
CAO –	Critical Areas Ordinance
Cities –	Cities of Aberdeen, Cosmopolis, and Hoquiam
City –	City of Cosmopolis
CMC –	Cosmopolis Municipal Code
CMZ –	Channel Migration Zone
DAHP –	Washington State Department of Archaeology and Historic Preservation
Ecology –	Washington State Department of Ecology
ESA –	Federal Endangered Species Act
FEMA –	Federal Emergency Management Agency
FIRM –	Flood Insurance Rate Map
FPA –	Washington State Forest Practices Act (Chapter 76.09 RCW)
GMA –	Washington State Growth Management Act (Chapter 36.70A RCW)
HPA –	Hydraulic Project Approval
ISUs –	Important, Sensitive and Unique Areas
LUPA –	Land Use Petition Act
<u>MSP –</u>	<u>Marine Spatial Plan</u>
OHWM –	Ordinary High Water Mark
<u>ORMA –</u>	<u>Ocean Resource Management Act</u>
RCW –	Revised Code of Washington

SEPA –	State Environmental Policy Act (Chapter 43.21C RCW)
SHB –	Washington State Shorelines Hearings Board
SMA –	Shoreline Management Act (Chapter 90.58 RCW)
SMP –	Shoreline Master Program
State –	State of Washington
TAC –	Technical Advisory Committee for the Shoreline Master Plan Update Process
USACE –	United States Army Corps of Engineers
WAC –	Washington Administrative Code
WDFW –	Washington State Department of Fish and Wildlife
WDNR –	Washington State Department of Natural Resources
WSDOT –	Washington State Department of Transportation

1 INTRODUCTION

1.01 REQUIREMENTS OF THE SHORELINE MANAGEMENT ACT

The State Legislature passed Washington’s Shoreline Management Act (SMA) (Chapter 90.58 Revised Code of Washington [RCW]) in 1971 and citizens of the state approved the SMA through referendum in 1972 “...to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” The SMA requires that the city of Cosmopolis plan for the use of shorelines of the state within its municipal boundaries. The SMA and Chapter 173-26 Washington Administrative Code (WAC) established broad policies that give preference to shoreline uses that:

- **Encourage water-dependent uses:** “...uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states’ shorelines...”
- **Protect shoreline natural resources:** including “...the land and its vegetation and wildlife, and the waters of the state and their aquatic life...”
- **Promote public access:** “...the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and people generally.”

The SMA recognizes that “...shorelines are among the most valuable and fragile...” of the state's resources. The city recognizes and protects private property rights in shoreline jurisdiction, while aiming to preserve the quality of these unique resources for all state residents.

The primary purpose of the SMA is to manage and protect the state's shoreline resources by planning for reasonable and appropriate uses. In order to protect the public interest in preserving these shorelines, the SMA establishes a coordinated planning program between the city and the state to address development and uses occurring in the state's shorelines.

Under the SMA, the Shoreline Master Program (SMP) was created and implemented based on a cooperative program of shoreline management between the city and the state. With citizen contributions collected through the city’s shoreline planning process, the city developed this SMP, and it will implement and administer it through shoreline permits and reviews. The Washington State Department of Ecology (Ecology) provided funding for the update, and reviews and approves the city’s SMP and certain local shoreline permit decisions.

1.02 AUTHORITY

The Shoreline Management Act of 1971, Chapter 90.58 RCW, is the authority for the enactment and administration of the SMP. The Shoreline Administrator is appointed by the Mayor and is charged with the responsibility of administering the SMP.

1.03 PURPOSE AND INTENT

The four purposes of the SMP are to:

- A. Carry out the responsibilities imposed on the city by the SMA;
- B. Promote the public health, safety, and general welfare, by providing a guide and regulation for the future development of the shoreline resources of the city;
- C. Further, by adoption, the policies of the SMA and the goals of the SMP; and
- D. Comply with the state SMP Guidelines (Chapter 173-26 WAC); including a particular focus on regulations and mitigation standards to ensure that development under the SMP will not cause a net loss of ecological functions.

1.04 SHORELINE MASTER PROGRAM DEVELOPMENT

The cities of Aberdeen, Cosmopolis, and Hoquiam obtained grant number G1400451 from Ecology in 2013 to conduct a comprehensive SMP update. The cities worked collaboratively through the SMP update process. The first step in the update process involved an inventory of the cities' shoreline jurisdiction. Numerous rivers, streams, and lake and their associated wetlands, floodways, and floodplains comprise the cities' shoreline jurisdiction. Combined, there are 7,467 acres and 85 miles of shoreline associated with stream, lake, and marine waterbodies meeting the definition of shorelines of the state within the cities. There are 300 acres and 7 miles of shoreline in Cosmopolis.

The Public Participation Plan guided public interaction throughout the development of the SMP. A Citizen Advisory Committee (CAC) reviewed SMP documents, particularly proposed shoreline environment designations, policies, and regulations, and provided feedback in a series of public meetings.

The Shoreline Inventory and Characterization described existing biological and physical conditions for the 16 shoreline reaches covering the cities. These reaches were analyzed and characterized to create a baseline from which future development actions in shoreline

jurisdiction will be measured. A Technical Advisory Committee (TAC) reviewed and commented on the Shoreline Inventory and Characterization.

The public discussed the findings of the Shoreline Inventory and Characterization and proposed shoreline environment designations at a community meeting. Shoreline environment designations were assigned for shoreline jurisdiction in the cities. Then goals, policies, and regulations for each shoreline environment designation and for all activities subject to the SMA were developed to maintain the baseline condition. The CAC and the public reviewed these documents.

In the Cumulative Impacts Analysis and the No Net Loss Report, the cities analyzed whether the updated SMP, implemented over time, yields no net loss of ecological functions when considering reasonably foreseeable development in shoreline jurisdiction relative to the baseline established by the Shoreline Inventory and Characterization.

The cities developed the Restoration Plan to address voluntary, non-regulatory actions the cities would take to improve the shoreline jurisdiction above the baseline condition. Ideally, the SMP, in combination with other city and regional efforts, will ultimately produce a net improvement in ecological functions of the shoreline.

In 2023, the City independently conducted a periodic review of the SMP, as local governments must conduct a review of their master program at least once every eight years pursuant to RCW 90.58.080 and WAC 173-26-090 , and make amendments deemed necessary to reflect changing local circumstances, new information, or improved data. The Department of Ecology funded the periodic review through a grant. (Grant # SEASMP-2123-Cosmo-00179). An updated Public Participation Plan guided public interaction throughout the update of the SMP.

No changes were made to the Shoreline Inventory and Characterization, the Cumulative Impacts Analysis, the No Net Loss Report, or the Restoration Plan in 2023, since these documents were not required to be revised for a periodic SMP review (WAC 173-26-090.2.c.iii).

1.05 APPLICABILITY

- A. The SMP shall not apply retroactively to existing, legally established structures, uses, and developments in place at the time of Ecology adoption of the SMP.
- B. All proposed uses, activities, and development occurring within shoreline jurisdiction must conform to the SMA and the SMP whether or not a permit or other form of authorization is required, except when specifically exempted by statute.
- C. In addition to the requirements of the SMA, permit review, implementation, and enforcement procedures affecting private property must be conducted in a manner

consistent with all relevant constitutional and other legal limitations on the regulation of private property.

D. Federal agencies are subject to this SMP and Chapter 90.58 RCW, as provided by the Coastal Zone Management Act (Title 16 United States Code §1451 et seq.) and WAC 173-27-060(1).

E. As recognized by RCW 90.58.350, the provisions of the SMP do not affect treaty rights of affected tribes.

F. Requirements to obtain a shoreline substantial development permit, shoreline conditional use permit, shoreline variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

1. Remedial actions. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to Chapter 70.105D RCW, or to the Department of Ecology when it conducts a remedial action under Chapter 70.105D RCW.

2. Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 90.58.355, any person installing a site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit.

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

4. Projects consistent with an environmental excellence program agreement pursuant to RCW 90.58.045.

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

1.06 SHORELINE JURISDICTION

1.06.01 EXTENT OF SHORELINE JURISDICTION

The SMA defines the extent of the geographic area in the city subject to the SMP, referred to in the SMP as the city's shoreline jurisdiction. According to RCW 90.58.030, the SMP applies to the following shorelines of the state within the city:

- A. The area between the ordinary high water mark (OHWM) and the western boundary of the state from Cape Disappointment on the south to Cape Flattery on the north, including harbors, bays, estuaries, and inlets.
- B. Segments of streams or rivers where the mean annual flow is more than 20 cubic feet per second.
- C. Lakes and reservoirs 20 acres and greater in area.
- D. Shorelands adjacent to these waterbodies. These include:
 1. Lands extending landward for 200 feet in all directions as measured on a horizontal plane from the OHWM;
 2. Adopted Federal Emergency Management Agency (FEMA) floodways, and contiguous floodplain areas landward 200 feet from such adopted FEMA floodways; and
 3. All wetlands and river deltas associated with the streams, lakes, and tidal waters subject to the SMA.

The following waterbody is subject to the city's SMP: the Chehalis River.

The city, as recommended by the CAC and approved by the City Council, did not choose to include additional areas in shoreline jurisdiction during the SMP planning process. These additional areas included the following:

- The area beyond the minimum shorelands along stream corridors as defined in the SMA.
- The "...land necessary for buffers for critical areas as defined in Chapter 36.70A RCW that occur within shorelines of the state."

The extent of shoreline jurisdiction in the city is depicted on the official shoreline map included in SMP Appendix 1: Shoreline Environment Designation Map. The map only approximately represents the lateral extent of shoreline jurisdiction. The actual lateral extent of shoreline jurisdiction shall be determined on a case-by-case basis established by the location of the OHWM, the floodway, which is defined as the adopted FEMA floodways, adopted floodplains, and the presence of associated wetlands. In circumstances where shoreline jurisdiction does not include an entire parcel, only that portion of the parcel and any use, activity, or development on that portion of the parcel within shoreline jurisdiction is subject to the SMP.

The actual location of the OHWM, floodway, floodplain, and wetland boundaries shall be determined at the time a development is proposed.

1.06.02 SHORELINES OF STATEWIDE SIGNIFICANCE

A. Adoption of Policy

In implementing the objectives for shorelines of statewide significance, the city based its decisions in preparing the SMP on the following policies in order of priority, with one being the highest and seven being the lowest.

1. Recognize and protect the statewide interest over local interest.
2. Preserve the natural character of shoreline jurisdiction.
3. Support actions that result in long-term benefits over short-term benefits.
4. Protect the resources and ecology of the shoreline.
5. Increase public access to publicly owned areas of the shoreline.
6. Increase recreational opportunities for the public in shoreline jurisdiction.
7. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

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

B. Designation of Shorelines of Statewide Significance

Specific waterbodies are classified as shorelines of statewide significance in RCW 90.58.030(2)(f):

1. Lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more measured at the OHWM; and
2. Natural rivers or segments thereof downstream of a point where the mean annual flow is measured at 1,000 cubic feet per second or more.

In the city, the Chehalis River and its associated shorelands is defined as a shoreline of statewide significance. This shoreline is considered a resources for all people of the state, thus preference is given to uses that favor long-range goals and support the overall public interest.

C. Policies for Shorelines of Statewide Significance

The statewide interests should be recognized and protected over the local interests in shorelines of statewide significance. To ensure that statewide interests are protected over local interests, the city shall review all development proposals within shorelines of statewide significance for consistency with ~~RCW 90.58.030~~RCW 90.58.020 and the following policies:

1. Encourage redevelopment of shorelines where it restores or enhances shoreline ecological functions and processes impaired by prior development activities.
2. The city should consult with Ecology, the Washington State Department of Fish and Wildlife (WDFW), the Confederated Tribes of the Chehalis Reservation, the Shoalwater Bay Tribe, and the Quinault Indian Tribe, and other resources agencies for development proposals that could affect anadromous fisheries.
3. Where commercial timber cutting takes place pursuant to SMP Section 5.09 and RCW 90.58.150, reforestation should take place as soon as feasible.
4. Activities that use shoreline resources on a sustained yield or non-consuming basis and that are compatible with other appropriate uses should be given priority over uses not meeting these criteria.
5. The range of options for shoreline use should be preserved to the maximum possible extent for succeeding generations. Development that consumes valuable, scarce, or irreplaceable natural resources should not be permitted if alternative sites are available.
6. Potential short-term economic gains or convenience should be measured against potential long term and/or costly impairment of natural features.
7. Protection or enhancement of aesthetic values should be actively promoted in design review of new or expanding development.
8. Resources and ecological systems of shorelines of statewide significance and those limited shorelines containing unique, scarce, and/or sensitive resources should be protected to the maximum extent feasible.
9. Erosion and sedimentation from development sites should be controlled to minimize adverse impacts on ecosystem processes. If site conditions preclude effective erosion and sediment control, excavations, land clearing, or other activities likely to result in significant erosion should be severely limited.
10. Public access development in extremely environmentally sensitive areas should be restricted or prohibited. All forms of recreation or access development should be designed to protect the resource base upon which such uses in general depend.
11. Public and private developments should be encouraged to provide trails, viewpoints, water access points, and shoreline related recreation opportunities whenever feasible. Such development is recognized as a high priority use.
12. Development not requiring a waterside or shoreline location should be located inland so that lawful public enjoyment of shorelines is enhanced.

1.06.03 OFFICIAL SHORELINE MAP

The Community Development & Planning Department shall keep the official shoreline map for the city. Unofficial copies of the official map may be included or distributed with copies of the SMP.

1.07 RELATIONSHIP TO OTHER CODES, ORDINANCES, AND PLANS

All applicable local, state, and federal laws shall apply to properties in shoreline jurisdiction. Should a conflict occur between the provisions of the SMP or between the SMP and the laws, regulations, codes, or rules promulgated by any other authority having jurisdiction within the city, the most restrictive requirement shall be applied, except when constrained by state or federal law, or where specifically provided otherwise in the SMP.

While the city is not subject to all of the requirements of the Washington State Growth Management Act (GMA), the city will strive to ensure that there is consistency between the SMP's shoreline environment designation provisions and the city's Comprehensive Plan elements and development regulations.

Ocean uses and activities conducted within the city's and the state of Washington's jurisdiction shall comply with RCW 43.143 (Ocean Resources Management Act) and WAC 173-26-360 (Ocean Management). Nothing in this paragraph is intended to expand or modify the applicability of RCW 43.143, WAC 173-26-360, or any subsections thereof, to ocean uses and activities not otherwise governed by those laws, administrative rules, or their subsections.

Compliance with the provisions of the Chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, shoreline substantial development permits, HPA permits, Army Corps of Engineers Section 404 permits, NPDES permits). The applicant is responsible for complying with these requirements in addition to the provisions of this SMP.

1.08 LIBERAL CONSTRUCTION

As provided for in RCW 90.58.900, the SMP is exempted from the rule of strict construction and it shall be liberally construed to give full effect to the objectives and purposes for which it was enacted.

1.09 SEVERABILITY

As provided for in RCW 90.58.910, should any section or provision of the SMP be declared invalid, such decision shall not affect the validity of the SMP as a whole.

1.10 TITLE

This document shall be known and may be cited as the *City of Cosmopolis Shoreline Master Program* or SMP.

1.11 EFFECTIVE DATE

The SMP is hereby ~~adopted~~ amended on ~~the 26th day of June 2016~~ _____. The SMP and all amendments thereto shall become effective fourteen days from the date of Ecology’s written notice of final action to the city¹.

¹ The SMP became effective on 4/24/2017.
Cosmopolis SMP
Introduction
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2 SHORELINE MANAGEMENT GOALS

2.01 SHORELINE MASTER PROGRAM GOALS

The state SMP Guidelines, found in WAC 173-26-186(3), require that all relevant policy goals must be addressed in the planning policies of the SMP. This section contains goals that express the long-term vision of the cities for their shorelines. Goals provide the basis for the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures in subsequent chapters.

Nine goals relating to shorelines management have been identified: Economic Development, Public Access, Recreation, Circulation, Shoreline Use, Conservation, Historic, Cultural, Scientific, and Educational, Flood Hazard Preservation, and Restoration. Each of these is described below.

2.02 ECONOMIC DEVELOPMENT GOAL

Goal ED-1. Provide an area for the location and design of industries, projects of statewide significance, transportation facilities, port facilities, tourist facilities, commerce, and other developments that are particularly dependent on their location on or use of shorelines of the state.

Maintain and enhance our shoreline related industry by securing an adequate amount of shorelands of an appropriate nature for these industries while creating and maintaining an industrial and economic environment, which can coexist harmoniously with the natural and human environments.

2.03 PUBLIC ACCESS GOAL

Goal PA-1. Increase and enhance public access to publicly owned shoreline areas consistent with private rights, public safety, and the natural shoreline character.

Maintain and improve our existing public access facilities ~~and~~ seek more facilities and devices to increase opportunities for public access to our region's waters. Further, public access should be as safe as feasible, cause no ill effect on other shorelines uses or features, or ill effect on the water themselves, or infringement upon private property rights. Yet fragile areas should not be destroyed through over use, rather that the volume of access be only that which the waters and shorelines can withstand.

2.04 RECREATION GOAL

Goal REC-1. Provide for the preservation and enlargement of recreational opportunities, including, but not limited to: parks, tidelands, beaches, and recreational areas.

Seek and provide proper recreational opportunities for the local citizenry, to see that the at-home recreational needs are met. Further, maintain and enhance our tourism resources, to stabilize these resources and to guide resource development such that the very development is not fatal to the original resource.

2.05 CIRCULATION GOAL

Goal CIR-1. Provide for multi-modal circulation opportunities by planning for the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the shoreline use element.

Create and maintain a multi-modal circulatory network capable of delivering people, goods, services, and emergency services at the highest level of convenience, safety, reliability, and economy. The secondary effects of multi-modal circulatory system development must be accounted for in the planning of such systems to avoid undesirable side effects. Circulation planning must be compatible with land use planning.

2.06 SHORELINE USE GOAL

Goal SU-1. Identify areas associated with the general distribution, location, and extent of the use on shorelines and adjacent land areas for housing, business, industry, transportation, agriculture, natural resources, recreation, education, public buildings, and grounds, and other categories of public and private ~~uses of the land~~ land uses.

Promote the best feasible pattern of land and water uses, assure ~~a~~ minimum ~~of~~ conflict between uses, assure that individual uses are placed on sites appropriate to such uses, assure that lands and waters of specific characteristics are available to uses which need such special types of lands and waters, see that all of the uses needed by the region have a place, and generally devise a pattern beneficial to the natural and human environments.

2.07 CONSERVATION GOAL

Goal CONS-1. Preserve natural resources, including but not limited to: scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.

Identify the resources of the region including fish, wildlife, timber, estuaries, shorelines, beaches, scenic areas, fragile ecological areas, land, water, and air. Further, identify standards, which will guarantee a continuing supply of these resources in sufficient quality and quantity to meet all of the region's foreseeable needs with an excess to absorb accidental losses, or economic slumps, which might occur.

2.08 HISTORIC, CULTURAL, SCIENTIFIC, AND EDUCATIONAL GOAL

Goal HCSE-1. Provide for the protection and restoration of buildings, sites, and areas having historic, cultural, scientific, or educational values.

Within the limitations of feasibility and private property rights, areas and structures of historic, cultural, scientific, and educational value should be preserved and maintained. Minority and special interest viewpoints regarding such preservation may be entertained by means of the shoreline Substantial development application permit system.

2.09 FLOOD HAZARD PREVENTION GOAL

Goal FHP-1. Recognize statewide interests over individual interests in the prevention and minimization of flood damages.

2.10 RESTORATION GOAL

Goal REST-1. Encourage restoration of previously degraded areas so that they may be renewed or restored to a natural or useful functional condition.

Encourage development in areas, which have been previously impacted with development so that such areas may be renewed, restored, and refurbished, by compatible new development. Utilize governmental activity as a catalyst and stimulant to trigger the desired redevelopment of deteriorated public facilities within target areas.

3 SHORELINE ENVIRONMENT DESIGNATIONS

3.01 SHORELINE ENVIRONMENT DESIGNATION SYSTEM

The SMA's requirements for shoreline environment designations are found in WAC 173-26-211. The city classified and mapped its shoreline jurisdiction into shoreline environment designations based on the following four criteria found in the state SMP Guidelines (WAC 173-26-211(2)(a)):

- A. **Existing land use patterns.** What land uses have developed in each of the shoreline areas to date, as documented in the *Shoreline Inventory and Characterization Report* and the SMP map folio.
- B. **Biological and physical character of the shoreline.** The range of ecological characteristics and functions identified for each of the shoreline reaches documented in the *Shoreline Inventory and Characterization Report*.
- C. **The goals and aspirations of the city as expressed through its Comprehensive Plan.** The city's Comprehensive Plan provides guidance through its goals and policies and, land use designations, that address various planning elements such as land use, housing, transportation, capital facilities, and economic development, as well as implementing development codes, parks and recreation plans, sub-area plans, and other plans.
- D. **Specific criteria for each shoreline environment designation.** The specific criteria for the Aquatic, High-Intensity, and Urban Conservancy shoreline environment designations are found in WAC 173-26-211(5). The city may establish different shoreline environment designations, provided they are consistent with the purposes and policies of the state SMP Guidelines.

Based on these four criteria, this chapter establishes the shoreline environment designations used in the city for shoreline jurisdiction defined in SMP Section 1.06. The locations of the shoreline environment designations are illustrated in SMP Appendix 1: Shoreline Environment Designation Map and each shoreline environment designation is described in this chapter by a statement of purpose, followed by designation criteria, and management policies specific to that shoreline environment designation.

3.01.01 AQUATIC

A. Purpose

The purpose of the Aquatic shoreline environment designation is to protect, restore, and manage the unique characteristics and resources of shoreline jurisdiction waterward of the OHWM.

B. Designation Criteria

Assign the Aquatic shoreline environment designation to lands waterward of the OHWM.

C. Management Policies

Development within the Aquatic shoreline environment designation shall be consistent with the following policies:

1. Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
2. Limit the size of new over-water structures to the minimum necessary to support the structure's intended use.
3. Encourage multiple uses of over-water facilities to reduce the impacts of development and increase effective use of water resources in shoreline jurisdiction.
4. Minimize interference with surface navigation, consider impacts to public views, and allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration in the location and design of all developments and uses.
5. Design and manage shoreline uses and modifications to prevent degradation of water quality and alteration of natural hydrographic conditions.
6. Prohibit uses that adversely affect the ecological functions of critical freshwater habitats except where necessary to achieve the objectives of RCW 90.58.020, and then only when the impacts are mitigated.
7. Reserve space in shoreline jurisdiction for shoreline preferred uses, including existing shellfish protection districts if applicable, while considering upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing critical habitats, aesthetics, public access, and views.

3.01.02 HIGH INTENSITY

A. Purpose

The purpose of the High Intensity shoreline environment designation is to provide for high intensity, water-oriented, commercial, industrial, and port, mixed-use, transportation, and navigation uses while protecting existing ecological functions and restoring ecological functions in shoreline jurisdiction that have been degraded.

B. Designation Criteria

1. Assign the High Intensity shoreline environment designation to the areas of shoreline jurisdiction that currently support high intensity uses related to commerce, industry, public facilities, transportation, or navigation, or are suitable for high intensity water-oriented uses. The areas of shoreline jurisdiction assigned this designation should have the following characteristics:
 - a. Can support high-intensity uses without degradation to existing shoreline function;
 - b. Designated by the city's Comprehensive Plan and zoning for high intensity, commercial, industrial, public, transportation, navigation, or mixed-use development; and
 - c. Have few biophysical limitations to development such as floodways, floodplains, steep slopes, or landslide hazard areas.
2. Allow for non-water-related uses within this designation where water-dependent uses are not possible, such as where there is a developed roadway between the OHWM and the proposed use.

C. Management Policies

Development within the High Intensity shoreline environment designation shall be consistent with the following policies:

1. Prioritize uses on sites with physical access to the water in the following order of preference:
 - a. Water-dependent
 - b. Water-related
 - c. Water-enjoyment
2. Allow for non-water-related uses within this designation where:

- a. Water-dependent uses are not feasible, because a lake, river, or stream is unnavigable;
 - b. There is a developed roadway between the OHWM and the proposed use; or
 - c. The site is physically separated from the shoreline by another property.
3. Allow the development of new non-water-oriented uses as either part of mixed-use development or when the applicant can demonstrate that the use will not conflict with or limit future opportunities for water-oriented uses.
 4. Design new development located in shoreline jurisdiction to result in no net loss of ecological function.
 5. Restore and remediate shoreline areas within new development sites consistent with state and federal laws.
 6. Require visual and physical access where feasible with physical access prioritized over visual access.
 7. Seek to achieve the full use of existing urban lands in shoreline jurisdiction before expanding intensive development, subject to long-range projections of regional economic need and allowances to support future expansion of water-dependent and water-related uses.

3.01.03 SHORELINE RESIDENTIAL

A. Purpose

The purpose of the Shoreline Residential shoreline environment designation is to accommodate residential development and accessory structures and uses that are consistent with the SMP. An additional purpose is to provide appropriate public access and recreational development.

B. Designation Criteria

There are no ~~areas assigned as the~~ “Shoreline Residential” shoreline environment designation areas within the city.

3.01.04 URBAN CONSERVANCY

A. Purpose

The Urban Conservancy shoreline environment designation is intended to provide for ecological protection and rehabilitation in relatively undeveloped areas in shoreline jurisdiction, while allowing agricultural use, water-oriented and non-water-oriented

recreational development, low intensity residential development, and limited development suitable to lands characterized by ecological and flood hazard constraints.

B. Designation Criteria

The Urban Conservancy shoreline environment designation is assigned to shoreline jurisdiction areas that:

1. Are appropriate and planned for low-intensity agricultural, recreational, and residential development that is compatible with maintaining or restoring the ecological functions of the area in shoreline jurisdiction and that are not generally suitable for water-dependent uses;
2. Are suitable for water-related or water-enjoyment uses;
3. Possess development limitations, due to the presence of critical environmental features, including:
 - a. Erosion hazard areas;
 - b. Wetlands;
 - c. Flood hazard areas; or
 - d. Habitat areas;
4. Have the potential for development that is compatible with ecological restoration;
5. Retain important ecological functions, even though partially developed; or
6. Are undesignated areas.

C. Management Policies

Development within the Urban Conservancy shoreline environment designation shall be consistent with the following policies:

1. Allow uses that preserve the natural character of the shoreline environment, promote preservation of open space, floodway, floodplain, or critical areas directly, or over the long-term as the primary allowed uses. Allow uses that result in restoration of ecological functions if the use is otherwise compatible with the purpose of the environment and setting.
2. Implement public access and public recreation objectives whenever feasible and significant ecological impacts can be mitigated.
3. Give preferred water-oriented uses priority instead of non-water-oriented uses. Water-dependent and recreational development should be given highest priority.

4. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating and water access facilities, angling, and wildlife viewing trails, are preferred uses, provided significant adverse impacts to the shoreline are mitigated.
5. Agriculture, forest practices, and low-intensity residential development when consistent with provisions of the SMP are preferred uses.
6. Ensure that standards for new development for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications do not result in a net loss of ecological functions or degrade other shoreline values.

3.02 INTERPRETATION OF SHORELINE ENVIRONMENT DESIGNATION BOUNDARIES

3.02.01 SHORELINE ENVIRONMENT DESIGNATION MAP

The shoreline environment designation map is found in SMP Appendix 1: Shoreline Environment Designation Map and is based upon the best data available at the time of the update. As shoreline areas change over time, the map may no longer clearly identify the location and boundaries of the shoreline environment designations. If the need arises to determine the exact boundaries of a shoreline environment designation, the process outlined in SMP Section 3.02.02 below should be used.

3.02.02 DETERMINING SHORELINE ENVIRONMENT DESIGNATION BOUNDARIES

- A. If the exact location of a shoreline environment designation boundary line is unclear, the following rules shall apply:
 1. Boundaries that are shown as approximately following lot, tract, or section lines shall be so construed.
 2. Boundaries that are shown as approximately following roads or railways shall be respectively construed to follow the nearest right-of-way edge.
 3. Boundaries that are shown as approximately parallel to or extensions of features described in SMP Section 3.02.02(A)(1) or (2), shall be construed to be parallel to or extensions of features in SMP Section 3.02.02(A)(1) or (2) when determining boundaries.

- B. Where boundary line adjustments or other modifications not indicated on the official shoreline map are proposed, the shoreline environment designations shall be ~~re-~~ redesignated through the SMP amendment process found in SMP Section 7.09.
- C. In the event of a shoreline environment designation mapping error, the Shoreline Administrator shall utilize the criteria contained in RCW 90.58.030(2), Chapter 173-22 WAC, and the common boundary criteria contained in SMP Section 3.02.02(A) to establish the appropriate shoreline environment designation through the SMP amendment process found in SMP Section 7.09.
- D. All shoreline areas waterward of the OHWM shall be designated Aquatic. All shoreline areas landward of the OHWM shall be designated a shoreline environment designation other than Aquatic.
- E. Only one shoreline environment designation shall apply to a given shoreland area. In the case of parallel designations, designations shall be divided along an identified linear feature or clearly described boundary.
- F. Unmapped portions of shoreline jurisdiction shall be assigned automatically an Urban Conservancy shoreline environment designation until that portion of shoreline jurisdiction can be re-designated through the SMP amendment process found in SMP Section 7.09.

4 GENERAL POLICIES & REGULATIONS

4.01 INTRODUCTION

The following general policies and regulations apply to all developments, uses, or activities in any shoreline environment designation in shoreline jurisdiction. The intent of the general policies and regulations is to protect environmental resources, reduce the likelihood of harm to life or property from hazardous conditions, and promote access to shorelines.

Each section below contains a description of its purpose, followed by policies and regulations. Policies are statements of principles that guide and determine present and future decisions. Regulations are rules that govern developments, uses, or activities.

The policies and regulations contained in this chapter are derived from the SMA and the state SMP Guidelines. The policies and regulations supplement other adopted ordinances and rules and they are intended to ensure that no net loss occurs. Where there is discrepancy between regulations, those regulations that provide greater protection to shoreline jurisdiction shall apply in accordance with SMP Section 1.07.

4.02 ARCHAEOLOGICAL AND HISTORIC RESOURCES

The purpose of this section is to prevent destruction or damage to sites containing irreplaceable archaeological or historic resources within shoreline jurisdiction. The policies and regulations apply to areas of known or potential archaeological and historic resources as recorded by the Washington State Department of Archaeology and Historic Preservation (DAHP), the city, affected tribes, as well as sites that are uncovered during site development.

4.02.01 POLICIES

- A. Encourage consultation with professional archaeologists and historians to identify areas containing potentially valuable archaeological or historic resources, and establish procedures for protecting, and if necessary, salvaging the resource. Appropriate agencies to consult include, but are not limited to, the DAHP, the Confederated Tribes of the Chehalis Reservation, the Shoalwater Bay Tribe, and the Quinault Indian Tribe.
- B. Condition shoreline permits to allow for site inspection and evaluation, and ensure proper salvage of archaeological and historic resources in areas known to contain such resources.

- C. Preserve archeological or historic sites permanently for scientific study and public observation whenever feasible.
- D. Prevent the destruction of or damage to a site ~~that~~ where something of historic, cultural, scientific, or educational value identified by the appropriate authorities, including affected tribes and the DAHP, is known to be or has been inadvertently uncovered ~~and has historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected tribes and the DAHP.~~
- E. Design and operate the proposed development to be compatible with the continued protection of the site, where development or demolition activity is proposed adjacent to an identified archaeological or historic site.

4.02.02 REGULATIONS

- A. Permits issued in areas documented to contain archaeological resources shall require a site inspection or evaluation by a professional archaeologist in coordination with affected tribes and DAHP prior to any ground disturbance as part of the permitted activity. Failure to complete a site survey shall be considered a violation of the shoreline permit.
- B. Where a professional archaeologist has identified an area or site as having significant value, or where an area or site is listed in local, state, or federal historical registers, the Shoreline Administrator may condition the development approval to preserve the features. Potential conditions may include measures to preserve or retrieve the resources, modify the site development plan to reduce impacts, or mitigate the impacts as authorized through the State Environmental Policy Act (SEPA), or other local, state, or federal laws.
- C. The applicant shall stop work immediately and contact the city, the DAHP, and affected tribes if any archaeological resources are uncovered during work within shoreline jurisdiction.

4.03 ENVIRONMENTAL IMPACTS AND MITIGATION

This section addresses the requirements for no net loss of ecological functions in shoreline jurisdiction by requiring mitigation for shoreline impacts. These provisions apply throughout shoreline jurisdiction.

4.03.01 POLICY

Avoid or mitigate impacts to shoreline jurisdiction to ensure the standards of no net loss ~~to~~ of ecological functions are met.

4.03.02 REGULATIONS

- A. The environmental impacts of development proposals shall be analyzed and include measures to mitigate environmental impacts not otherwise avoided or minimized by compliance with the SMP and other applicable regulations.
- B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority:
 - 1. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 - 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - 4. Reducing or eliminating the impact over time ~~by~~ through preservation and maintenance operations;
 - 5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
 - 6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- C. In determining appropriate mitigation measures applicable to development in shoreline jurisdiction, lower priority measures should be applied only where higher priority measures are determined to be infeasible or inapplicable.
- D. Mitigation shall not be required that exceeds what is necessary to assure the development will result in no net loss of ecological functions in shoreline jurisdiction.
- E. When compensatory measures are appropriate pursuant to the mitigation priority sequence above, preferential consideration shall be given to measures that replace the impacted functions directly and in the immediate vicinity of the impact. However, alternative compensatory mitigation measures ~~z~~ that have been identified within a watershed plan ~~7~~ and address limiting factors or other critical resource conservation needs in shoreline jurisdiction ~~z~~ may be authorized. Authorization of compensatory

mitigation measures may require appropriate safeguards, terms, or conditions as necessary to ensure no net loss of ecological functions.

4.04 CRITICAL AREAS AND SHORELINE VEGETATION CONSERVATION

This section is intended to protect the ecological functions and ecosystem-wide processes performed by critical areas, buffers, and vegetation in shoreline jurisdiction. Within the SMP, buffers for estuaries, rivers, lakes, and streams that are shorelines of the state are considered “shoreline buffers” while the buffers for all other critical areas regulated under SMP Appendix 2: Critical Areas Regulations are called “critical areas buffers.” Native vegetation conservation is emphasized within both of the areas. Native vegetation supports many ecological functions or processes in shoreline and critical area buffers, and retaining the vegetation will help the city to meet the SMA goal of no net loss of shoreline ecological functions.

Provisions for shoreline vegetation conservation within this section include regulations regarding plant clearing, vegetation restoration, and the control of invasive weeds and non-native species. These provisions apply to any activity, development, or use in shoreline jurisdiction unless otherwise stated, whether or not that activity requires a shoreline permit. Such activities include clearing, grading, grubbing, and trimming of vegetation. Provisions also apply to vegetation protection and enhancement activities, but exclude agricultural activities and activities covered under the Washington State Forest Practices Act (FPA), unless otherwise stated.

SMP Appendix 2: Critical Areas Regulations applies to the management of critical areas in shoreline jurisdiction in the city, including wetlands, critical aquifer recharge areas, frequently flooded areas, landslide hazard areas, erosion hazard areas, seismic hazard areas, and fish and wildlife habitat conservation areas. Exceptions to the applicability of the provisions in SMP Appendix 2: Critical Areas Regulations within shoreline jurisdiction are outlined in SMP Section 4.04.02(A) below.

4.04.01 POLICIES

- A. Ensure no net loss of shoreline ecological functions through the effective integration of the SMP with existing municipal critical areas regulations.
- B. Include critical areas objectives in the protection and restoration of degraded ecological functions and ecosystem-wide processes.
- C. Balance the various facets of the SMP in critical area regulations, including public access, water-dependent uses, aesthetic considerations, and the maintenance of shoreline ecological functions.

- D. Protect and restore ecological functions and ecosystem-wide processes provided by native vegetation along shorelines.
- E. Explore opportunities to eliminate non-native vegetation and invasive species and encourage the planting and enhancement of native vegetation within shoreline jurisdiction.
- F. Prohibit speculative vegetation removal within shoreline jurisdiction.
- G. Replant cleared and disturbed sites promptly after completion of any clearance or construction with native vegetation in those locations where there was previously native vegetation or with other species in those areas previously vegetated with non-native or ornamental species.
- H. Allow the selective pruning of trees for safety and view protection.
- I. Conduct removal of invasive aquatic vegetation in a manner that minimizes adverse impacts to native plant communities and wildlife habitats, and appropriately handles and disposes of weed materials and attached sediments.
- J. Permit clearing of vegetation associated with dike or levee maintenance as necessary to provide protection from flood hazards.

4.04.02 REGULATIONS

A. General Regulations

1. Whether or not a shoreline permit or written ~~statement~~ letter of exemption is required, the provisions of this section shall apply to all uses, alterations, or developments within shoreline jurisdiction or shoreline buffers. All shoreline uses and activities shall be located, designed, constructed, and managed to protect the ecological functions and ecosystem wide processes provided by critical areas and shoreline vegetation.
2. The critical areas regulations found in SMP Appendix 2: Critical Areas Regulations are integral and applicable to the SMP. All uses and development occurring within critical areas or their buffers within shoreline jurisdiction shall comply with these regulations.
3. If there are any conflicts or unclear distinctions between the provisions of SMP Appendix 2: Critical Areas Regulations and this section, the requirements most consistent with the SMA and most protective of the resource shall apply, as determined by the Shoreline Administrator.

4. Within shoreline jurisdiction, critical area review, approval, notice, and appeal periods/processes shall be integrated with the associated shoreline permit or exemption found in SMP Chapter 7: Shoreline Administration.
5. Within shoreline jurisdiction, applicants seeking relief from the provisions of SMP Appendix 2: Critical Areas Regulations shall apply for a shoreline variance under SMP Section 7.04.03.
6. The provisions of SMP Appendix 2: Critical Areas Regulations do not extend shoreline jurisdiction beyond the limits specified in SMP Section 1.06: Shoreline Jurisdiction.

A. Shoreline Buffer Table

1. The required critical area buffers for WDFW Type S waters shall be considered shoreline buffers, as established by SMP Table 4-1: Shoreline Buffers.
2. The buffers for all other critical areas shall be established in accordance with the standards found in SMP Appendix 2: Critical Areas Regulations. If buffers for two contiguous critical areas overlap, such as buffers for a shoreline and a wetland, the wider buffer applies.
3. New uses and development that are not water-dependent, water-related, or water-enjoyment, accessory to water-dependent, water-related, or water-enjoyment uses or development, or that do not facilitate public access to waters of the state generally will not be authorized in shoreline buffers, except those uses and activities allowed in Section 4.04.02(D)(1).
4. SMP Table 4-1: Shoreline Buffers establishes shoreline buffers by shoreline environment designation.
5. Shoreline buffers are measured landward from the OHWM in a horizontal direction perpendicular to the OHWM.
6. "N/A" in SMP Table 4-1: Shoreline Buffers means the requirement is not applicable.
7. Subcategories for types of uses or activities include the following terms:
 - a. Water-dependent means a use that cannot exist in any other location and is dependent on the water due to the intrinsic nature of its operations, such as a port or sewer outfall.
 - b. Water-related means a use that is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location, such as a fish processing plant or a sewer treatment plant.

- c. Water-enjoyment means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use. Examples include public trails, golf courses, parks, etc.
 - d. Non-water-oriented means those uses that are not water-dependent, water-related, or water-enjoyment, such as: a grocery store, etc.
8. The minimum shoreline buffer from the OHWM for a particular use is determined by finding the use and the most appropriate subcategory row and then finding the intersection with the appropriate shoreline environment designation column.
 9. Structural (building) setbacks of 15 feet are required from the landward edge of the shoreline buffer. Structural (building) setbacks are used to protect the shoreline buffer from disturbance during construction and from the impacts related to use of a structure.

Table 4-1: Shoreline Buffers

Shoreline Buffer from the OHWM (1)	High Intensity	Urban Conservancy	Aquatic
Aquaculture			
Water-dependent structures and uses	0 feet	0 feet	N/A
Water-related and water-enjoyment mixed-use structures and uses	75 feet	75 feet	N/A
Non-water-oriented structures and uses	150 feet	150 feet	N/A
Boating Facilities			
Water-dependent structures and uses	0 feet	0 feet	N/A
Water-related and water-enjoyment mixed-use structures and uses	75 feet	75 feet	N/A
Non-water-oriented structures and uses	150 feet	150 feet	N/A
Commercial Development			
Water-dependent structures and uses	0 feet	N/A	N/A
Water-related and water-enjoyment mixed-use structures and uses	75 feet	N/A	N/A
Non-water-oriented structures and uses	150 feet	N/A	N/A
Industrial and Port Development			
Water-dependent structures and uses	0 feet	N/A	N/A
Water-related and water-enjoyment mixed-use structures and uses	75 feet	N/A	N/A

Shoreline Buffer from the OHWM (1)	High Intensity	Urban Conservancy	Aquatic
Non-water-oriented structures and uses	150 feet	N/A	N/A
Parking (accessory to a permitted use only)	150 feet	150 feet	N/A
Recreational Development (2)			
Water-dependent structures and uses	0 feet	0 feet	N/A
Water-related and water-enjoyment structures and uses	75 feet	75 feet	N/A
Non-water-oriented structures and uses	150 feet	150 feet	N/A
Residential Development	150 feet	150 feet	N/A
Signs (Freestanding Structures)	150 feet	150 feet	N/A
Transportation Facilities			
Bridges and trestles	0 feet	0 feet	N/A
New transportation facilities related to permitted shoreline uses	150 feet	150 feet	N/A
Expansion or relocation of existing transportation facilities	150 feet	150 feet	N/A
Utilities (Primary)			
Water-dependent structures	0 feet	0 feet	N/A
Water-related structures	75 feet	75 feet	N/A
Non-water-oriented structures	150 feet	150 feet	N/A

Notes:

- (1) Reductions in the shoreline buffer from the OHWM may be authorized according to the standards in SMP Section 4.04.02(C) below.
- (2) Passive, water-oriented recreational uses are allowed within shoreline buffers; provided, the use does not include the construction of structures. Wildlife viewing structures and permeable trails or raised boardwalks may be allowed on a limited basis within riparian and wetland buffers in accordance with the mitigation sequence found in SMP 4.03 and the provisions of SMP Appendix 2: Critical Areas Regulations.

B. Standard Shoreline Buffer Width Reduction Options

Standard shoreline buffers may be reduced consistent with the mitigation sequence in SMP Section 4.03 and applicable critical area regulations, using the following

procedures. Only one option for buffer width reduction may be utilized for a development proposal:

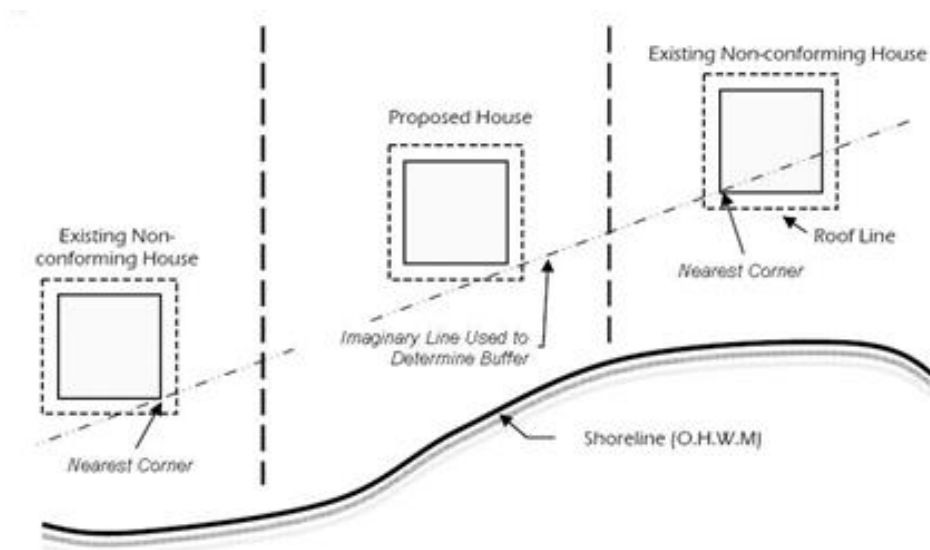
1. Shoreline Buffer Averaging

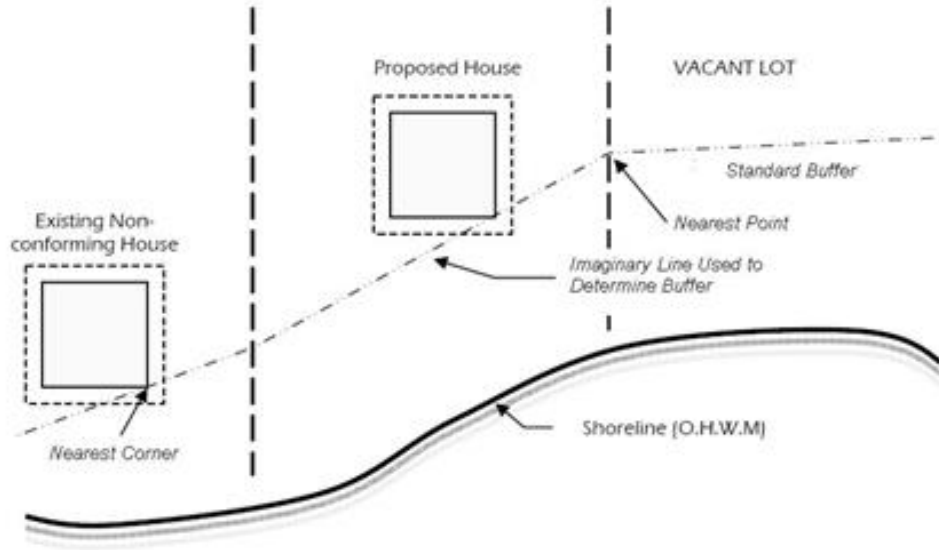
- a. The width of a standard shoreline buffer may be averaged, thereby reducing the width of a portion of the shoreline buffer and increasing the width of another portion of the shoreline buffer.
- b. A mitigation plan shall be prepared by the applicant as outlined in SMP Appendix 2: Section 2.09(H) with shoreline functions substituted for wetland functions. The applicant will need to demonstrate to the satisfaction of the Shoreline Administrator that the following criteria are addressed:
 - 1) The waterbody and associated shoreline buffer have significant differences in characteristics depending on location that affect its habitat functions;
 - 2) The shoreline buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the waterbody and decreased adjacent to the lower-functioning or less sensitive portion;
 - 3) The shoreline buffer averaging does not reduce the ecological functions or values of the waterbody and associated shoreline buffer, or the shoreline buffer averaging, in conjunction with vegetation enhancement, increases ecological functions or values;
 - 4) The total area of the shoreline buffer after averaging is equal to the area of the required shoreline buffer without averaging and all increases in shoreline buffer dimension for averaging are generally parallel to the OHWM;
 - 5) The shoreline buffer at its narrowest point is never less than 75 percent of the required width;
 - 6) The slopes adjacent to the waterbody within the shoreline buffer area are stable and the gradient does not exceed 30 percent; and
 - 7) The applicant implements all feasible measures to reduce the adverse effects of adjacent land uses and ensure no net loss of ecological functions.

2. Common Line Provisions (Applicable to Single-Family Residential Only)

To accommodate adequate shoreline views comparable to adjacent existing residences, the Shoreline Administrator may reduce the standard shoreline buffer for a new single-family residence consistent with the following criteria:

- 1) The proposed residence must be located within 150 feet of an adjacent legally established single-family residential primary structure that encroaches on the shoreline buffer. Accessory structures, such as sheds or garages, shall not be used to determine a common line shoreline buffer.
- 2) For the purpose of this reduction, the nearest corners of the adjacent residences are those closest to the side-yard property line of the proposed residence.
- 3) Existing Residences on Both Sides: Where there are existing residences adjacent on both sides of the proposed residence, the common line shoreline buffer shall be determined as the greater of either:
 - a) A common line drawn between the nearest corners of each adjacent residence, or
 - b) A common line calculated by the average of both adjacent residences' existing setbacks from the OHWM.
- 4) Existing Residence on One Side: Where there is only one existing residence adjacent to the proposed residence, the common line shoreline buffer shall be determined as the greater of either:
 - a) A common line drawn between nearest corner of the foundation for the adjacent residence and the nearest point of the standard shoreline buffer on the adjacent vacant lot; or
 - b) A common line calculated by the average of the adjacent residence's setback from the OHWM and the standard shoreline buffer for the adjacent vacant lot.





If the conditions in SMP Section 4.04.02(C)(2)(a) are met, the applicant may prepare a mitigation plan as outlined in SMP Appendix 2: Section 2.03.05 with shoreline functions substituted for wetland functions and demonstrate to the satisfaction of the Shoreline Administrator that:

- a. A mitigation plan in accordance with SMP Appendix 2: Section 2.03.05 demonstrates that enhancing the shoreline buffer by removing invasive plants, planting native vegetation, installing habitat features, or other means will result in a shoreline buffer of a reduced width that functions at a higher level than the existing standard shoreline buffer; or
- b. Conditions unique to the site, including legally existing uses, developments established prior to the effective date of the SMP, or naturally existing topographic barriers, exist between the proposed development and the OHWM, which substantially prevent or impair delivery of most natural functions from the subject upland property to the waterbody.

3. Reduction for Road or Railroads in Buffer (Applicable to Shoreline Buffers Only)

- 1) Where one of the following crosses a standard shoreline buffer:
 - a) A legally established road or railroad, excluding a private driveway;
 - b) The expansion of existing roads and railroads; or
 - c) Construction of new roads or railroads related to cargo handling and freight mobility whether included as a portion of a large development or submitted as an individual project;

2) The Shoreline Administrator may reduce the standard shoreline buffer width to the waterward edge of the improved road or railroad. This reduction may only be granted, if a qualified professional documents that the part of the standard shoreline buffer on the upland side of the road or railroad:

- a) Does not provide additional protection for the waterbody; and
- b) Does not provide significant biological, geological, or hydrological functions for the waterward portion of the shoreline buffer adjacent to the OHWM of the waterbody.

4. Shoreline Buffer Width Reduction

- a. The width of a standard shoreline buffer may be reduced up to 25 percent administratively if shoreline buffer averaging (SMP Section 4.04.02(C)(1)), common line provisions (SMP Section 4.04.02(C)(2)), or reduction for roads or railroads in buffer (SMP Section 4.04.02(C)(3)) are infeasible.
- b. If the conditions in SMP Section 4.04.02(C)(4)(a) are met, the applicant may prepare a mitigation plan as outlined in SMP Appendix 2: Section 2.09(H) with shoreline functions substituted for wetland functions and demonstrate to the satisfaction of the Shoreline Administrator that:
 - 1) A mitigation plan in accordance with SMP Appendix 2: Section 2.09(H) demonstrates that enhancing the shoreline buffer by removing invasive plants, planting native vegetation, installing habitat features, or other means will result in a shoreline buffer of a reduced width that functions at a higher level than the existing standard shoreline buffer; or
 - 2) Conditions unique to the site, including legally existing uses, developments established prior to the effective date of the SMP, or naturally existing topographic barriers, exist between the proposed development and the OHWM, which substantially prevent or impair delivery of most natural functions from the subject upland property to the waterbody.

C. General Buffer Regulations

1. Shoreline Buffers

The following new uses and activities are allowed within shoreline buffers without a shoreline variance, when located, constructed, and maintained in a manner that minimizes adverse impacts on shoreline ecological functions, and when otherwise in compliance with this SMP:

- a. Accessory Uses. Uses and development accessory to water-dependent uses shall be located outside the shoreline buffer unless at least one of the following criteria is met:
 - 1) A location in the shoreline buffer is necessary for operation of the primary water-dependent use or development, such as a road to a boat launch facility; or
 - 2) The accessory use is on legally established public lands and is primarily related to access, enjoyment, and use of the water; and the use does not conflict with or limit opportunities for other water-oriented uses.
- b. Essential Public Facilities. Essential public facilities, as defined by RCW 36.70A.200, may be located and expanded in the shoreline buffer if the use cannot be reasonably accommodated or accomplished outside of the standard or reduced shoreline buffer.
 - 1) Proposals for essential public facilities must demonstrate that alternative sites that meet facility requirements are not available.
 - 2) These uses must be designed and located to minimize intrusion into the shoreline buffer and shall be consistent with the mitigation sequence in SMP Section 4.03.
 - 3) Impacts to the shoreline buffer shall be fully mitigated.
- c. Water-oriented education, scientific research, and passive recreational uses. These uses may include, but are not limited to, fishing, bird watching, hiking, hunting, boating, horseback riding, skiing, swimming, canoeing, and bicycling. Such uses are allowed within shoreline buffers provided the use does not include construction except as follows: wildlife viewing structures and permeable trails or raised boardwalks may be allowed on a limited basis within riparian and wetland buffers in accordance with the mitigation sequence in SMP Section 4.03.
- d. Site investigative work necessary for land use application submittals such as surveys, soil logs, drainage tests, and other related work, including monitoring of restoration or mitigation sites. In every case, shoreline buffer impacts should be avoided or minimized and disturbed areas shall be immediately restored.
- e. Shoreline modifications in conformance with the applicable provisions found in SMP Chapter 6: Shoreline Modification Policies & Regulations.

2. Critical Areas Buffers

The uses and activities allowed within critical areas buffers in SMP Appendix 2: Critical Areas Regulations, may be allowed without a shoreline variance, when located, constructed, and maintained in a manner that minimizes adverse impacts on shoreline ecological functions, and in compliance with the SMP.

D. Vegetation Conservation Standards

1. Shoreline buffers protect the ecological functions of the shoreline, help to reduce the impacts of land uses on the waterbody or aquatic resource, and provide a transition between aquatic and upland areas.
2. Authorized uses shall be designed to avoid removing existing native vegetation to the maximum extent feasible within shoreline and critical areas buffers consistent with safe construction practices, and other provisions of this section. Any impacts to existing native vegetation must follow the mitigation sequence in SMP Section 4.03 ~~above~~ and comply with SMP Appendix 2: Critical Areas Regulations, as modified in SMP Section 4.04.02(A) ~~above~~.
3. Removal of vegetation within shoreline and critical areas buffers shall require a critical area report and/or a mitigation plan in coordination with the requirements of SMP Appendix 2: Critical Areas Regulations. The Shoreline Administrator may require a critical area report for critical areas regulations exempt activities if necessary to document compliance with the provisions in the SMP.
4. Removal of native vegetation from shoreline buffers must be compensated at a minimum 1:1 ratio, which the Shoreline Administrator may increase if necessary to assure no net loss of shoreline ecological functions. Increases may be necessary to compensate for temporal losses, uncertainty of performance, and differences in ecological functions and values.
5. Mitigation ratios shall be based on a scientifically valid measure of habitat function, value, and area. Critical area reports shall include a description of how the proposal complies with the mitigation sequence in SMP Section 4.03 and how mitigation areas will be monitored and maintained to ensure no net loss of shoreline ecological functions.
6. Vegetation conservation standards shall not apply retroactively to existing, legally established uses and developments. Existing, lawfully established landscaping and gardens within shoreline jurisdiction may be maintained in their existing condition. In the context of this regulation, maintenance includes, but is not limited to, mowing lawns, weeding, removal of noxious and invasive species, harvesting and replanting of garden crops, pruning, and replacement planting of ornamental vegetation or indigenous native species to maintain the condition and appearance of such areas.

7. Clearing of invasive, noxious non-native vegetation in shoreline buffers is allowed by hand labor or with light equipment. Removal of noxious weeds as listed by the state in Chapter 16-750 WAC is allowed in a manner consistent with Washington State Noxious Weed Control Board regulations. Native vegetation shall be promptly reestablished in the disturbed area.
8. In shoreline buffers, pruning shall comply with the National Arborist Association pruning standards. Trees that are felled in shoreline buffers should be left in place. The exception to this regulation is that hazard trees, which are dead, diseased, leaning, or structurally unsound trees that are deemed an emergency, may be removed at any time. Hazard tree removal is addressed in Chapter 7.16 CMC.
9. In those instances where the management of vegetation required by this section conflicts with provisions in state, federal, or other flood hazard agency documents that govern licensed or certified flood hazard reduction measures, the requirements of the SMP will not apply. The applicant shall submit documentation of conflicting provisions with a shoreline permit application and shall comply with all other provisions of the SMP that are not strictly prohibited by certifying or licensing agencies.

E. Revegetation

1. Surfaces that are cleared of vegetation in shoreline or critical area buffers, aside from normal maintenance described in SMP Section 4.04.02(E)(6), and are not developed must be replanted within one year. Replanted areas shall be planted and maintained such that within three years the vegetation cover is at least 90 percent reestablished. Areas that fail to reestablish vegetation adequately shall be replanted with approved plant materials until the plantings are viable. Revegetation areas will be maintained in good growing condition, and kept free of noxious weeds and invasive species, and with removal of dead or dying plants for a five-year monitoring period.
2. Vegetation shall be planted in similar quantities and species to what existed previously on the site to achieve no net loss of ecological function. Disturbed ornamental landscapes, including grass, may be replaced with similar species, unless mitigation is necessary to address project impacts.
3. Native plants are preferred for all revegetation. Non-native species on the Grays Harbor County's list of invasive species shall not be allowed.

F. Aquatic Vegetation Control

1. Aquatic vegetation control shall only occur when native plant communities and associated habitats are threatened or where an existing water-dependent use is restricted by the presence of weeds. Aquatic vegetation control shall occur in compliance with all other applicable laws and standards, including the WDFW requirements such as the Aquatic Plants and Fish Pamphlet, which serves as the Hydraulic Project Approval (HPA) for some types of aquatic weed or plant control and removal.
2. The application of herbicides or pesticides in waterbodies, including the Chehalis River, wetlands, or ditches, requires a permit from Ecology and may require preparation of a SEPA checklist for review by other agencies. The applicator must have a pesticide applicator license from the Washington State Department of Agriculture.

4.05 FLOOD HAZARD MANAGEMENT

This section applies to actions taken to reduce flood damage or hazards in shoreline jurisdiction as well as uses, development, and shoreline modifications proposed in flood hazard areas. As used by the SMP, “flood hazard management measures” include shoreline modifications that directly control of the location of floodwaters, while “shoreline stabilization measures” act to prevent the erosion of land from currents and waves – a more indirect control of the location of flood and non-flood water. Shoreline stabilization measures are addressed in SMP Chapter 6: Shoreline Modification Policies & Regulations.

Measures to reduce flood hazards may consist of nonstructural measures, such as shoreline buffers, land use controls, wetland restoration, dike removal, use relocation, biotechnical measures, and stormwater management programs; and structural measures, such as dikes, levees, revetments, floodwalls, dams, channel realignment, and elevation of structures, consistent with the National Flood Insurance Program.

The city currently implements flood hazard management through the following:

- The Cosmopolis Comprehensive Plan;
- The Cosmopolis Critical Areas Ordinance (CAO);
- The current edition of the Stormwater Management Manual as prepared by Ecology;
- The Grays Harbor County Comprehensive Flood Hazard Management Plan;
- The Grays Harbor County All Hazard Mitigation Plan;

- The Chehalis River Basin Comprehensive Flood Hazard Management Plan; and
- Watershed Management Plans.

4.05.01 *POLICIES*

- A. Assure flood hazard protection measures do not result in a net loss of shoreline ecological functions.
- B. Plan for and facilitate returning river and stream conditions to more natural hydrological conditions where feasible and appropriate.
- C. Achieve flood hazard management through a coordinated and integrated approach of plans, regulations, and programs.
- D. Prefer nonstructural flood hazard management measures to structural measures where feasible. New structural flood hazard reduction measures should only be allowed when demonstrated to be necessary, nonstructural methods are insufficient, and mitigation is accomplished.
- E. Limit development and shoreline modifications that interfere with the natural process of channel migration within the channel migration zone (CMZ).
- F. Require new publicly funded dike or levee projects to dedicate and improve public access, subject to the exceptions in SMP Section 4.06.

4.05.02 *REGULATIONS*

- A. All proposed flood hazard management measures shall comply with the Cosmopolis Hazard Mitigation Plan and Cosmopolis Municipal Code (CMC) Chapter 18.48 – Flood Damage Prevention where applicable.
- B. Development in floodplains shall not increase flood hazards.
- C. New development or new uses in shoreline jurisdiction, including subdivision of land, shall not be established when it would be reasonably foreseeable that the use or development would require structural flood hazard reduction measures within the CMZ or floodway.
- D. New structural flood hazard management measures may be permitted if:
 - 1. No net loss of ecological functions and values will occur;
 - 2. A scientific and engineering analysis confirms they are necessary to protect existing development;
 - 3. Nonstructural flood hazard management measures are not feasible; and

4. Appropriate vegetation conservation actions are undertaken as outlined in SMP Section 4.04.
- E. If new structural flood hazard management measures are required and no alternative exists is feasible, as documented in a geotechnical analysis, the structural measures shall be placed landward of any associated wetlands and shoreline buffer areas except for actions that increase ecological functions, such as wetland or floodplain restoration, or if it is determined that no other alternative to reduce flood hazard to existing development is feasible..
- F. New, publicly-funded structural flood hazard management measures, including dikes and levees, shall dedicate and improve public access except when those improvements would:
 1. Cause health or safety hazards or security problems;
 2. Result in significant immitigable ecological impacts;
 3. Create a conflict of uses; or
 4. Cost a disproportionate or unreasonable amount relative to the total long-term cost of the development.
- G. Removal of gravel for flood management purposes shall be consistent with SMP Section 6.04, and permitted only after a biological and geomorphological study demonstrates that the extraction:
 1. Provides a long-term benefit to flood hazard management;
 2. Does not result in a net loss of ecological functions; and
 3. It is part of a comprehensive flood management solution.
- H. New development within floodways and the CMZ shall not interfere with the process of channel migration or cause a net loss of ecological functions.
- I. Development in the CMZ and floodways, is limited to:
 1. Actions that protect or restore ecosystem-wide processes or ecological functions;
 2. Forest practices in compliance with the FPA;
 3. Existing and ongoing agricultural practices, provided no new restrictions to channel movement occur;
 4. Bridges, utility lines, and other public utility and transportation structures where no other feasible alternative exists or the alternative would result in an unreasonable and disproportionate cost;

5. Repair and maintenance of an existing legal use, provided that the repair and maintenance does not cause significant ecological impacts or increase flood hazards to other uses;
6. Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the new development includes appropriate protection of ecological functions; or
7. Measures to reduce shoreline erosion, if it is demonstrated that the erosion rate exceeds that which would normally occur in a natural condition, the measure does not interfere with fluvial hydrological and geomorphological processes normally acting in natural conditions, and the measure includes appropriate mitigation of impacts to ecological functions associated with the river or stream.

4.06 PUBLIC ACCESS

This section applies to shoreline public access, including the protection of scenic vistas. As provided in WAC 173-26-221(4), public access to the shorelines of the state is the ability of the 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." Allowing for appropriate public access to shorelines of the state is a key component of the SMA. Consideration must be given to the protection of the visual quality of the shoreline resource and to the maintenance of view corridors to and from the water and adjacent shoreland features.

4.06.01 POLICIES

- A. Protect and enhance the public's visual and physical access to shorelines of the state to the greatest extent feasible.
- B. Increase the amount and diversity of public access opportunities to shorelines where consistent with the natural shoreline character, property rights, and public safety.
- C. Maintain, enhance, and increase public access in accordance with the following priorities unless found infeasible:
 1. Maintain existing public access sites and facilities, rights-of-way, and easements.
 2. Enhance public access opportunities on existing public lands and easements.
 3. Acquire property or easements to add opportunities for public access to shorelines.
 4. Encourage public access to shorelines as part of shoreline development.

- D. Ensure shoreline development plans by public entities include public access measures unless it is unsafe, unsecure, or negatively affects the shoreline environment.
- E. Ensure that development does not impair or detract from public access to the water through standards for design, construction, and operation.
- F. Provide public access as close as feasible to the OHWM without adversely affecting a sensitive environment and design with provisions for access for all persons.
- G. Development, uses, and activities on or near the shoreline should not impair or detract from the public's visual access to the water.
- H. Balance enhancement of views with the protection of shoreline vegetation that may partially impairs views.
- I. Maintain, enhance, and preserve visual access of the shoreline from street-ends, public utilities, and rights-of-way.

4.06.02 REGULATIONS

- A. Public access shall be designed to achieve no net loss of ecological functions. Where impacts are identified, mitigation shall be required.
- B. Public access shall be required for the following shoreline developments and uses:
 - 1. Shoreline recreation in accordance with SMP Section 5.13;
 - 2. New structural public flood hazard reduction measures, such as dikes and levees;
 - 3. Shoreline development by public entities, including the city, state agencies, and public utility districts; and
 - 4. All other development not subject to the restrictions in SMP Section 4.06.02(C).
- C. Public access is not required when any of the following conditions are present:
 - 1. The subdivision of land into four or fewer parcels;
 - 2. A development consisting of a building containing four or fewer dwelling units;
 - 3. Unavoidable public health or safety hazards ~~to the public~~ exist that cannot be prevented by any feasible means;
 - 4. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
 - 5. Public access results in significant environmental impacts that cannot be mitigated;
 - 6. Significant, undue, and unavoidable conflict between any access provisions and the proposed or adjacent uses would occur and cannot be mitigated;

7. The cost of providing the access, easement, or amenity is unreasonably disproportionate to the total long-term cost of the proposed development;
 8. Legal limitations preclude public access;
 9. The subject site is separated from the shoreline waterbody by intervening public or private improvements, such as transportation facilities, such as roads or railroads, existing structures, and/or other similar improvements, and public access is not desirable or feasible; or
 10. Adequate public access already exists along the subject shoreline and no gaps or enhancements need to be addressed.
- D. In addressing SMP Section 4.06.02(C) ~~above~~, the applicant must demonstrate that all feasible alternatives to allow public access have been exhausted, including:
1. Regulating access by such means as limiting hours of use to daylight hours;
 2. Separating uses by such means as fences, terracing, landscaping, signage, etc.;
 3. Providing access that is physically separated from the proposal, such as a nearby street end, an offsite viewpoint, or a trail system; or
 4. Where physical access is not feasible, visual access is provided instead.
- E. The Shoreline Administrator must support a determination that no public access is feasible in the findings in the underlying permit.
- F. Physical public access shall be designed to connect to existing public rights-of-way or existing or future public access points on adjacent or abutting properties. Appropriate design and safety standards should be utilized in the design of the access.
- G. Public access facilities shall be compatible with adjacent private properties using vegetative buffering or other techniques to define the separation between public and private space.
- H. Where there is an irreconcilable conflict between water-dependent shoreline uses, physical public access, and maintenance of views from adjacent properties, water-dependent uses and physical public access shall have priority, unless there is a compelling reason to the contrary.
- I. Public access easements or tracts and relevant permit conditions shall be recorded as a separate document or on the face of a plat or short plat with the Grays Harbor County Auditor at the time of permit or plat approval.
- J. The applicant shall construct, install, and maintain approved signs that indicate the public's right to access the shoreline and the hours of operation for the shoreline access.

These signs shall be placed in conspicuous locations at public access sites. Where public access is prohibited, property owners may install signs subject to size and location restrictions found in SMP Section 5.15 that indicate that no public access is permitted.

- K. Required public access sites must be fully developed and available for public use at the time of occupancy or use of the development.
- L. The city may not vacate any road, street, or alley abutting a body of water except as provided under RCW 35.79.035.
- M. In addressing the protection of scenic vistas of the shoreline, the following must be taken into consideration:
 - 1. Public lands such as street ends, rights-of-way, and utilities shall provide visual access to the water and shoreline.
 - 2. Development on or over the water shall be constructed as far landward as feasible to avoid interference with views from surrounding properties to the shoreline and adjoining waters.

4.07 WATER QUALITY

Prevent impacts to water quality and stormwater quantity that would result in a loss of ecological functions, a significant impact to aesthetic qualities, or recreational opportunities.

4.07.01 POLICIES

- A. Protect shoreline jurisdiction by ensuring that surface water quality and quantity regulations are administered by the city.
- B. Prevent impacts to water quality and stormwater quantity that would result in net loss of shoreline ecological function, significant impacts to aesthetic qualities, or recreational opportunities.

4.07.02 REGULATIONS

- 1. All development in shoreline jurisdiction shall comply with the appropriate requirements of the SMP and the latest version of the Ecology Stormwater Management Manual for the Puget Sound Basin as adopted.

5 SPECIFIC SHORELINE USE POLICIES & REGULATIONS

5.01 INTRODUCTION

Building on the general SMP goals found in SMP Chapter 2: Shoreline Management Goals, this chapter contains specific shoreline use policies and regulations that apply to specific uses or development in any shoreline environment designation. Each section includes policies and regulations. Policies are statements of principles that guide and determine present and future decisions. Regulations are rules that govern developments, uses, or activities.

5.02 GENERAL SHORELINE USE

These policies and regulations apply to all developments and uses within shoreline jurisdiction whether or not shoreline permits or written letters of exemption are required.

5.02.01 POLICIES

- A. Prohibit the following uses within the shoreline jurisdiction: Agriculture, Forest Practices, and Mining.
- B. Shorelines are a limited ecological and economic resource. Apply the following priorities in the order presented below when determining allowable uses or resolving use conflicts in shoreline jurisdiction:
 - 1. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health;
 - 2. Reserve shoreline areas for water-dependent and associated water-related uses. Mixed-use developments that include water-dependent uses may be allowed when specific conditions are met;
 - 3. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives;
 - 4. Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses; and

- 5. Limit non-water-oriented uses to those locations where the uses described above are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the SMA.
- 6. Allow parking only as an accessory to a primary use.
- C. Locate accessory structures or uses within shoreline jurisdiction, such as parking, service buildings or areas, access roads, utilities, signs, and storage, landward of required shoreline buffers and water-oriented developments or other approved uses.
- D. Locate, design, and manage uses and development to minimize impacts through bulk and dimensional regulations, shoreline buffers, and other measures to ensure that the development will not result in a net loss of shoreline ecological functions and in a manner that supports long-term beneficial use of the shoreline and protects and maintains shoreline ecological functions and processes.
- E. Develop and enforce regulations for shoreline buffers for the purpose of protecting existing ecological functions, accommodating water-oriented and preferred uses, recognizing existing development patterns, and minimizing the creation of nonconforming uses and developments.
- F. Do not permit uses where they would result in a net loss of shoreline ecological functions, adversely affect the quality or extent of habitat for native species, adversely affect other habitat conservation areas, or interfere with navigation or other water-dependent uses.
- G. Avoid adverse impacts to the shoreline or, if that is not feasible, minimize to the extent feasible and mitigate unavoidable impacts.

5.02.02 REGULATIONS

These regulations apply to all developments and uses within shoreline jurisdiction, whether or not a shoreline permit or written letter of exemption is required.

- A. Use and development standards shall not apply retroactively to existing, legally established structures, ~~or uses, and or~~ developments in place at the time of the adoption of the SMP update. Existing structures, uses, and developments, including residential appurtenances, may be maintained, repaired, and operated within shoreline jurisdiction and the shoreline buffers established in the SMP.
- B. Development shall comply with the most restrictive bulk and dimensional requirements found in the CMC or the SMP.
- C. Shoreline developments shall locate water-oriented portions along the shoreline and place other facilities landward or outside shoreline jurisdiction, where feasible.

- D. Parking is allowed only as an accessory to a primary use.
- E. Accessory uses, such as parking, stormwater management facilities, and utilities, shall be located outside of shoreline jurisdiction where feasible. If they are to be located in shoreline jurisdiction, accessory uses shall be limited to water-oriented uses, uses that support physical or visual shoreline access for substantial numbers of the public, or preferred uses in the shoreline.
- F. Shoreline uses and developments shall be designed to complement the setting of the property and minimize glare. Shoreline applicants shall demonstrate efforts to minimize potential impacts to the extent feasible.
- G. Agriculture, Forest Practices, and Mining are prohibited.

5.03 ALLOWED SHORELINE USES

- A. SMP Table 5-1: Permitted, Conditional, and Prohibited Uses ~~below~~ establishes the uses and development allowed within the shoreline environment designations. Where there is a conflict between the table and the written provisions in the SMP, the written provisions shall apply.
- B. Authorized uses and development are subject to the policies and regulations of the SMP and are only allowed in shoreline jurisdiction where allowed by the underlying zoning.
- C. Uses and development identified as “Permitted” require either a shoreline substantial development permit in accordance with SMP Section 7.04.01 or an exemption from the requirement to obtain such a permit in accordance with SMP Section 7.04.04. If any part of a proposed development is not eligible for an exemption, then a shoreline substantial development permit is required for the entire proposed development.
- D. Uses identified as “Conditional” require a shoreline conditional permit pursuant SMP Section 7.04.02. Any use not listed in SMP Table 5-1: Permitted, Conditional, and Prohibited Uses shall require a shoreline conditional use permit.
- E. Uses identified as “Prohibited” are not allowed in shoreline jurisdiction.
- F. Accessory uses and structures shall be subject to the same shoreline permit process and SMP provisions as their primary use. An accessory use shall not be established prior to the establishment of its primary use.

Table 5-1: Permitted, Conditional, and Prohibited Uses

Shoreline Uses (1)	High Intensity	Urban Conservancy	Aquatic (2)
Key: P = Permitted Use, C = Conditional Use, X = Prohibited			
Agriculture (3)(4)	X	X	X
Aquaculture	C	C	C
Boating Facilities			
Boat Ramps and Launches	P	C	P
Boat Launching Rails	P	X	P
Boat Lifts and Canopies	P	X	P
Moorage Covers (Open Sides, Structural Roof)	C	X	C
Mooring Buoys	X	X	P
Private Single / Joint-Use Docks and Piers	P	X	P
Public Piers / Docks / Marinas	P	C	P
Recreational Floats	X	X	P
Commercial Development			
Water-oriented	P	X	X
Non-water-oriented	C	X	X
Forest Practices	X	X	X
Industrial and Port Development			
Industry			
Water-oriented	P	X	X
Non-water-oriented	C	X	X
Marine Terminals and Mooring Structures			
New Marine Terminals and Mooring Structures (Primary Use)	C	X	C
New Marine Terminals and Mooring Structures (Accessory to a Permitted Use)	P	X	C
Expansion or Movement of Marine Terminals and Mooring Structures (Primary Use)	C	X	C
Expansion or Movement of Marine Terminals and Mooring Structures (Accessory to a Permitted Use)	P	X	C
Mining	X	X	X
<u>Ocean</u>			
<u>Ocean Oil and Gas Uses and Activities</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Ocean Mining</u>	<u>C</u>	<u>X</u>	<u>C</u>
<u>Ocean Energy Production</u>	<u>C</u>	<u>X</u>	<u>C</u>
<u>Ocean Disposal</u>	<u>C</u>	<u>X</u>	<u>C</u>

Shoreline Uses (1)	High Intensity	Urban Conservancy	Aquatic (2)
<u>Ocean Transportation</u>	<u>C</u>	<u>X</u>	<u>C</u>
<u>Ocean research – meeting definition of “exploration activity” (WAC 173-15)</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Ocean research – not meeting definition of “exploration activity”</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Ocean salvage – emergency</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Ocean salvage – non-emergency</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking (5)	P	P	X
Recreational Development (5)			
Water-oriented	P	P	P (7)
Non-water-oriented	P	C	X
Paved trails	P	C	X
Unpaved trails	P	P	X
Residential Development (8)	P	P	X
Signs (Separate Structures)	P	P	X
Transportation Facilities			
Bridges and trestles	C	C	C
New transportation facilities related to permitted shoreline uses	P	P	X
Expansion or relocation of existing transportation facilities	C	C	X
Utilities (Primary)			
Solid waste disposal or transfer sites	X	X	X
Other	C	C	C

Notes:

- (1) Any use that would substantially degrade the ecological functions in shoreline jurisdiction should not be allowed. In addition, development shall be subject to the allowed uses established by the CMC.
- (2) Where a use would be located both upland and over-water, the more restrictive standards apply.
- (3) Includes agricultural commercial uses such as roadside stands, on-farm markets, pumpkin patches, and Christmas tree farms.
- (4) Upland finfish facilities in shoreline jurisdiction require a shoreline conditional use permit.

- (5) Parking is allowed as an accessory use to an approved use in SMP Section 5.13. Off-street parking lots or parking structures as a primary use are prohibited in all shoreline environment designations.
 - (6) Concession stands, gift shops, and interpretive centers are permitted as accessory uses when limited to the minimum size necessary for the use and serving a related, permitted recreational use in the Urban Conservancy shoreline environment designation.
 - (7) Only water-dependent uses are permitted in the Aquatic shoreline environment designation.
 - (8) Home occupations, as established by CMC 18.52.100: Home Occupations – Conditions, are incidental and accessory to a residential use. Use the ‘Residential’ use category to determine whether they are allowed in a particular shoreline environment designation.
-

5.04 DEVELOPMENT STANDARDS

The following development standards apply in addition to the buffer and structural setback requirements included in SMP Section 4.04. New development shall be located and designed to avoid the need for future shoreline stabilization measures to the extent feasible as defined in SMP Section 6.07.02(A).

5.04.01 DENSITY AND LOT COVERAGE

- A. Density and maximum lot coverage of residential uses allowed in shoreline jurisdiction should be in accordance with the underlying zoning requirements of the city.

5.04.02 SHORELINE HEIGHT STANDARDS

- A. To limit the obstruction of views from public property or residences, SMP Table 5-2: Shoreline Height Regulations establishes the maximum shoreline height for new or expanded buildings or structures above average grade level.
- B. The following structures are exempt from the shoreline height standard requirements: dams, shipping cranes or other freight moving equipment, power or light poles, chimneys, tanks, towers, cupolas, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, open railings, and/or similar necessary building appurtenances may exceed the shoreline height limit provided all other requirements of the city are met and no usable floor space above the shoreline height limit is added.

- C. Aside from Industrial and Port Development uses, development in the High Intensity shoreline environment designations may be increased through a shoreline variance that meets the criteria in SMP Section 7.04.03 provided:
1. The increase does not substantially block views from adjacent residential properties;
 2. The increase will serve overriding considerations of the public interest pursuant to RCW 90.58.320;
 3. Greater height is demonstrated to be needed for an essential element of an allowed use;
 4. The project includes compensating elements that substantially enhance the visual and physical public access to the shoreline; and
 5. It is demonstrated that no net loss of shoreline ecological function will be achieved.
- D. As defined in SMP Section 5.10, Industrial and Port Development in the High Intensity shoreline environment designations may be increased without a shoreline variance provided:
1. Public notice is given following the procedures in SMP Section 7.03;
 2. The increase does not substantially block views from adjacent residential properties;
 3. The increase will serve overriding considerations of the public interest pursuant to RCW 90.58.320;
 4. Greater height is demonstrated to be needed for an essential element of an allowed use;
 5. The project includes compensating elements that substantially enhance the visual and physical public access to the shoreline; and
 6. It is demonstrated that no net loss of shoreline ecological function will be achieved.

Table 5-2: Shoreline Height Regulations

Standard	High Intensity	Urban Conservancy	Aquatic
Maximum Shoreline Height	35 feet (1)(2)	35 feet	35 feet

Notes:

- (1) Maximum shoreline height may be increased to 40 feet in the Multiple Use District (MU) and Waterfront Use District (WUD) zoning designations with approval of a shoreline variance.
 - (2) Maximum shoreline height may be increased over 35 feet in the Manufacturing (M) zoning designation with approval of a shoreline variance.
-

E. View Corridor Review Process

1. Applicants for new or expanded buildings or structures exceeding 35 feet in height above average grade level in the High Intensity shoreline environment designation shall address impacts to views from substantial numbers of residences and public areas as follows:
 - a. Site design shall provide for view corridors between buildings using building separation, building setbacks, upper story setbacks, pitched roofs, and other mitigation.
 - b. To determine appropriate view corridor location, the Shoreline Administrator shall review shoreline public access plans, location of state or federally designated scenic highways, government-prepared view studies, SEPA documents, or applicant-prepared studies.
 - c. The maximum width of a view corridor shall not exceed 25 percent of the lot width.
2. For heights proposed above 35 feet, the following view analysis standards and procedures apply:
 - a. The applicant shall prepare a view analysis conducted consistent with the application requirements in SMP Section 7.02.03. The view analysis shall address:
 - 1) The cumulative view obstruction created by the proposed development combined with other developments that exceed 35 feet in height within a 1,000-foot radius of the proposed development;
 - 2) Available view corridors; and
 - 3) Surface water views lost, compromised, or retained.
 - b. For phased developments, the view analysis shall be prepared in the first phase and include all proposed buildings.

- c. Applicants proposing building or structure heights above 35 feet that are consistent with the SMP and underlying zoning allowances may be approved as part of a shoreline variance if the following criteria are met:
 - 1) The building or structure will not affect a substantial number of residences. The applicant shall review residences in the area adjoining the project area.
 - 2) The increase will serve overriding considerations of the public interest pursuant to RCW 90.58.320;
 - 3) The development will not cause an obstruction of view from public properties or substantial number of residences. The applicant shall demonstrate through photographs, videos, photo-based simulations, or computer-generated simulations that the proposed development will obstruct less than 30 percent of the view of the shoreline enjoyed by a substantial number of residences on areas adjoining such shorelines.

5.05 AGRICULTURE

New agricultural uses are prohibited in shoreline jurisdiction except upland finfish facilities which are allowed with a [shoreline](#) conditional use permit.

5.06 AQUACULTURE

Aquaculture is the culture or farming of fish, shellfish, or other aquatic plants and animals, excluding upland finfish facilities, which are regulated in SMP Section 5.05. Aquaculture is a preferred use of the water area when consistent with control of pollution and prevention of damage to the environment. Locations for aquaculture are relatively restricted due to requirements for water quality, temperature, flows, oxygen content, and adjacent land uses.

5.06.01 POLICIES

- A. Design, locate, and operate aquaculture uses in a manner that supports the long-term beneficial use of the shoreline and protects and maintains shoreline ecological functions and processes.
- B. Do not allow aquaculture in locations that would result in a net loss of shoreline ecological functions, adversely affect the quality or extent of habitat for native species, or interfere with navigation or other water-dependent uses.

- C. Minimize the potential of cumulative adverse impacts from aquaculture on water quality, sediment quality, benthic and pelagic organisms, wild fish populations, or other federal Endangered Species Act (ESA) listed species because of antibiotic resistant bacteria, escapement of non-native species, and/or other factors.
- D. Give latitude when implementing regulations for this use, because the technology associated with some forms of aquaculture is in formative stages.
- E. Minimize potential aesthetic impacts associated with aquaculture uses through the consideration of view impacts on surrounding properties and public access points.
- F. Protect legally established aquaculture enterprises from incompatible uses that may seek to locate nearby and uses or developments that have a high probability of damaging or destroying the aquaculture operations.
- G. Recognize limited availability of suitable locations for aquaculture uses because of specific requirements related to water quality, temperature, oxygen content, currents, adjacent land use, wind protection, and navigation.

5.06.02 REGULATIONS

A. Applicability

1. Review is required for all new aquaculture facilities or farms, as well as projects that seek to expand an aquaculture use beyond the area for which a previous permit was issued.
2. Ongoing maintenance, harvesting, replanting, or changing of culture techniques or species do not require review under the SMP, unless the cultivation of the new species or the use of a new culture technique has the potential for significant adverse environmental impacts.
3. A written ~~statement~~-letter of exemption in accordance with Section 7.04.04 is required for all aquaculture activities that are reviewed as part of this SMP, but that do not require a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance.

B. Location

1. Water-dependent portions of aquaculture facilities and their necessary accessories may be located waterward of the OHWM in the Aquatic shoreline environment or in the shoreline buffer. Water intakes and discharge structures, water and power conveyances, and fish collection and discharge structures are considered water-dependent or accessory to water-dependent facilities.

2. All other elements of aquaculture facilities shall be located outside the shoreline buffer, unless those facilities are deemed water-related and proximity to the water-dependent project elements is critical to implementation of the facility's purpose.
3. Sites shall be selected to avoid or minimize alteration of the shoreline. Applicants for aquaculture operations shall be required to demonstrate that the location of the proposed facilities avoids and minimizes impacts to on-site critical areas and habitats to the maximum extent feasible, and limits impacts on existing public access points, navigable waters, and other water-dependent uses.
4. Aquaculture facilities shall be designed and located so as not to spread disease to native aquatic life, establish new non-native species that cause significant ecological impacts, or significantly affect the aesthetic qualities of the shoreline.

C. General Requirements

1. Aquaculture that involves substantial aquatic substrate modification or sedimentation through dredging, trenching, digging, or other mechanisms, shall not be permitted in areas where the proposal would have long-term adverse impacts on the strength or viability of native stocks. The degree of proposed substrate modification shall be the minimum necessary for feasible aquaculture operations at the site.
2. New aquaculture proposals shall comply with mitigation sequence in SMP Section 4.03. Aquaculture uses that would have a significant adverse impact on natural shoreline processes or result in a net loss of shoreline ecological functions are prohibited.
3. New aquatic species that were not previously found or cultivated in the shoreline jurisdiction shall not be introduced into fresh waters without prior written approval of the WDFW and the Washington State Department of Health.
4. Permanent water-dependent instream facilities must be properly anchored to prevent channel migration, erosion, or a safety hazard, and must evaluate and mitigate potential adverse effects on adjacent properties upstream and downstream.
5. No processing of aquaculture products, except for the sorting or culling of the cultured organism and the washing or removal of surface materials or organisms after harvest, shall occur in or over the water unless specifically approved by permit. All other processing facilities shall be located on land. If within shoreline jurisdiction, such facilities shall be subject to the applicable policies and regulations of SMP Section 5.06 and SMP Section 5.10.

6. Aquaculture structures and equipment shall be of sound construction and shall be so maintained. Abandoned or unsafe structures or equipment shall be removed or repaired promptly by the owner.
7. Aquaculture uses shall comply with all applicable noise, air, and water quality standards. All projects shall be designed, operated, and maintained to minimize odor and noise.
8. Aquaculture facilities shall not substantially degrade the aesthetic qualities of the shoreline. Aquaculture structures and equipment, except navigation aids, shall be designed, operated, and maintained to blend into their surroundings.

D. Commercial Geoduck Aquaculture

1. Commercial geoduck aquaculture is not possible within the city’s shoreline jurisdiction and is prohibited.

E. Application Requirements

1. Commercial aquaculture shall conform to all applicable state and federal regulations. The city may accept application documentation required by other permitting agencies for new and expanded aquaculture uses and development to minimize redundancy in permit application requirements.
2. Additional studies or information may be required by the city, which may include but is not limited to monitoring and adaptive management plans and information on the presence of and potential impacts to, including ecological and visual impacts, existing shoreline or water conditions and/or uses, vegetation, and overwater structures.
3. The city shall provide public notice to affected tribes and all property owners within 300 feet of the proposed project boundary.

5.07 BOATING AND WATER ACCESS FACILITIES

This section applies to all in-water and overwater structures and uses that facilitate water access or the launching or mooring of vessels, including all public and private docks, piers, marinas, mooring buoys, launch ramps, and recreational floats. It does not apply to marine terminals and moorage structures, which are regulated in SMP Section 5.10.

Construction of dock structures for the private noncommercial use of the owner, lessee, or contract purchaser of single- and multifamily residences are exempt from the requirement for a shoreline substantial development permit pursuant to RCW 90.58.030(3)(e)(vii) and WAC 173-

27-040(h). An HPA from the WDFW may still be required, as well as approvals from other agencies such as the United States Army Corps of Engineers' (USACE).

5.07.01 POLICIES

- A. Encourage the construction and operation of boating and water access facilities to allow public access for enjoyment of shorelines.
- B. Site, design, construct, and operate boating and water access facilities to incorporate BMPs and ensure no net loss of shoreline ecological functions.
- C. Balance the encouragement of public access and the protection of ecological functions in the expansion of existing or construction of new boating and water access facilities.
- D. Minimize the amount of shoreline modification, over-water cover, changes to water circulation and quality, and effects to fish and wildlife habitat from boating and water access facilities. The length, width, and height of over-water structures should be no greater than that required for safety and feasibility for the primary use.
- E. Ensure that boating and water access facilities do not impact the navigability of the waterbody or adversely affect other water-dependent uses.
- F. Plan and coordinate public boating and water access facilities needs regionally. Shorelines particularly suitable for public boat launch facilities are limited and should be identified and reserved on a regional basis.
- G. Only allow the construction of new docks and piers for public access or water-dependent uses.
- H. Allow recreational floats only where they support public or private recreational uses or in lieu of fixed piers adjacent to a residential land use.
- I. Minimize impacts to adjacent uses and users, such as aesthetic or noise-related impacts, impacts to public visual access to the shoreline, or offsite impacts caused by public access to the shoreline. If impact avoidance is not feasible, require mitigation.
- J. Limit the lighting of boating and water access facilities to the minimum extent necessary.
- K. Prohibit new moorage covers, except in limited instances through the shoreline conditional use process.

5.07.02 REGULATIONS

A. Location Standards

1. New boating and water access facilities shall maintain the rights of navigation on the waters of the state.
2. Boating and other water access facilities shall be sited and designed to ensure no net loss of shoreline ecological functions
3. Boating and other water access shall meet the Washington State Department of Natural Resources (WDNR) requirements and other state guidance if located in or over state-owned aquatic lands.
4. Boating and water access facilities shall be located where:
 - a. There is adequate water mixing and flushing;
 - b. Such facilities will not adversely affect flood channel capacity or otherwise create a flood hazard;
 - c. Water depths are adequate to minimize spoil disposal, filling, beach enhancement, and other channel maintenance activities; and
 - d. Water depths are adequate to prevent the facility from grounding out at the lowest low water or the facility includes stoppers to prevent grounding.
5. Boating and water access facilities shall not be located:
 - a. Along braided or meandering river channels where the channel is subject to change in alignment;
 - b. On point bars or other accretion beaches;
 - c. Where new dredging or new ongoing maintenance dredging will be required solely for creating a new facility. This requirement does not prohibit the siting of new boating facilities in locations where maintenance dredging activities occurs to support another existing use;
 - d. In areas with important habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates; or
 - e. In areas where it would be incompatible with the need to protect the public health, safety, and welfare.
6. Boating and water access facilities shall be designed to ensure that lawfully existing or planned public shoreline access is not blocked, obstructed, or made dangerous.

7. Major boating and water access facilities, such as marinas, shall be located only where adequate utility services are available, or can be provided concurrently.

B. General Design Standards for Boating and Water Access Facilities

1. Boating and water access facilities shall be designed and operated to avoid or minimize impacts. Unavoidable impacts must be mitigated consistent with the mitigation sequence in SMP Section 4.03 and critical areas in SMP Section 4.04.
2. All boating and water access facilities and shoreline modifications to support these uses shall be the minimum size necessary to accommodate the anticipated demand for the facility.
3. Boating and water access facilities shall be designed to provide physical or visual public access to the shoreline for as many water-oriented recreational uses as feasible, commensurate with the scale of the proposal, including, but not limited to, physical and visual access to waterbodies, public piers, or fishing platforms.
4. Project applicants shall comply with all local and state policies and regulations, including all applicable health, safety, and welfare requirements associated with the primary or accessory use. These standards include but are not limited to the WDNR and the WDFW standards and regulations including Hydraulic Code Rules (Chapter 220-660 WAC).
5. All boating or water access facilities shall be constructed and maintained in a safe condition. Abandoned or unsafe boating or water access facilities shall be removed or repaired promptly by the owner.
6. Wooden components of boating or water access facilities that will be in contact with water or installed over water shall not be treated or coated with herbicides, fungicides, paint, pentachlorophenol, arsenate, creosote, or similar toxic substances. Boating or water access facilities shall be made out of materials that have been approved by applicable state and federal agencies.
7. Lighting associated with boating or water access facilities shall be shielded to avoid causing glare on adjacent properties or waterbodies. Illumination levels shall be the minimum necessary for safety.
8. Boating or water access facilities must be limited to day moorage only. No live-aboard vessels or floating homes are allowed.
9. Non-water-dependent elements and uses, such as decks and gazebos built on docks or piers, are not allowed.

10. Upland boat storage may be allowed within the shoreline jurisdiction provided impermeable surface limitations and other standards are met, mitigation sequencing is followed, and impacts can be mitigated to achieve no net loss.

C. *Supplementary Standards for Boat Ramps and Launches*

1. New boat ramps and launches shall follow BMPs and the standards in WAC 220-660-150 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. Only joint-use new boat ramps and launches are allowed for new residential development or subdivisions of two or more waterfront dwellings occurring after the effective date of this SMP.
3. Boat ramps and launches may be permitted for boating and water access facilities, recreational uses, and developments with more than four residential units subject to SMP Table 5-1: Permitted, Conditional, and Prohibited Uses.
4. Boat ramps and launches shall be sited to minimize impacts to aquatic and upland wildlife habitats, native emergent vegetation, fluvial processes, water quality, and navigation. All facilities shall be sited and designed per required mitigation sequencing.
5. Boat ramps and launches shall be located where water depths are adequate to eliminate or minimize the need for dredging, filling, beach enhancement, or other maintenance activities.
6. The design of boat ramps and launches shall comply with all regulations as stipulated by state and federal agencies, affected tribes, or other agencies with jurisdiction.
7. The applicant shall demonstrate that the proposed length of a boat ramp or launch is the minimum necessary to launch the intended craft safely.
8. Boat ramps and launches shall be designed and constructed using methods and technology recognized and approved by state and federal resource agencies as BMPs.

D. *Supplementary Standards for Boat Launching Rails*

1. Boat launching rails may be permitted subject to the requirements of SMP Table 5-1: Permitted, Conditional, and Prohibited Uses.
2. The applicant shall demonstrate that the proposed length of the boat launching rail is the minimum necessary to launch the intended craft safely and to comply with all requirements established by state and federal agencies, affected tribes, and other

agencies with jurisdiction. In no case shall the rail extend beyond the point where the water depth is eight feet below the OHWM.

3. Boat launching rails shall be anchored to the ground with the use of tie-type construction.
4. No more than one boat launching rail per single-family residence or duplex is permitted.

E. *Supplementary Standards for Boat Lifts and Canopies*

1. New boat lifts and canopies shall follow BMPs and the standards in WAC 220-660-140 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. New boat lifts and an accessory boat lift canopies may be permitted as part of an approved dock or pier as specified in SMP Table 5-1: Permitted, Conditional, and Prohibited Uses, so long as the following requirements are met:
 - a. The boatlift is placed as far waterward of the OHWM as is feasible and safe, to avoid impacts to nearshore habitat.
 - b. The bottom of a boatlift canopy is elevated above the boatlift to the maximum extent feasible. The lowest edge of the canopy must be at least four feet above the water surface, and the top of the canopy must not extend more than seven feet above an associated pier.
 - c. No hydraulic fluid other than water shall be used in the boatlift system. A backflow protection may be required.
3. A maximum of two cubic yards of clean rock fill or pre-cast concrete blocks are permitted to anchor the boat lift if the substrate prevents the use of anchoring devices.
4. One boat lift or up to two Jet Ski lifts is allowed per dock or pier.

F. *Supplementary Standards for Docks and Piers*

1. New docks and piers shall follow BMPs and the standards in WAC 220-660-140 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. New docks and piers shall be allowed only for public access and water-dependent uses, including single-family residences, so long as the dock or pier complies with the regulations contained in this section. Docks and piers shall meet the following standards:

- a. Docks and piers serving a single-family residence are defined as water-dependent accessory uses when designed and intended as a facility for access to watercraft. To be authorized, the residential use and the accessory dock or pier must be allowed in the underlying upland shoreline environment designation.
 - b. New docks and piers that are not accessory to single-family residences shall be permitted only when they are intended for public use or when the applicant demonstrates that the new dock or pier supports a water-dependent use.
 - c. No more than one dock or pier is permitted for each single-family residence existing as of the effective date of this SMP.
 - d. No more than one pier, dock, or other moorage structure is allowed for a water-dependent commercial use or a multifamily development.
3. When individual lots have less than 50 feet of water frontage, a joint-use dock or pier that is shared with neighboring properties shall be required, provided that an individual dock may be allowed subject to the requirements of SMP Table 5-1: Permitted, Conditional, and Prohibited Uses when lots on either side of the subject lot have legal pre-existing docks or piers and the applicant demonstrates to the satisfaction of the Shoreline Administrator that a shared use agreement is not feasible. In only this case, a lot with less than 50 feet of minimum shoreline frontage may be permitted an individual dock or pier.
 4. The maximum dimensions of a dock or pier shall meet the following development standards. An explanation of why the dock or pier length was chosen shall be submitted with the application.
 - a. Residential docks and piers shall be no greater than the widths allowed for HPA permits in WAC 220-660-140(3) and shall not exceed 50 feet beyond the OHWM.
 - b. Docks and piers for commercial, recreational, or public access use may be up to eight feet in width and shall not exceed 50 feet beyond the OHWM.
 - c. Docks and piers shall be set back a minimum of ten feet from side property lines. Provided that joint-use facilities may be located closer to or upon a side property line when agreed to by contract or covenant with the owners of the affected properties. A copy of such agreement shall be recorded with the Grays Harbor County Auditor and filed with the shoreline permit application.
 - d. Proposed docks and piers that do not comply with the dimensional standards above may only be approved if they obtain a shoreline variance. Pursuant to WAC 173-27-040(2)(b), any existing legal nonconforming dock or pier may be repaired or restored to its original size, dimension, and location without the

need for a variance, if it is below the replacement thresholds found in SMP Section 5.07.02(K)(1). Projects undertaken pursuant to this section must be permitted within two years of removal of the pre-existing, nonconforming structure.

G. *Supplementary Standards for Marinas*

1. New marinas shall follow BMPs and the standards in WAC 220-660-140 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. Marinas shall be designed to:
 - a. Provide thorough flushing of all enclosed water areas;
 - b. Allow the free movement of aquatic life in shallow water areas; and
 - c. Avoid and minimize any interference with geohydraulic processes and disruption of existing shore forms.
3. New marinas shall provide public access amenities such as viewpoints, interpretive displays, and public access to access water-enjoyment uses such as restaurants.
4. Marinas shall have adequate facilities and procedures for fuel handling and storage, and the containment, recovery, and mitigation of spilled petroleum, sewage, and other potentially harmful or hazardous materials, and toxic products.
5. Sufficient utility services must be provided concurrent with the marina development or be situated where they are already available. New marinas must include adequate restroom and sewage disposal facilities, such as pump out, holding, or treatment facilities.
6. The marina operator shall be responsible for the collection and dumping of sewage, solid waste, and petroleum waste.

H. *Supplementary Standards for Moorage Covers*

1. New moorage covers may be permitted as a shoreline conditional use in the locations specified in SMP Table 5-1: Permitted, Conditional, and Prohibited Uses, if the proposal addresses the following:
 - a. The applicant demonstrates that the moorage cover is the minimum size necessary to provide for the water-dependent use;
 - b. The moorage cover does not create any potential adverse impacts to public safety;

- c. The moorage cover is placed as far waterward of the OHWM as feasible and safe, within the limits of the dimensional standards for docks and piers (except for dock and pier width) established in this section;
- d. There is only one moorage cover per dock or pier, including joint use docks or piers; and
- e. The moorage cover complies with all other conditional use criteria in WAC 173-27-160 and SMP section 7.04.02.

I. Supplementary Standards for Mooring Buoys

1. New mooring buoys shall follow BMPs and the standards in WAC 220-660-140 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. Up to one mooring buoy is allowed per dwelling unit in lieu of a dock or pier.
3. Mooring buoys shall be anchored in accordance with all state and federal requirements.

J. Supplementary Standards for Recreational Floats

1. New recreational floats shall follow BMPs and the standards in WAC 220-660-140 to avoid impacts to shoreline ecological functions, such as effects to nearshore habitat.
2. New recreational floats may be permitted as specified in SMP Table 5-1: Permitted, Conditional, and Prohibited Uses, so long as the following requirements are met:
 - a. The recreational float complies with all requirements established by state and federal agencies, affected tribes, and other agencies that have jurisdiction.
 - b. The recreational float is located as close to the shore as feasible and no farther waterward than the existing floats and established swimming areas.
3. Recreational floats shall be designed and intended for swimming or other non-motorized uses.
4. Recreational floats must be built so that the deck surface is one foot above the water's surface.
5. Retrieval lines for recreational floats shall not float at or near the surface of the water.

K. Existing Uses and Structures

1. Replacement

- a. If any of the following are proposed, the project is considered a new boating and water access facility and must be designed consistent with any applicable standards for new boating and water access facilities.
 - 1) Replacement of the entire overwater boating and water access facility;
 - 2) Replacement of 75 percent or more of support piles on a cumulative basis over the life of the piles; or
 - 3) Replacement of 75 percent or more of a boat launch on a cumulative basis over the life of the boat launch.
- 2. Modification or Enlargement
 - a. Applicants must demonstrate that there is a need for modification or enlargement due to increased or changed use or demand, safety concerns, or inadequate depth of water.
 - b. Enlarged portions of boating and water access facilities must comply with any applicable design and mitigation standards for new facilities.
- 3. Repair
 - a. Repairs to existing legally established boating and water access facilities that fall below the standards identified in SMP Section 5.07.02(K)(1) are permitted consistent with all other applicable codes and regulations.
 - b. All repairs must utilize any material standards specified for new facilities.

L. Mitigation

- 1. New or expanded boating and water access facilities should follow the mitigation sequence in SMP Section 4.03.
- 2. Compensatory mitigation proposals must provide mitigation at a minimum 1:1 ratio, by area, of new overwater cover to mitigation action using one or more of the potential mitigation measures listed below. The ratio should be increased if the measure will take more than one year to provide equivalent function or if the measure does not have a high success rate, as determined by a qualified professional.
- 3. For new development and expansion of existing boating and water access facilities, appropriate compensatory mitigation may include items including but not limited to, one or more of the following measures:
 - a. Removal of any legal existing overwater or in-water structures that are not the subject of the application or otherwise required to be removed;

- b. Removal or ecological improvement of hardened shoreline, including existing launch ramps or structural shoreline stabilization;
 - c. Removal of man-made debris waterward of the OHWM, such as car bodies, oil drums, concrete or asphalt debris, remnant docks, or other material detrimental to ecological functions and ecosystem-wide processes; or
 - d. Planting of native vegetation along the shoreline immediately landward of the OHWM consisting of a density and composition of trees and shrubs typically found in undisturbed areas adjacent to the subject waterbody.
4. In-kind measures are preferred over out-of-kind measures when consistent with the objective of compensating for adverse impacts to ecological function.

M. Application Requirements

In addition to the general application requirements, the following submittals, as applicable, are necessary for all new or expanded boating and water access facilities:

- 1. A description of the proposed boating and water access facility, including its size, location, design, and any shoreline stabilization or other modification measures.
- 2. The ownership of the property and aquatic lands.
- 3. Habitat surveys and critical area studies consistent with SMP Section 4.04 and SMP Appendix 2: Critical Areas Regulations.
- 4. Assessment of potential impacts to existing ecological processes, including but not limited to sediment transport, hydrologic patterns, and vegetation disturbance.
- 5. A mitigation plan for unavoidable adverse impacts to ecological functions or processes pursuant to SMP Section 4.04 and SMP Appendix 2: Critical Areas Regulations.
- 6. A slope bathymetry map when deemed beneficial by the Shoreline Administrator.
- 7. An assessment of existing water-dependent uses in the vicinity and documentation of potential impacts to those uses and mitigating measures.
- 8. In addition, applicants must provide an assessment of need and demand for all new or expanded marina facilities, including, but not limited to:
 - a. Existing approved facilities, or pending applications, within the service range of the proposed new facility;
 - b. The expected service population served by the facility; and

- c. Boat ownership characteristics of the population, if that information supports justification for specific design elements related to facility length or width, or necessary water depth, or other design factors.

5.08 COMMERCIAL DEVELOPMENT

Commercial uses and developments are those uses that are involved in wholesale and retail trade or business activities. Many commercial developments are intensive users of space because of extensive floor areas and facilities, such as parking, necessary to service them.

5.08.01 POLICIES

- A. Encourage the development of water-oriented commercial developments, which utilize their location to offer opportunities for substantial numbers of people to enjoy the shoreline.
- B. Encourage new commercial development along shorelines to locate in areas where current commercial uses exist, if the locations are suitable for such use.
- C. Encourage non-water-oriented commercial development to locate outside of the shoreline jurisdiction.
- D. Design new commercial development to protect the public's health, safety, and welfare; provide public access where feasible; and ensure no net loss of shoreline ecological functions.
- E. Minimize the adverse impacts that may result from commercial buildings, such as blocked views, aesthetic impacts, or noise.

5.08.02 REGULATIONS

- A. Commercial development shall not result in a net loss of shoreline ecological functions or have significant negative impacts to shoreline uses, resources, and values such as navigation, recreation, and public access.
- B. New non-water-oriented commercial development is prohibited in shoreline jurisdiction unless it meets one of the following criteria:
 - 1. The commercial use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit such as providing public access or ecological restoration;

2. Navigability is severely limited at that location and the commercial use provides a significant public benefit such as public access or ecological restoration; or
 3. The commercial use is physically separated from the shoreline by another property, railroad, or public right of way.
- C. Non-water-dependent commercial uses over water are prohibited in shoreline jurisdiction except in existing structures or where necessary in support of water-dependent uses.

5.09 FOREST PRACTICES

Forest practices are unsuited to the goals of the city’s shoreline jurisdiction.

5.09.01 POLICY

- A. Prohibit forest practice activities within all shoreline environment designations.

5.09.02 REGULATIONS

- A. Forest practices are prohibited in all shoreline environment designations.
- B. For the purpose of the SMP, preparatory work associated with the conversion of land to non-forestry uses and/or developments shall not be considered forest practices and shall be reviewed in accordance with the ~~provisions for the proposed non-forestry use,~~ the general provisions of the SMP. These shall include vegetation conservation and shall be limited to the minimum necessary to result in no net loss of ecological functions and avoid impacts to recreation and public access.

5.10 INDUSTRIAL AND PORT DEVELOPMENT

In applying the policies and regulations of this section, the following definitions are used:

- “Industrial” means the production, processing, manufacturing, or fabrication of goods or materials. Warehousing and storage of goods and materials is considered industrial development.
- “Port” means a center for water-borne commerce and traffic and includes marine terminals and moorage facilities.

Industrial and port developments are often associated with other uses and modifications that are identified separately in the SMP, such as parking or dredging. Every use and type of

shoreline modification should be identified and reviewed for compliance with all applicable sections.

For the purposes of determining to which uses and activities this classification applies, the use of marine terminals and moorage facilities shall be permitted only where port and industrial uses are allowed. This use category shall likewise apply to facilities that handle the loading and unloading of cargo, freight mobility, and materials associated with industrial or port uses.

Industrial and port development is intensive and has the potential to impact the shoreline environment. When impacts cannot be avoided, they must be mitigated to assure no net loss of the ecological function necessary to sustain shoreline resources.

5.10.01 *POLICIES*

- A. Ensure the designation of sufficient land to accommodate water-dependent or water-related industrial and port development.
- B. Locate, design, and construct industrial and port development to assure no net loss of shoreline ecological functions and to limit adverse impacts to other shoreline resources and values.
- C. Encourage new industrial and port development to locate where environmental cleanup and restoration can be incorporated.
- D. Consider public access and ecological restoration as potential mitigation of impacts to shoreline resources for all water-related and -dependent industrial and port uses consistent with the regulation of private property.
- E. Expansion or redevelopment of water-dependent industrial and port facilities and areas should be encouraged, provided it results in no net loss of shoreline functions.
- F. Locate future non-water-dependent industry in areas away from the shoreline.
- G. Encourage the cooperative use of docking, parking, cargo handling, freight mobility, and storage facilities in shoreline industrial areas.
- H. Encourage viewing of port and industrial uses from viewpoints, and similar public facilities that do not interfere with operations, violate federal security regulations, or endanger public health and safety.
- I. Ensure that ports and industrial uses that are located in the Aquatic shoreline environment designation are the minimum size necessary to support the proposed use and that multiple uses of overwater facilities are encouraged.

5.10.02 REGULATIONS

- A. Water-dependent industrial and port uses shall have shoreline location priority over all other uses in the High Intensity shoreline environment designation.
- B. The location, design, and construction of industrial and port development shall not result in a net loss of ecological functions or have significant negative impacts to shoreline use, resources, ~~and~~ navigation, recreation, and public access.
- C. New ports and industrial uses that are located in the Aquatic shoreline environment designation shall be the minimum size necessary to support the proposed use and that multiple uses of overwater facilities are encouraged.
- D. New non-water-oriented uses are prohibited in shoreline jurisdiction unless they meet one of the following criteria:
 - 1. It is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit such as providing public access or ecological restoration;
 - 2. Navigability is severely limited on the site and the industrial use provides a significant public benefit of providing public access or ecological restoration; or
 - 3. The site is physically separated from the shoreline by another property or public right of way.
 - 4. The site is adjacent to an associated wetland and not the Chehalis River.
- E. Public access should be incorporated where feasible. Public access shall be required where feasible for new industrial and port development on publicly owned land and does not interfere with operations, violate federal security regulations, or endanger public health and safety.
- F. Industrial and port development shall comply with all local, state, and federal requirements regarding air and water quality.
- G. BMPs shall be strictly adhered to for facilities, vessels, and products used in association with these facilities and vessels.
- H. All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any pollution, which they cause.
- I. Procedures for handling toxic materials in shoreline areas shall prevent their entering the air or water.
- J. Accessory development, which does not require a shoreline location, shall be located upland of the water-dependent portions of the development and set back from the OHWM as set forth in the shoreline environment designation.

- K. All new or expanded upland industrial or port development shall be set back and buffered from adjacent shoreline properties, which are used for non-industrial purposes. Buffers shall be of adequate width, height, and plant and soil composition to protect shorelines and such other properties from visual or noise intrusion, minimize erosion, and protect water quality. New or expanded industrial and port development shall be set back and buffered from the shoreline, except those water-dependent portions of the development, which require direct access to the water, or shoreline, and any adverse impacts are minimized.
- L. Buffers shall not be used for storage of industrial or port equipment or materials, or for waste disposal, but may be used for outdoor recreation if consistent with public access and other provisions of the SMP.

5.11 MINING

New mining uses are prohibited in shoreline jurisdiction.

5.12 PARKING

Parking is the temporary storage of automobiles or other motorized vehicles. The following provisions apply to parking that is allowed as an accessory to a permitted shoreline use. Stand-alone parking facilities are prohibited in shoreline jurisdiction.

5.12.01 POLICIES

- A. Minimize the amount of parking in the shoreline jurisdiction.
- B. Locate and design parking facilities to have the least impact on shoreline features, including shoreline ecological functions and existing or planned water-dependent uses.
- C. Locate and design parking to minimize adverse impacts including those related to stormwater run-off, water quality, visual qualities, public access, vegetation, and habitat.

5.12.02 REGULATIONS

- A. Parking facilities are allowed only as accessories to authorized shoreline uses. Stand-alone parking facilities not supporting an authorized primary use are prohibited in shoreline jurisdiction.

- B. Parking facilities serving individual buildings in shoreline jurisdiction shall be located upland from the principal structure being served, except in the following cases:
 - 1. When parking facilities are within or beneath the structure and adequately screened.
 - 2. Where the existing configuration of a commercial or industrial building has parking situated between the structure and the shoreline. No expansion of the parking area towards the water shall be allowed.
 - 3. When parking to address specific Americans with Disabilities Act of 1990 requirements is required and cannot be placed in another location.
- C. Exterior parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent and abutting properties shoreline jurisdiction.
- D. Existing parking areas that are of a non-paved surface, such as gravel, may be paved provided such facilities comply with all applicable water quality, stormwater, landscaping, and other ~~applicable~~ requirements and regulations. Paved parking areas shall be designed to incorporate LID practices, such as permeable surfaces and bioswales, to the extent feasible.

5.13 RECREATIONAL DEVELOPMENT

Recreational development includes commercial and public facilities that provide recreational opportunities to the public. This section applies to public and private recreational uses and development, accessory recreational uses and development, and excludes private recreational uses associated with residential development.

5.13.01 POLICIES

- A. Prevent recreational development from causing a net loss of shoreline ecological functions.
- B. Encourage the development of recreational facilities that allow the public to access and enjoy shorelines.
- C. Create new public access points to shorelines on public lands.
- D. Promote the ongoing maintenance of shoreline public access.
- E. Work to link shoreline parks and public access points.

- F. Protect the rights of private property owners, and help to minimize adverse impacts on private land associated with neighboring public access points.
- G. Ensure sufficient water and wastewater facilities are available to accommodate the demands of recreational development proposals.
- H. Encourage preservation of scenic views and vistas.

5.13.02 REGULATIONS

- A. Recreational uses and facilities proposed within the shoreline jurisdiction shall be primarily designed to promote access, enjoyment, and use of the water and shorelines of the state. Non-water-related recreational uses shall predominantly be located outside of the shoreline jurisdiction.
- B. Where recreation facilities include overwater structures designed for public access to shorelines, such as public viewing or fishing platforms, the structures shall comply with the relevant requirements of SMP Section 5.07.
- C. Applicant shall submit plans that demonstrate the BMPs and methods to be used to prevent chemical applications and resultant leachate from entering adjacent waterbodies.
- D. Recreational facilities shall make adequate provisions, such as screening, buffer strips, fences, and signs, to minimize impacts to neighbors and prevent the overflow of pedestrians onto adjacent private properties.
- E. Wildlife viewing structures and permeable trails or raised boardwalks are allowed within shoreline and wetland buffers in accordance with the mitigation sequence in SMP Section 4.03, the critical area regulations in SMP Section 4.04, and SMP Appendix 2: Critical Areas Regulations.
- F. Trails.
 - 1. See public access standards in SMP Section 4.06.
 - 2. Trails shall be planted or landscaped to provide a visual buffer for adjoining dissimilar uses or scenic areas. The Shoreline Administrator may condition proposals to:
 - a. Select species that are suitable for the local climate and have minimal demands for water, minimal vulnerability to pests, and minimal demands for fertilizers; and
 - b. Incorporate native species.

- G. Recreational development proposals shall include facilities for water supply, wastewater, and garbage disposal in conformance with local standards.
- H. Recreational development shall be located, designed, and constructed in a manner that assures no net loss of shoreline ecological functions.
- I. In addition to these standards, commercial recreational development shall be consistent with the provisions for commercial development in SMP Section 5.08.

5.14 RESIDENTIAL DEVELOPMENT

Residential development includes single-family residences and appurtenances, multifamily development, and appurtenant structures and uses, including garages, sheds, fences, necessary utilities, and driveways, as well as the creation of new residential lots through land division. Single-family residences are a priority use when developed in a manner consistent with no net loss of ecological functions.

The construction of a single-family residence by an owner, lessee, or contract purchaser for their own use or for the use of their family that does not exceed a height of 35 feet above average grade level may be exempt from the requirement for a shoreline substantial development permit but must be consistent with all applicable policies and regulations in the SMP. Refer to the application and interpretation of exemptions in WAC 173-27-040(2)(g).

5.14.01 POLICIES

- A. Develop residential uses in a manner that ensures no net loss of shoreline ecological functions and is consistent with provisions relating to shoreline buffer areas, shoreline armoring, vegetation conservation requirements, on-site sewage system standards, and aesthetic enhancement.
- B. Control residential uses and development in areas subject to environmental limitations, such as wetlands, stream buffers, and areas of frequent flooding.
- C. Set back residential development and uses from steep slopes and shorelines vulnerable to erosion so that structural shoreline stabilization or flood hazard reduction measures are not required to protect such structures.
- D. Prohibit new overwater residential development.
- E. Encourage public access to the shoreline as part of new residential development, and require public access in accordance with SMP Section 4.06 for new multifamily residential development and subdivisions that include more than four parcels.

- F. Consider single-family residences a priority use in planning for uses in the shoreline jurisdiction when developed with no net loss of ecological functions.
- G. Consider accessory uses, such as driveways, utilities, and other appurtenances, as part of the primary residential use and review under the standards of this section.

5.14.02 REGULATIONS

- A. Residential uses and development may be allowed in conformance with local development requirements and SMP provisions.
- B. Residential subdivisions shall:
 - 1. Comply with all applicable subdivision, critical areas, and zoning regulations.
 - 2. Include facilities for water supply, wastewater, stormwater, solid waste, access, utilities, and other support facilities in conformance with local standards.
 - 3. Be designed, configured, and developed to:
 - a. Assure that no net loss of ecological functions will result from the initial division of the land, at full build-out of all the lots, and throughout all phases of development.
 - b. Avoid critical areas and their buffers in accordance with SMP Section 4.03.
 - c. Prevent the need for new hard or soft shoreline stabilization or flood hazard reduction measures in accordance with SMP Section 6.07 and SMP Section 4.05.
 - d. Minimize physical impacts to vegetation and other natural features within the shoreline.
 - e. Assure that lots in proposed subdivisions are sufficiently sized and oriented to allow future residential development, without these residential uses requiring a shoreline variance. Lot configurations shall plan for building sites outside of required shoreline and critical area buffers.
 - 4. Clustering may be permitted, as allowed by local code, to achieve these provisions.
- C. Each residential structure, including accessory and appurtenant structures and uses, shall:
 - 1. Comply with all applicable zoning regulations.
 - 2. Meet all applicable critical areas, vegetation conservation, and water quality standards of SMP Chapter 4: General Policies & Regulations.
 - 3. Be designed, sited, and constructed to:

- a. Assure no net loss of shoreline ecological functions.
 - b. Prevent the need for new structural flood hazard management measures to the greatest extent feasible.
 - c. Be sufficiently set back from steep slopes and shorelines vulnerable to erosion, in accordance with the required critical area and shoreline buffers, to ensure that structural improvements and stabilization structures are not necessary to protect such structures and uses.
- D. New multifamily developments and subdivisions over four lots in size shall provide public access under SMP Section 4.06.
 - E. The primary residential use on any lot shall be established prior to any accessory residential uses. Accessory and appurtenant uses and structures not specifically addressed in the SMP shall be subject to the same regulations as the primary residence.
 - F. Primary residential uses are prohibited over the water.
 - G. Residential accessory and appurtenant structures and uses shall be prohibited waterward of the OHWM, unless clearly water-dependent.
 - H. Residential appurtenant and accessory structures or uses are prohibited within shoreline buffers unless specifically authorized in SMP Section 4.04.

5.15 SIGNS

The following provisions apply to any commercial or advertising sign directing attention to a business, professional service, community, site, facility, or entertainment.

5.15.01 POLICIES

- A. Limit off-premise outdoor advertising signs within the shoreline environment.
- B. Ensure that signs are sized and placed to protect vistas and viewpoints of shorelines, waterbodies, and surrounding landscapes from public properties and rights of way.

5.15.02 REGULATIONS

- A. Signs shall comply with the applicable city regulations.
- B. All signs shall be located and designed to minimize interference with visual access to shoreline jurisdiction.
- C. Signs may be allowed if they:

1. Do not obstruct sight distance of drivers and non-motorized roadway users;
2. Conform with Washington State Department of Transportation (WSDOT) standards for signs on public highways; and
3. Are official in nature, such as traffic control, wayfinding, monument, historic, or cultural site markers, or water navigational, railway, and security signs necessary for operation and safety, etc., and are located within the public right-of-way or are located on the public or private property that contains the use advertised.

5.16 TRANSPORTATION FACILITIES

Transportation facilities include structures that provide for the movement of people, goods, and services by land, air, and water. Transportation facilities include highways, bridges, bikeways, airports, and other related facilities. This section applies to new and expanded transportation facilities within shoreline jurisdiction. A driveway for an individual single-family residence is considered part of the primary use and it should be reviewed as part of SMP Section 5.14.

5.16.01 POLICIES

- A. Plan, locate, and design new transportation facilities or the expansion of existing facilities where they will have the least adverse effect on shoreline features, shoreline ecological functions, and existing or planned water-dependent uses, and impacts can be adequately mitigated.
- B. Maintain and reconstruct roads in accordance with the BMPs adopted by the city and WSDOT.
- C. Require that public and private developments provide circulation facilities including roads, streets, alleys, pedestrian, bicycle, and public transportation facilities in a manner consistent with local, state, and federal standards and adopted levels of service.
- D. Preserve the aesthetic values of the shoreline environment along roadways.
- E. Promote the creation and upkeep of viewpoints, rest areas, and picnic areas that are located along transportation facilities in the shoreline jurisdiction.
- F. Seek to provide for safe pedestrian and non-motorized travel along scenic corridors, public roadways, and multi-use trails in the shoreline jurisdiction.
- G. Design road and railroad structures so that flood debris will not be trapped by the structure.

5.16.02 *APPLICABILITY*

- A. This section applies to public and private transportation facilities serving motorized and nonmotorized uses.
- B. A driveway for an individual single-family residence is considered part of the primary use and it should be reviewed as part of the residence subject to SMP Section 5.14.

5.16.03 *REGULATIONS*

- A. Transportation facilities shall only be placed within shoreline jurisdiction, when no other reasonable option for the location of the facility exists. If no reasonable alternative exists to placing a new transportation facility or expanding an existing facility in shoreline jurisdiction, a mitigation plan prepared by a qualified professional must be prepared consistent with the provisions of SMP Section 4.04.
- B. When located within the shoreline jurisdiction, new and expanded transportation facilities shall:
 - 1. Be set back from the OHWM as far as feasible and locate any new water crossings as near to perpendicular with the waterbody as feasible, unless an alternate path would minimize the disturbance of native vegetation or result in the avoidance of critical areas;
 - 2. Be designed with the minimum pavement area required;
 - 3. Minimize adverse effects to unique or fragile shoreline features;
 - 4. Implement the mitigation sequence in SMP Section 4.03 and ensure no net loss of shoreline ecological functions;
 - 5. Avoid adverse impacts on existing or planned water-dependent uses;
 - 6. Allow joint use of the right-of-way with nonmotorized uses and existing or planned primary utility facilities to consolidate the crossings of waterbodies and minimize adverse impacts to shoreline jurisdiction, where feasible; and
 - 7. Provide and maintain visual access to scenic vistas on public roads, where feasible. Visual access may include, but is not limited to turnouts, rest areas, and picnic areas.
- C. Existing roads that are of a non-paved surface, such as gravel, may be paved, if the facilities comply with all applicable mitigation, water quality, stormwater, and landscaping standards, as well as other requirements of the SMP and local regulations.

- D. Seasonal work windows may be required for construction projects to minimize impacts to shoreline functions.
- E. Where public access to shorelines across transportation facilities is intended, facility designs must provide safe pedestrian and non-motorized vehicular crossings.
- F. Crossings of waterbodies, such as bridges, shall be designed to minimize impact to aquatic habitat, allow for fish passage, and the passage of flood debris.

5.17 UTILITIES

The provisions of this section apply to public and private facilities that produce, convey, store, or process power, gas, sewage, communications, oil, or waste. Utilities serving an individual use or on-site utility features serving a primary use, such as an electrical line or water, sewer, or gas lines, are considered accessory utilities and shall be considered under the standards of the primary use of the property. Water intake and water or fish conveyances between a waterbody and an aquaculture facility are not considered utilities under this section of the SMP. Consult SMP Section 5.06.

5.17.01 POLICIES

- A. Ensure that the installation of new utilities results in no net loss of shoreline ecological functions.
- B. Locate utility lines and facilities outside of the shoreline environment where feasible.
- C. Locate water-oriented utilities, such as sewage treatment, water reclamation, and some power facilities, where they do not interfere with other public uses of the water and shoreline.
- D. Locate and design utilities to accommodate future growth and development.
- E. Locate utilities so as not to obstruct or destroy scenic views wherever facilities must be placed in a shoreline area. Place utility lines underground when feasible to minimize damage to the shoreline aesthetic quality.
- F. Locate utilities in existing rights of way or corridors whenever feasible.
- G. Restore shoreline areas damaged by the installation or maintenance of utilities.
- H. Provide public access to the shoreline whenever a major utility line or facility utilizes a shoreline location or crossing, unless the utility presents a serious hazard to the public.

5.17.02 REGULATIONS

- A. All utility system projects and maintenance shall be designed, located, and installed in a manner, which results in no net loss of ecological function.
- B. Water-oriented utilities are allowed in the shoreline jurisdiction.
- C. If a utility is required to be sited in shoreline jurisdiction, a mitigation plan must be prepared by a qualified professional consistent with the provisions of SMP Section 4.04.
- D. Where utilities must be located in shoreline jurisdiction, the utilities must:
 - 1. Be designed and constructed to meet all adopted engineering standards.
 - 2. Provide for compatible, multiple use sites, and rights-of-way whenever feasible. Compatible uses include shoreline access points, trails, and other forms of recreation and transportation, provided these uses do not interfere with utility operation, endanger public health and safety, or cause a significant and disproportionate liability for the owner.
 - 3. Minimize processes affecting the rate of channel migration or shoreline erosion. Where this may occur, the Shoreline Administrator may require a monitoring plan and adaptive management measures prepared by a qualified professional as appropriate.
 - 4. Limit clearing to the minimum necessary for installation or maintenance. Impacts associated with removal of vegetation or clearing shall be mitigated on site.
- E. In addition to the standards above, utility lines within the shoreline jurisdiction shall:
 - 1. Be undergrounded, except where technical, environmental, or geological conditions make undergrounding infeasible.
 - 2. Be sited within the footprint of an existing right-of-way or utility easement, wherever feasible in locations where rights-of-ways and easements exist.
 - 3. Avoid paralleling the shoreline or following a down-valley course near the channel, except where located in an existing road or easement footprint.
- F. If an underwater location is necessary for the siting of utilities, the following performance standards apply:
 - 1. The design, installation, and operation shall minimize impacts to the waterway and the resident aquatic ecosystems.
 - 2. Seasonal work windows may be made a condition of approval.
 - 3. All state and federal permits must be obtained.

4. A maintenance schedule and emergency repair protocol shall be prepared and recorded.
- G. After the installation of a utility system or the completion of a maintenance project, the disturbed area shall be regraded to match the natural terrain and replanted to prevent erosion and provide appropriate vegetative cover, including meeting standards of SMP Section 4.04.

5.18 OCEAN MANAGEMENT

This chapter contains specific ocean use policies, regulations, and permitting procedures to implement the state law, rules, and applicable information of the Ocean Resources Management Act (ORMA) and the Washington State Marine Spatial Plan (MSP).

The applicable ORMA geographical area covers Washington coastal waters from Cape Disappointment directly south to the state border, including the mouth of the Columbia River, and from Cape Disappointment north one hundred sixty miles to Cape Flattery at the entrance to the Strait of Juan De Fuca including the offshore ocean area within state waters (from OHWM out to 3 [three] nautical miles), the near shore area under state ownership, shorelines of the state, and their adjacent uplands.

Ocean uses and developments proposed within the ORMA geographical area must be consistent with ocean use policies and regulations and reviewed using the additional approval criteria in ~~Section 11.05.730(5)~~ **Section 7.04**. The Ocean Management provisions in this Article, together with the additional approval criteria apply to the Pacific Ocean shorelines of statewide significance and those associated shorelands located within Cosmopolis.- The jurisdiction of the ORMA extends to the mean high tide within the Grays Harbor estuary and coastal rivers, creeks, and streams. Development within these waterbodies should be consistent with this chapter.

The MSP study area covers marine waters of the Pacific Ocean within state waters (from OHWM out to 3 [three] nautical miles) and includes all of Grays Harbor. The MSP provides a base of scientific information on ocean uses and resources, provides a framework for evaluating new ocean use proposals, and establishes protections for sensitive areas and fisheries. As such, the state’s MSP informed the ocean management provisions of this SMP and should be utilized in their implementation.

All new ocean uses proposed within the MSP study area must be consistent with the protection standards for Important, Sensitive, and Unique Areas (ISUs) and Fisheries and reviewed using the additional process requirements for new ocean use proposals in ~~Section 11.05.730(6)~~ **Section 7.04.05**. The state has developed maps of ISUs using the best available data at the time of the MSP development however it is the responsibility of applicants to verify whether ISUs

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(This is REQ-1 change from the Initial Determination of Consistency)

Section references have been updated (from 11.05.730(5) which was incorrect), to instead refer to Sec. 7.04

Commented [NS2]: *(This is REQ-1 change from the Initial Determination of Consistency)*

Section references have been updated (from 11.05.730(6) which was incorrect), to instead refer to Sec. 7.04.05

exist in their proposed new ocean use project area and to demonstrate protection standards will be met. The MSP is triggered for projects and proposals only when all of the following criteria are met (1) Occurs within the geographic boundaries of the MSP study area; (2) Will adversely impact renewable resources or existing ocean uses; and (3) Is a 'new ocean use', as defined by the MSP.

The ocean management policies and their implementing regulations included in this Article will be used in evaluating ocean uses, developments, and activities proposed in coastal waters. These provisions augment the other requirements of this SMP. They are not intended to regulate recreational uses or currently existing commercial uses involving fishing or other renewable marine or ocean resources.

5.18.01 POLICIES

The general ocean use guidelines included in WAC 173-26-360(7) shall apply.

5.18.02 REGULATIONS

- A. Oil and gas uses and activities. Oil and gas exploration, development, and production is prohibited in Grays Harbor tidal or submerged lands extending from the mean high tide seaward.
- B. Ocean Mining. Seafloor mining may be allowed consistent with all of the following:
 - 1. The applicant has demonstrated that the location and operation has been designed in a manner that has no detrimental effects on ground fishing, renewable resource uses, beach erosion and accretion processes; and
 - 2. The applicant has provided for mitigation of impacts that accounts for the established habitat recovery rates.
- C. Energy production. Ocean energy producing uses should only be allowed consistent with the provisions of WAC 173-26-360(10) and when the applicant has demonstrated the following:
 - 1. The location, construction, and operation has been designed in a manner that has no detrimental effects on beach erosion, accretion, and wave processes;
 - 2. The effect of the project on upwelling and other oceanographic and ecosystem processes have been assessed; and
 - 3. Associated energy distribution facilities and lines are located in existing utility rights of way and corridors, whenever feasible.

- D. Ocean disposal. Ocean disposal uses may be allowed consistent with the provisions of WAC 173-26-360(11).
- E. Transportation. Ocean transportation uses may be allowed consistent with the provisions of WAC 173-26-360(12).
- F. Ocean Research. Ocean research uses may be allowed consistent with the with the provisions of WAC 173-26-360(13) except that ocean research uses meeting the definition of "exploration activity" of WAC 173-15-020 are not allowed.
- G. Ocean Salvage. Ocean salvage uses may be allowed consistent with the provisions of WAC 173-26-360(14).
- H. ISU Designation. The ISUs assign protection standards and definitions for adverse effects for a list of ecological, historic, cultural, and infrastructure areas. The MSP provides maps utilizing the best available data on ISU locations; ISU designations are included in Section 4.3.3 of the MSP.
1. ISU Mapping and Location. The state has developed maps of ISUs intended to assist applicants in identifying where ISUs exist (located at: <https://www.msp.wa.gov/important-sensitive-and-unique-areas-isus/>). However, ISU protection standards will apply to any ISU, wherever it is identified in state waters. It is the responsibility of applicants to verify whether ISUs exist in their proposed project area and to demonstrate protection standards will be met.
- I. ISU Protection standards. New ocean uses should only be allowed when the applicant can demonstrate consistency with the following ISU adverse effects and protection standards:
1. An applicant for proposed new ocean uses involving offshore development must demonstrate that the project will have no adverse effects on an ISU according to Section 4.3.3 of the MSP.
- a. Additional buffers may be appropriate to protect ISU resources from adverse effects. Project developers shall consult with the Washington Department of Fish and Wildlife on recommended buffers for Ecological ISUs associated with their proposed project prior to filing application materials with local or state agencies.
- b. Project developers shall consult with the Washington Department of Archaeological and Historical Preservation and tribal preservation officers on further identification and protection of cultural or historical artifacts.
- J. Fisheries Protection standards. Applicants for proposed new ocean uses involving offshore development must consult with WDFW, individuals participating in affected

commercial and recreational fisheries, and each of the coastal tribes to identify and understand the proposed project's potential adverse effects to fisheries and tribal uses.

Applicants shall demonstrate compliance with Section 4.6.3 in the MSP.

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6 SHORELINE MODIFICATION POLICIES & REGULATIONS

6.01 INTRODUCTION

This chapter contains specific shoreline modifications policies and regulations that apply to those activities that modify the physical form of the shoreline in any shoreline environment designation. By definition, shoreline modifications activities are undertaken in support of or in preparation for a permitted shoreline use. A single permitted use may require several different shoreline modifications.

Shoreline modification activities include the construction of in-water structures, overwater structures and launching facilities, and shoreline stabilization measures, as well as actions such as clearing, grading, and fill, and dredging and dredge material disposal. At a minimum, shoreline modification policies and regulations are intended to assure no net loss of the ecological functions necessary to sustain shoreline natural resources.

Each section includes policies and regulations. Policies are statements of principles that guide and determine present and future decisions. Regulations are rules that govern developments, uses, or activities.

6.01.01 SHORELINE MODIFICATION TABLE

SMP Table 6-1: Shoreline Modifications establishes what specific shoreline modification activities are allowed within each of the shoreline environment designations. Shoreline modification activities may be permitted, allowed with a conditional use permit, or not applicable to a shoreline environment designation. Refer to individual standards in this chapter for a full explanation of modifications and required conditions for permitted uses.

Table 6-1: Shoreline Modifications

Shoreline Modifications (1)(2)	High Intensity	Urban Conservancy	Aquatic
Key: P = Permitted Use, C = Conditional Use, N/A = Not Applicable			
Clearing and Grading	P	P	N/A
Fill			

Shoreline Modifications (1)(2)	High Intensity	Urban Conservancy	Aquatic
Fill Landward of the OHWM	P	P	N/A
Fill Waterward of the OHWM	N/A	N/A	C
Dredging and Dredge Material Disposal	C	C	C
In-Water Structures (3)	N/A	N/A	C
Restoration (4)	P	P	P
Flood Control Structures (5)	P	P	N/A
Shoreline Stabilization			
Hard Shoreline Stabilization Measures	P	C	C
Soft Shoreline Stabilization Measures	P	P	C

Notes:

- (1) In the event of a conflict between SMP Table 6-1: Shoreline Modifications and the regulatory text, the text shall ~~hold~~ apply.
- (2) In the shoreline environment designations where these activities are allowed, fill waterward of the OHWM and dredging are only permitted in limited situations. See SMP Section 6.03 and SMP Section 6.04 for requirements.
- (3) All in-water structures require a shoreline conditional use permit, except when such structures are installed to protect or restore ecological functions, such as woody debris installed in streams. In such cases, ~~the in-water structure~~ would be considered a permitted shoreline modification.
- (4) Exemptions from shoreline permitting are available for certain restoration activities as outlined in WAC 173-27-040(2)(o) and WAC 173-27-040(2)(p). Projects are still required to comply with the SMP.
- (5) Nonstructural flood hazard management measures are preferred over structural measures where feasible. New structural flood hazard reduction measures should only be allowed when demonstrated to be necessary, nonstructural methods are insufficient, and mitigation is accomplished.

6.02 GENERAL SHORELINE MODIFICATION PROVISIONS

The following provisions apply to all shoreline modification activities, whether shoreline modifications address a single or multiple properties. Where other requirements may conflict with the provisions contained in this chapter, the more restrictive standard shall apply.

6.02.01 POLICIES

- A. Ensure shoreline modifications individually and cumulatively do not result in a net loss of ecological functions.
- B. Limit the number and extent of shoreline modification activities to reduce the negative effects of shoreline modifications to the greatest extent feasible.
- C. Plan for enhancement of impaired ecological functions where it is feasible, appropriate, and accommodates permitted uses.
- D. Allow only shoreline modifications that are appropriate to the specific shoreline environmental designation in which they are located.
- E. Prefer those types of shoreline modifications that have a lesser impact on ecological functions. Promote soft over hard shoreline modification measures.

6.02.02 REGULATIONS

- A. Structural shoreline modifications may be allowed if they are demonstrated to be necessary to support or protect a legally permitted shoreline structure or use that is in danger of loss or substantial damage or are necessary for mitigation or enhancement.
- B. Shoreline modifications shall be limited in number and extent.
- C. The Shoreline Administrator shall base all decisions regarding shoreline modification on available scientific and technical information and a comprehensive analysis of site-specific conditions provided by the applicant.
- D. Shoreline modifications must be designed and located to ensure that they will not result in a net loss of shoreline ecological functions and will not have significant adverse impacts to shoreline uses, resources, and values provided for in RCW 90.58.020.
- E. Shoreline modifications and uses shall be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
- F. Shoreline modification standards shall not apply retroactively to existing, legally established shoreline modifications. Existing structures may be maintained, repaired, and operated within shoreline jurisdiction and within the shoreline buffers established

in the SMP. Repair and replacement provisions in later sections of this chapter may apply to specific modifications.

- G. All disturbed upland areas shall be restored and protected from erosion by using native vegetation or other approved means.
- H. All shoreline modifications are subject to the mitigation sequence in SMP Section 4.03, with appropriate mitigation required for unavoidable impacts to ecological functions. If critical areas in shoreline jurisdiction are impacted, the project is also subject to relevant requirements of SMP Section 4.04.

6.03 CLEARING, GRADING, AND FILL

Clearing, grading, and fill are the activities associated with preparing a site for development, as well as physically altering topography. The clearing and grading regulations in this section apply to activities landward of the OHWM and fill activity applies both waterward and landward of the OHWM.

See SMP Section 6.04 for dredging for purposes of flood control, navigation, primary utility installation, the construction of water-dependent portions of essential public facilities, or restoration.

6.03.01 POLICIES

- A. Protect shoreline ecological functions, including channel migration, by regulating clearing, grading, and fill.
- B. Permit clearing, grading, and fill only to the minimum extent necessary to accommodate an approved shoreline use or development and with no net loss of shoreline ecological functions and processes.
- C. Require that BMPs be utilized during clearing, grading, and fill activity.
- D. Allow clearing, grading, and fill only as part of a permitted development in shoreline jurisdiction.
- E. Permit clearing, grading, and fill associated with dike or levee maintenance as necessary to provide protection from flood hazards when consistent with the flood hazard management provisions in SMP Section 4.05.
- F. Ensure that the placement of fill does not result in a loss of flood storage.
- G. Encourage the enhancement and voluntary restoration of landforms for habitat along shorelines.

6.03.02 REGULATIONS

- A. All clearing, grading, and fill shall be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration.
- B. Clearing, grading, and fill shall be minimized to the extent feasible and only allowed when necessary to accommodate an approved shoreline use or development.
- C. Speculative clearing, grading, and fill are prohibited.
- D. When clearing, grading, or fill causes adverse impacts to ecological functions, a mitigation plan prepared by a qualified professional must be prepared consistent with the provisions of SMP Section 4.04.
- E. Clearing, grading, and fill within wetlands, floodways, or CMZs, and fill waterward of the OHWM, is only allowed when:
 - 1. Due consideration has been given to the site specific conditions;
 - 2. All impacts have been mitigated;
 - 3. All required state and federal permits have been obtained; and
 - 4. The shoreline use or development is one of the following:
 - a. A water-dependent use or public access to the shoreline;
 - b. The cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan;
 - c. The disposal of dredged material considered suitable under, and conducted in accordance with, the WDNR’s Dredged Material Management Program and the USACE Dredged Material Management Office. See also SMP Section 6.04;
 - d. The expansion or alteration of transportation facilities of statewide significance that are currently located in the shoreline, where alternatives to fill are infeasible;
 - e. Ecological enhancement, restoration, or mitigation, when consistent with an approved plan; or
 - f. The protection of historic or cultural resources when fill is the most feasible method to avoid continued degradation, disturbance, or erosion of a site. Such fill must be coordinated with any affected tribes and comply with applicable provisions of SMP Section 4.02.
- F. All fill waterward of the OHWM that is not associated with an ecological restoration project shall require a shoreline conditional use permit.

- G. Upland clearing, grading, and fill outside of wetlands, floodways, and CMZs is permitted provided it:
 1. Is the minimum necessary to implement the approved use or modification;
 2. Does not significantly change the topography of the landscape in a manner that affects hydrology or increases the risk of slope failure, consistent with the applicable provisions of SMP Section 4.04; and
 3. Is conducted outside required shoreline buffers, unless specifically authorized by the SMP, or is necessary to provide protection to historic or cultural resources.
- H. Grading and fill shall be designed to blend physically and visually with the existing topography whenever feasible, so as not to interfere with lawful access and enjoyment of scenery.
- I. Clearing, grading, and fill shall not be located where shoreline stabilization will be necessary to protect the materials placed or removed, except when part of an approved plan for protection of historic or cultural resources.
- J. Cut and fill slopes shall generally be sloped no steeper than one foot vertical for every two feet horizontal (1:2) unless a specific engineering analysis has been provided that demonstrates the stability of a steeper slope.
- K. A temporary erosion and sediment control plan, including BMPs, consistent with the city's stormwater manual, shall be submitted to and approved by the Shoreline Administrator prior to commencement of all clearing, grading, and fill activities.
- L. To prevent a loss of flood storage, compensatory storage shall be provided commensurate with the amount of fill placed in the floodway per SMP Section 4.05.
- M. Fill on state-owned aquatic lands must comply with the WDNR and the WDFW standards and regulations.

6.04 DREDGING AND DREDGE MATERIAL DISPOSAL

This section is intended to cover dredging and dredge material disposal. It is not intended to cover mining or other excavations waterward of the OHWM that are incidental to construction of an authorized use or modification such as bulkhead replacements, large woody debris installations, boat launch ramp installation, or pile placement. These in-water substrate modifications should be conducted in accordance with all applicable regulations for the proposed use found in the SMP.

6.04.01 POLICIES

- A. Conduct dredging in a manner that utilizes mitigation sequencing and ensures no net loss of shoreline ecological functions.
- B. Allow dredging for navigation channels, marine terminal berths, and mooring structures to assure safe and efficient accommodation of existing navigational uses, only when significant ecological impacts are minimized and mitigated.
- C. Maintenance dredging of established navigation channels, basins, and marine terminal berths should be restricted to maintaining previously dredged or existing locations, to their authorized depths and widths.
- D. Permit dredging as part of restoration or enhancement, public access, flood storage, or navigation if deemed consistent with the SMP.
- E. Prohibit dredging waterward of the OHWM ~~except as a part of a flood hazard management program and prohibit dredging waterward of the OHWM~~ to obtain fill except when the dredge material is necessary for the restoration of shoreline ecological functions ~~or as part of a flood hazard management program or as part of a flood hazard management program.~~
- F. Site new development to avoid the need for new and maintenance dredging. Where avoidance is not feasible, ensure the site is designed to minimize the need for dredging.
- G. Prefer the disposal of dredged material on land outside of the shoreline jurisdiction to open water disposal.
- H. Coordinate local, state, and federal permit requirements for dredging.

Commented [NS4]: (This is REQ-2 change from the Initial Determination of Consistency)

Text which was proposed to be added is now deleted and the phrase "or as part of a flood hazard management program" which was proposed to be stricken must be kept.

6.04.02 REGULATIONS

A. Dredging

- 1. Dredging and dredge disposal proposals shall utilize the mitigation sequence in SMP Section 4.03. Where adverse impacts are unavoidable, a mitigation plan shall be prepared by a qualified professional consistent with the provisions of SMP Section 4.04.
- 2. Dredging shall only be permitted for the following activities:
 - a. Development of new or expanded moorages or water-dependent industrial or port uses where there are no other feasible alternatives, significant ecological impacts are minimized, and mitigation is provided.
 - b. Development of essential public facilities where no feasible alternative location exists.

- c. Restoration or enhancement of shoreline ecological functions and processes that benefit water quality or fish and wildlife habitat.
 - d. Trenching to allow the installation of underground utilities, if no feasible alternative location for the utilities exists, and:
 - 1) Impacts to fish and wildlife habitat are minimized to the maximum extent feasible;
 - 2) The utility installation does not increase or decrease the natural rate, extent, or chance of channel migration; and
 - 3) Appropriate BMPs are employed to prevent water quality impacts or other environmental degradation.
 - e. Establishment, expansion, relocation, or reconfiguration of navigation channels where necessary to assure the safe and efficient accommodation of existing navigational uses.
 - f. Maintenance dredging of established navigation channels and basins, so long as the dredging is restricted to the previously dredged or authorized location, depth, and width. Such dredging shall be considered an exempt activity so long as it meets the requirements of SMP Section 7.04.04.
 - g. Flood hazard reduction.
3. Applicants must receive all applicable state and federal permits prior to the commencement of any dredging.
 4. Dredging shall be prohibited for the primary purpose of obtaining fill material, except when necessary for the restoration of shoreline ecological functions and consistent with the following:
 - a. Dredge material must be placed waterward of the OHWM.
 - b. The project must be associated with either a MTCA or CERCLA habitat restoration project or, if the project is approved through a shoreline conditional use permit, the project may be another significant habitat enhancement project.
 5. New development shall be sited and designed to avoid or minimize the need for new or maintenance dredging.

B. Dredge Material Disposal

1. Dredge material disposal within shoreline jurisdiction may be permitted so long as:

- a. Shoreline ecological functions and processes are preserved, restored, or enhanced. Factors to consider include surface and groundwater protection, erosion, sedimentation, and the impacts of floodwaters or runoff; and
 - b. The disposal will not negatively affect public or private property.
2. Disposal of dredge material within CMZs is discouraged. In the limited instances where it is allowed, such disposal shall require a shoreline conditional use permit, if this provision is not intended to address the discharge of dredge material into the flowing current of a river or in deep water within the channel where it does not substantially affect the geohydrologic character of the CMZ.
 3. Dredge material disposal in open waters may be approved when authorized by the Dredge Material Management Office or other applicable state and federal agencies, which may include the USACE in accordance with Section 10 (Rivers and Harbors Act) and Section 404 (Clean Water Act) permits and the WDFW HPA; and when one of the following conditions apply:
 - a. Open water disposal at an approved USACE disposal site is the common method for disposal of maintenance dredge materials from navigation channels and basins; or
 - b. If applicable, the use of dredge material to benefit shoreline resources shall be addressed through the implementation of a regional interagency dredge material management plan or watershed plan.
 4. All dredge material disposal on state-owned aquatic lands must comply with the WDNR and the WDFW standards and regulations.

C. Submittal Requirements

1. A detailed description of the purpose of the proposed dredging and an analysis of compliance with the policies and regulations of the SMP shall be required for all dredging applications. Materials prepared for state or federal permits, such as an HPA, may be used to support the analysis.

6.05 IN-WATER STRUCTURES

This section applies to in-water structures, such as dams, groins, and weirs, that are built by humans and located waterward of the OHWM.

6.05.01 *POLICIES*

- A. Design in-water structures to be compatible with the long-term use of resources, such as public access, recreation, and fish migration.
- B. Locate, design, construct, and maintain in-water structures to give due consideration to:
 - 1. The full range of public interests;
 - 2. Watershed processes, including prevention of damage to other properties and other shoreline resources from alterations to geologic and hydrologic processes;
 - 3. Scenic vistas;
 - 4. Historic and cultural resources; and
 - 5. Ecological functions, with special emphasis on protecting and restoring priority habitats and species.
- C. Site and design in-water structures to be consistent with appropriate engineering principles, including guidelines of the WDFW, Natural Resources Conservation Service, and the USACE.
- D. Incorporate applicable watershed, surface water management, and restoration plans in the planning and design of in-water structures.
- E. Encourage nonstructural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions as an alternative to in-water structures.
- F. Consider alternatives to hard in-water structures, such as soft in-water structures or several smaller discontinuous structures, as part of an application where physical conditions make such alternatives with less impact feasible.
- G. Incorporate native vegetation as part of the design of in-water structures to enhance ecological functions, create a more natural appearance, improve ecological processes, and provide more flexibility for long-term shoreline management.
- H. Require a shoreline conditional use permit for dams, weirs, and similar structures, except for those structures installed to protect or restore ecological functions, such as woody debris, engineered logjams, or habitat-forming rock weirs installed in streams.
- I. Only allow groins and weirs to be placed waterward of the OHWM in limited instances.

6.05.02 *REGULATIONS*

- A. In-water structures shall require a shoreline conditional use permit, except for those structures installed to protect or restore ecological functions, such as woody debris installed in streams.

- B. In-water structures shall be designed, constructed, and maintained to ensure no net loss of shoreline ecological functions.
- C. A professional engineer licensed in the state shall certify the designs of all in-water structures and include a monitoring and maintenance schedule.
- D. Appropriate engineering principles and BMPs, including guidelines of the WDFW, NRCS, and the USACE, shall be used in the design of in-water structures. The WDFW's Integrated Streambank Protection Guidelines may be used for BMPs for in-water structures.
- E. The mitigation sequence in SMP Section 4.03 shall be required, with mitigation required for all unavoidable impacts to ecological functions. If critical areas in the shoreline jurisdiction are impacted, the project is subject to SMP Section 4.04.
- F. Projects involving in-water work may not commence without having obtained all applicable local, state, and federal permits and approvals.
- G. If at any time, because of in-water work, fish are observed to be in distress or water quality problems develop, immediate notification shall be made to the appropriate state or federal agencies, including Ecology, the WDFW, the National Marine Fisheries Service, or the United States Fish and Wildlife Service.
- H. Alteration or disturbance of the bank and bank vegetation shall be limited to the minimum necessary to perform the in-water work. All disturbed areas shall be protected from erosion and shall be restored using vegetation or other means.
- I. Waste material resulting from in-water structure installation and removal shall be deposited in an approved upland disposal site outside of the shoreline jurisdiction unless the applicant can demonstrate in-water disposal is the preferred method for the shoreline location and in-water disposal has been approved in accordance with SMP Section 6.04.02.
- J. Natural in-water features, such as snags, uprooted trees, or stumps, should be left in place unless removal is approved by the WDFW.
- K. Motor vehicles, appliances, or other solid waste shall not be used as in-water structures. ~~Demolition debris that is~~ Non-toxic and non-chemically contaminating, reclaimed materials may be used.
- L. In-water structures designed by public entities shall include public access under SMP Section 4.06 whenever feasible. At a minimum, in-water structures should not decrease public access or the use potential of shorelines.

- M. In-water structures and uses shall be sited and designed to avoid the need for future shoreline stabilization and dredging.
- N. New, expanded, or replacement in-water structures shall only be permitted if it can be demonstrated that:
 - 1. The proposed structure utilizes BMPs and will not result in a net loss of shoreline ecological functions;
 - 2. The proposed in-water structure supports water-dependent uses, public access, shoreline stabilization, shoreline restoration, or some other specific public purpose; and
 - 3. The benefits to the region outweigh the short and long-term resource losses from such work.

6.06 RESTORATION

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

Examples of shoreline habitat and natural systems enhancement projects include floodplain restoration projects, fish passage barrier removal or improvement, and projects to increase shoreline habitat complexity, among others. Projects that qualify as streamlined fish enhancement projects per RCW 77.55.181 shall be considered under this section.

6.06.01 POLICIES

- A. Use principles of landscape and conservation ecology to design restoration and enhancement actions and improve shoreline ecological functions and processes. Consider the restoration of ecosystem-wide physical and biological processes that affect shoreline habitat structure and functions as the primary goal of these actions.
- B. Encourage cooperative shoreline restoration and enhancement programs between local, state, and federal agencies, tribes, nonprofit organizations, and landowners to improve impaired ecological functions.
- C. Target restoration and enhancement projects that support the life cycles of priority species, such as Chinook salmon and other anadromous fish; locally important plants, fish, and wildlife; and other populations or habitats for which a prioritized restoration or recovery plan is available.

- D. Encourage restoration and enhancement projects by developing project permitting and processing guidelines that streamline permit review.
- E. Seek and support funding opportunities to implement restoration and enhancement projects.
- F. Encourage restoration and enhancement projects by developing project permitting and processing guidelines that will streamline their review.
- G. Avoid adverse impacts to critical areas, fish and wildlife habitat conservation areas, water quality, and water storage capacity in all shoreline restoration and enhancement projects.

6.06.02 REGULATIONS

- A. The Shoreline Restoration Plan identifies potential restoration priorities and projects in shoreline areas throughout the city. The plan may be used as a guide for shoreline restoration and enhancement projects.
- B. Where the Shoreline Restoration Plan is not used in the creation of a proposed restoration or enhancement project, the Shoreline Administrator shall review the proposal to assure that the project addresses legitimate restoration needs and priorities.
- C. All shoreline restoration and enhancement projects shall be designed and implemented by qualified professionals using best available science (BAS) and BMPs.
- D. Shoreline restoration and enhancement projects shall protect the integrity of onsite and adjacent natural resources, including aquatic and terrestrial habitats, processes, and properties.
- E. Shoreline restoration and enhancement projects shall demonstrate that no significant change to river current, sediment transport, or water quality will result from the project.
- F. Restoration and enhancement projects shall be designed, maintained, and monitored to ensure long-term success. Measures to ensure the success of the project shall be identified by a qualified professional in any plan or details submitted for the project. Monitoring periods should generally not be less than three years.
- G. Shoreline restoration and enhancement efforts shall not significantly interfere with the normal public use of the navigable waters of the state without appropriate mitigation. For projects on state-owned aquatic lands, project proponents must coordinate with the

WDNR to ensure the project will be appropriately located, prior to the solicitation of permits from regulatory agencies.

- H. Shoreline restoration and ecological enhancement projects are permitted in all shoreline environment designations provided the project's purpose is the restoration of the natural character and ecological functions of the shoreline.
- I. In accordance with RCW 90.58.580, a the city may waive the need for a shoreline substantial development permit for development on land that is brought under shoreline jurisdiction due to a shoreline restoration project that causes or would cause a landward shift in the OHWM. Any relief granted shall be strictly in accordance with the limited provisions of RCW 90.58.580, including the specific approval of Ecology.

6.07 SHORELINE STABILIZATION

Shoreline stabilization includes structural and nonstructural measures taken to address erosion impacts caused by natural processes, such as currents, floods, and waves. "Hard" structural shoreline stabilization measures include solid, hard surfaces, such as concrete or boulder bulkheads. "Soft" structural shoreline stabilization measures rely on less rigid materials, such as anchored logs, limited rock placement in conjunction with other components, and beach enhancement.

Generally, the harder the structural shoreline stabilization measure, the greater the impact on shoreline processes. Nonstructural shoreline stabilization measures include shoreline buffers, relocation of structures, groundwater management, and planning and regulatory measures to avoid the need for stabilization structures.

6.07.01 POLICIES

- A. Use structural shoreline stabilization measures only when nonstructural shoreline stabilization measures have been determined to be infeasible. The use of shoreline stabilization measures should be based on the following hierarchy of preference:
 - 1. Take no action. Allow the shoreline to retreat naturally, increase shoreline buffers, and relocate structures.
 - 2. Use flexible, bioengineered structures constructed of natural materials such as protective berms, protective matting made of natural materials, large woody debris, or vegetative stabilization.
 - 3. Employ rigid structures constructed of artificial materials such as riprap or concrete.

- B. Locate and design shoreline stabilization measures to fit the physical character of the specific shoreline reach, which may differ substantially from adjacent reaches.
- C. Coordinate the development of shoreline stabilization measures between affected property owners and public agencies.
- D. Consider the probable effects of proposed shoreline stabilization measures on neighboring properties.
- E. Restrict the size of new shoreline stabilization structures to the minimum necessary.
- F. Only permit new or expanded shoreline stabilization structures in limited instances.
- G. Locate, design, and maintain shoreline stabilization structures to protect and maintain shoreline ecological functions, ongoing shoreline processes, and the integrity of shoreline features.
- H. Locate and design shoreline stabilization structures to avoid the need for future structures where feasible.
- I. Prohibit the installation of shoreline stabilization structures to create additional property.
- J. Design land subdivisions to assure that future development on created lots will not require shoreline stabilization structures for reasonable development to occur.
- K. Require new development on steep slopes or bluffs to be set back so that the need for shoreline stabilization structures is unlikely during the life of the development.
- L. Prohibit new development requiring shoreline stabilization structures that are likely to cause adverse impacts to adjacent or down-current properties and shoreline areas.
- M. Incorporate multiple uses, restoration, and public shoreline access in the location, design, and maintenance of shoreline stabilization structures for public developments, whenever compatible with the primary purpose of the shoreline stabilization.
- N. Utilize BMPs in the design of shoreline stabilization structures.
- O. Allow new or expanded shoreline stabilization structures for ecological enhancement and restoration projects, or hazardous substance remediation projects only when nonstructural measures are infeasible or would be insufficient to achieve enhancement, restoration, or remediation objectives.
- P. If state-owned aquatic lands are beyond the OHWM, then consultation with WDNR will be required.

6.07.02 REGULATIONS

A. Design and Location of New Development

1. New development that requires shoreline stabilization measures that causes significant impacts to adjacent or down-current properties and shorelines shall not be allowed.
2. Land subdivisions shall be designed to assure that future development of the created lots will not require shoreline stabilization structures for reasonable development to occur.
3. New development on steep slopes or bluffs shall be set back sufficiently to ensure that shoreline stabilization structures are unlikely to be necessary during the life of the development. The Shoreline Administrator may require a geotechnical analysis to demonstrate this.

B. Repair and Maintenance of Existing Shoreline Stabilization Structures

1. The following items distinguish between maintenance and repair of a shoreline stabilization structure and a new structure:
 - a. Maintenance and repair includes modifications to an existing shoreline stabilization structure that is designed to ensure the continued function of the existing structure.
 - b. A modification that increases the size of the existing shoreline stabilization structure shall be considered a new structure, not maintenance or repair.
 - c. Replacement of greater than 50 percent ~~or 35 feet~~ of the linear length of an existing shoreline stabilization structure, ~~whichever is smaller~~, as measured on a cumulative basis since the structure was established, is not considered repair or maintenance, and is considered a new structure.
 - d. Removal of an existing shoreline stabilization structure, including its footing or bottom course of rock, prior to the placement of a new structure, is considered a new structure for the purposes of this section. Removal of only material above the footings or bottom course of rock is not considered a new structure and it qualifies as maintenance and repair.
 - e. The placement of a new shoreline stabilization structure landward of a failing shoreline stabilization structure shall be considered a new structure subject to all the requirements of SMP Section 6.07, not maintenance or repair.
2. When an application proposes repair and maintenance of an existing legally established shoreline stabilization structure, it is subject to the following standards:

- a. Repair and maintenance of existing shoreline stabilization structures must be consistent with the requirements of SMP Section 4.04.
 - b. Areas of temporary disturbance within the shoreline buffer associated with maintenance and repair shall be restored to their pre-project condition within 30 days.
3. Repair of shoreline stabilization structures meeting all the criteria for exemption from a shoreline substantial development permit must still comply with SMP Section 6.07.02(E) and the SMP.

C. Replacement or Enlargement of Existing Shoreline Stabilization Structures

1. Replacement or enlargement of an existing shoreline stabilization structure shall be considered a new structure.
2. For purposes of this section, replacement means the construction of a new structure to perform the shoreline stabilization function of an existing structure that can no longer adequately serve its purpose.

D. Standards to Demonstrate Need for Shoreline Stabilization Structures

1. New shoreline stabilization structures shall only be allowed, when demonstrated to be necessary as follows:
 - a. To protect an existing primary structure, including a residence, if there is conclusive evidence documented by a geotechnical analysis that the primary structure is in danger from shoreline erosion caused by natural processes. Normal sloughing, erosion of steep bluffs, or shoreline erosion in itself, without a geotechnical analysis, is not demonstration of need. The geotechnical analysis shall evaluate on-site drainage issues and address problems away from the OHWM before considering new shoreline stabilization structures.
 - b. In support of water-dependent development when all of the following conditions ~~below~~ apply:
 - 1) Site erosion is not being caused by upland conditions, such as drainage and the loss of vegetation;
 - 2) Nonstructural measures, such as planting vegetation or installing on-site drainage improvements, are not feasible or sufficient to address erosion causes or impacts adequately; and
 - 3) The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical analysis.

2. In support of new non-water-dependent development, including residences, when all of the conditions from water-dependent development from SMP Section 6.07.02(D)(1)(b) apply and nonstructural measures, such as placing the proposed development farther from the shoreline, are not feasible or sufficient to address the erosion impacts adequately.
3. To protect historic or cultural resources, or as part of restoration or hazardous substance remediation projects pursuant to Chapter 70.105D RCW, when nonstructural measures, such as planting vegetation or installing on-site drainage improvements, are not feasible or sufficient to adequately address the causes of erosion or avoid continued degradation, disturbance, or erosion of a site.
4. A geotechnical analysis is not required when an applicant proposes to replace an existing shoreline stabilization structure with a softer measure, so long as the applicant demonstrates through site photographs and a written narrative the need to protect the primary uses or structures from erosion caused by waves or other natural processes operating at or waterward of the OHWM.
5. Replacement of hard shoreline stabilization structures shall not encroach waterward of the OHWM or the existing shoreline stabilization measure unless the primary residence was constructed prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement for the shoreline stabilization structure shall be attached to and waterward of the existing structure. All other replacement of hard stabilization structures shall be located at or landward of the existing shoreline stabilization measure.

E. General Design Standards

1. Shoreline stabilization measures shall not result in a net loss of shoreline ecological function.
2. When a hard or soft shoreline stabilization structure is demonstrated to be necessary, the following design standards shall be incorporated as part of the design:
 - a. Impacts to sediment transport shall be avoided or minimized.
 - b. Shoreline stabilization structures shall be the minimum size necessary by height, depth, and mass, and not extend waterward more than the minimum amount needed to achieve effective stabilization, except for those elements that enhance shoreline ecological functions and minimize impacts.
 - c. Soft structural shoreline stabilization measures shall be used to the maximum extent feasible for new, enlarged, or replacement shoreline stabilization

structures, unless demonstrated insufficient to protect primary structures in a geotechnical analysis.

- d. When feasible, hard structural shoreline stabilization measures shall be limited to the portion of the site necessary to protect primary structures or connect to existing shoreline stabilization measures on adjacent properties.
- e. All clearing, grading, and fill associated with shoreline stabilization structures shall be conducted landward of the OHWM to the maximum extent feasible unless it is infeasible due to safety or environmental concerns.
- f. Fill behind shoreline stabilization structures is limited to one cubic yard per running foot of stabilization. Filling in excess of this amount shall be subject to the regulations in SMP Section 6.03 and require a shoreline substantial development permit or shoreline conditional use permit.
- g. All approved new, enlarged, or replacement shoreline stabilization structures shall be designed using BMPs, including the WDFW's Integrated Streambank Protection Guidelines, and minimize and mitigate unavoidable adverse impacts to ecological functions, consistent with SMP Section 4.04.
- h. All new, enlarged, or replacement shoreline stabilization structures shall mitigate adverse impacts to ecological functions. Mitigation measures shall be identified by the project proponent as part of the project application, and may be supplemented by local, state, or federal agencies, depending on the level of impact.
- i. When a new shoreline stabilization structure is proposed on a site where adjacent properties do not have shoreline stabilization structures, the new structure shall tie in with the existing contours of the adjoining properties, as feasible, to prevent erosion of the neighboring land.
- j. When a new shoreline stabilization structure is proposed on a site where adjacent properties have shoreline stabilization structures, the new structure may tie in with the existing structures on the adjoining properties. The new structure shall minimize, to the maximum extent feasible, the portion of the new structure that is waterward of the OHWM to connect to the existing structures.
- k. Shoreline stabilization structures shall be designed to ensure the project remains stable during storm and flood events on rivers and wave conditions on lakes.
- l. Shoreline stabilization shall be designed not to significantly interfere with normal surface or subsurface drainage into the adjacent waterbody.

- m. All shoreline stabilization shall be designed to avoid hazards to navigation.
- n. Shoreline stabilization shall be designed to ensure that it does not restrict appropriate public access to the shoreline. Where a shoreline stabilization structure is required at a public access site, provisions for safe access to the water shall be incorporated into the design.
- o. Stairs or other water access measures may be incorporated into shoreline stabilization design, but they shall not extend waterward of the OHWM.

F. Submittal Requirements

In addition to submitting an application for the appropriate shoreline permit, the applicant shall submit a geotechnical analysis prepared by an engineer licensed by the state as part of a request to construct a new, enlarged, or replacement shoreline stabilization structure. This analysis must include:

- 1. An assessment of the need for the shoreline stabilization structure based on site-specific conditions such as water depth, orientation of the shoreline, wave fetch or flow velocity, and the location of the nearest shoreline stabilization structure.
- 2. The estimated time frames and rates of erosion to convey the urgency associated with the specific situation.
- 3. An explanation of why SMP Sections 6.07.02(D)(1)(a) and (b) are not sufficient to address erosion issues.
- 4. Detailed construction plans for all shoreline stabilization structures, including, but not limited to, the following:
 - a. Plan and cross-section views of the existing and proposed shoreline configuration, showing the OHWM and accurate existing and proposed topography;
 - b. A detailed construction sequence and specifications for all materials; and
 - c. A mitigation and monitoring plan to ensure no net loss of shoreline functions.

7 SHORELINE ADMINISTRATION

7.01 INTRODUCTION

SMP Chapter 7: Shoreline Administration describes the administrative procedures and enforcement of a permit system that implements the SMP, together with amendments or additions thereto. Issuance of a shoreline permit or letter of exemption from the Shoreline Administrator does not exclude the requirements for other local, state, and federal permits, procedures, and regulations.

7.02 PERMIT PROCESSING - GENERAL

7.02.01 SHORELINE ADMINISTRATOR

- A. The Shoreline Administrator shall be responsible for the administration of the permit system in accordance with the requirements of the SMA and regulations adopted as part of the SMP as it pertains to the city. This shall include, but not be limited to, determinations of whether a development is exempt or requires a shoreline substantial development permit, [shoreline](#) conditional use permit, or [shoreline](#) variance.
- B. The Shoreline Administrator shall ensure that administrative provisions are in place so that SMP permit procedures and enforcement are conducted in a manner consistent with relevant constitutional limitations on [the](#) regulation of private property.
- C. Administrative Interpretations
 1. The Shoreline Administrator shall have authority to interpret this SMP when such interpretation is clearly consistent with the goals and policies of this SMP and the SMA.
 2. As part of this process, the Shoreline Administrator shall consult with Ecology to insure that formal written interpretations are consistent with the purpose and intent of the SMA and Chapter 173-26 WAC.
 3. Formal interpretations shall be kept on file by the city and shall be available for public review, and shall periodically be incorporated into the SMP during required update processes.
- D. The Shoreline Administrator shall review every application that is submitted and determine if the application is complete based upon the information required by this section.

- E. The Shoreline Administrator may recommend conditions to the Hearing Examiner for the approval of permits as necessary to ensure consistency of the project with the SMA and the SMP.

7.02.02 PROVISIONS APPLICABLE TO ALL SHORELINE PERMITS

- A. Unless specifically exempted by statute, all proposed uses and development occurring within shoreline jurisdiction must conform to local development codes and standards, Chapter 90.58 RCW, the SMA, and this SMP whether or not a permit is required.
- B. No authorization to undertake a use or development on shorelines of the state shall be granted by the city, unless, upon review, the use or development is determined to be consistent with the policy and provisions of the SMP.
- C. RCW 36.70A.480 governs the relationship between the SMP and the local development regulations to protect critical areas that are adopted under Chapter 36.70A RCW.
- D. Applications for shoreline substantial development permits, shoreline conditional use permits, and shoreline variances shall be processed in accordance with the appropriate provisions of the applicable local code; if, where the provisions of a local code and the administration and permitting provisions of the SMP conflict, the provisions of the SMP shall apply. The applicable local codes are located in CMC Chapter 15.08 – Shoreline Management.
- E. The applicant shall meet all of the review criteria for all development found in WAC 173-27-140.
- F. A shoreline substantial development shall not be undertaken within the city unless a shoreline substantial development permit has been obtained, the appeal period has been completed, and any appeals have been resolved.
- G. No building permit or other development permit shall be issued for any parcel of land developed or divided in violation of the SMP.
- H. All purchasers or transferees of property shall comply with the provisions of the SMA, the SMP, and any shoreline substantial development permit, shoreline conditional use permit, shoreline variance, permit revision, or letter of exemption.

7.02.03 APPLICATION REQUIREMENTS

Applications for shoreline permits or letters of exemptions shall be made on forms provided by the Shoreline Administrator. An applicant for a shoreline substantial development permit, who wishes to request a shoreline conditional use permit or shoreline variance, shall submit the

shoreline conditional use permit or shoreline variance application(s) and the shoreline substantial development permit application simultaneously.

Applications shall be substantially consistent with the information required by WAC 173-27-180 and include any additional submittals deemed necessary by the Shoreline Administrator for proper review of the proposal.

7.03 APPLICATION – NOTICES

The following is applicable for the notice requirements all notices related to actions under the SMP:

- A. Within 14 days from making a determination of complete application, the Shoreline Administrator shall provide public notice of the application. Notice of environmental review under SEPA (Chapter 43.21C RCW) may be combined with the application notice.
- B. The public notice shall include:
 - 1. The date the application was made and the date the application was determined to be complete;
 - 2. A description of the proposed project action and a list of the project permits included in the subject application;
 - 3. The identification of other permits not included in the subject application, if known;
 - 4. The identification of existing environmental documents that evaluate the proposed project and where such documents may be reviewed;
 - 5. A statement of the public comment period, which shall be at least 30 days;
 - 6. The date, time, and place of the public hearing, if any, and a statement that a person desiring to present his/her views may do so orally or in writing at the public hearing, or may submit written comments prior to the public hearing which will be provided to the Hearing Examiner at the public hearing;
 - 7. A statement of preliminary determination, if one has been made; and
 - 8. Any other information determined appropriate by the city.
- C. The Shoreline Administrator shall provide notice by at least one of the following noticing methods:
 - 1. Mailing of the notice to the latest recorded real property owners as shown by the records of the Grays Harbor County Assessor within 300 feet of the property boundary of the subject proposal;

2. Posting the notice in a conspicuous manner on the property upon which the project is to be undertaken; or
 3. Publishing the notice in the legal newspaper for the city.
- D. The notification system shall also provide notice to all agencies with jurisdiction in the proposal per Chapter 43.21C RCW and to all other agencies that request in writing any such notice.
- E. The Shoreline Administrator shall give notice of the application no less than 30 days prior to permit issuance.
- F. When a public hearing is required, public notice shall be given at least 15 days before the public hearing. The notices shall include a statement that a person desiring to present his/her views may do so orally or in writing at the public hearing, or may submit written comments prior to the public hearing which will be provided to the Hearing Examiner.
- G. The public notice shall also state that a person interested in the Hearing action on an application for a permit may notify the Shoreline Administrator of his/her interest in writing within 30 days of the last date of publication of the notice. Such notification to the Shoreline Administrator or the submission of views to the Hearing Examiner shall entitle said persons to a copy of the action taken on the application.
- G-H. The target permit review time for Washington State Department of Transportation projects is 90 days, pursuant to RCW 47.01.485. Pursuant to RCW 90.58.140, Washington State Department of Transportation projects that address significant public safety risks may begin twenty-one days after the date of filing if all components of the project will achieve no net loss of shoreline ecological functions.

7.04 SHORELINE PERMITS AND APPROVALS

7.04.01 SHORELINE SUBSTANTIAL DEVELOPMENT PERMITS

- A. The following is applicable for shoreline substantial development permits:
1. The applicant shall meet all of the review criteria for a shoreline substantial development permit as listed in WAC 173-27-150.
 2. A shoreline substantial development permit shall be granted by the Shoreline Administrator without a public hearing unless one or more of the following conditions apply:

- a. One or more interested persons has submitted to the Shoreline Administrator, within 15 days of the final publication of notice of the application, a written request for a public hearing together with a statement of the reasons for the request;
 - b. The estimated total cost of the proposed development exceeds \$500,000; or
 - c. The Shoreline Administrator determines that the proposed development is one of broad public significance.
- B. If a public hearing is required, the Hearing Examiner shall grant a shoreline substantial development permit with conditions after the Shoreline Administrator completes a recommendation to the examiner that may contain conditions to the approval of permits as necessary to assure consistency of the proposal with the above criteria and when the development proposed is consistent with the standards in WAC 173-27-140 and WAC 173-27-150.

7.04.02 SHORELINE CONDITIONAL USE PERMITS

- A. The criteria in WAC 173-27-140 and WAC 173-27-160 shall constitute the minimum criteria for review and approval of a shoreline conditional use permit.
- B. Uses that are not classified or set forth in the SMP may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the SMP.
- C. Uses that are specifically prohibited may not be authorized.
- D. The Hearing Examiner may attach conditions to the approval of permits as necessary to assure consistency of the proposal with the above criteria.
- E. The decision of the Hearing Examiner shall be the final decision of the city. Ecology shall be the final authority authorizing a shoreline conditional use permit consistent with WAC 173-27-200.

7.04.03 SHORELINE VARIANCES

- A. The purpose of a shoreline variance is strictly limited to granting relieve from specific bulk, dimensional, or performance standards set forth in the SMP where the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.
- B. The criteria in WAC 173-27-140 and WAC 173-027-170 shall constitute the minimum criteria for review and approval of a shoreline variance.

- C. The Hearing Examiner may attach conditions to the approval of the shoreline variance as necessary to assure consistency of the proposal with the above criteria.
- D. The decision of the Hearing Examiner shall be the final decision of the city. Ecology shall be the final authority authorizing a shoreline variance consistent with WAC 173-27-200.

7.04.04 SHORELINE LETTERS OF EXEMPTION

The following is applicable for all shoreline letters of exemption:

- A. A letter of exemption shall be required for a development that is exempt from the requirements for a shoreline substantial development permit.
- B. To qualify for a letter of exemption, the proposed use, activity, or development must meet all of the requirements for an exemption. Exemptions and the standards for interpreting exemptions are found in WAC 173-27-040.
- C. The Shoreline Administrator may issue a letter of exemption for emergency construction necessary to protect property from damage by the elements in accordance with WAC 173-27-040. All emergency construction shall be consistent with the policies of Chapter 90.58 RCW and the SMP. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent, are not emergencies.
- D. Before determining that a proposal is exempt, the Shoreline Administrator may conduct a site inspection and/or request additional information to ensure that the proposal meets the exemption criteria.
- E. For exempt development proposals subject to review, approval, and permitting by a state or federal agency in shoreline jurisdiction or identified in this SMP as requiring a shoreline letter of exemption, the Shoreline Administrator shall prepare a letter of exemption in accordance with WAC 173-27-050(1). The letter of exemption shall indicate the specific exemption provisions from WAC 173-27-040(2) being applied to the development and shall provide a summary of the analysis demonstrating consistency of the project with the SMA and the SMP. The letter of exemption granted may be conditioned to ensure that the activity is consistent with the SMA and the SMP.
- F. Ecology is designated as the coordinating agency for the state with regard to permits issued by the USACE. The following is intended to facilitate Ecology's coordination of actions, with regard to exempt development, with federal permit review.
 - 1. The Shoreline Administrator shall prepare a letter of exemption, and transmit a copy to the applicant and Ecology whenever a development is determined by the Shoreline Administrator to be exempt from the shoreline substantial development

permit requirements and the development is subject to one or more of the following federal permit requirements:

- a. A USACE Section 10 permit under the Rivers and Harbors Act of 1899. The provisions of Section 10 of the Rivers and Harbors Act generally apply to a project occurring on or over navigable waters. Specific applicability information should be obtained from the USACE; or
- b. A Section 404 permit under the Federal Water Pollution Control Act of 1972. The provisions of Section 404 of the Federal Water Pollution Control Act generally apply to a project that may involve discharge of dredge or fill material to any water or wetland area. Specific applicability information should be obtained from the USACE.

2. Ecology will be notified prior to issuance of the letter of exemption.

7.04.05 ADDITIONAL ORMA APPROVAL CRITERIA FOR OCEAN USES AND DEVELOPMENTS.

A. In addition to the otherwise required shoreline substantial development, conditional use, or variance approval criteria, newly proposed ocean uses or development shall meet or exceed these additional approval criteria:

- 1. There is a demonstrated significant local, state, or national need for the proposed use or activity;**
- 2. There is no reasonable alternative to meet the public need for the proposed use or activity;**
- 3. There will be no likely long-term significant adverse impacts to coastal or marine resources or uses;**
- 4. All reasonable steps are taken to avoid and minimize adverse environmental impacts, with special protection provided for the marine life and resources of the Grays Harbor estuaries;**
- 5. All reasonable steps are taken to avoid and minimize adverse social and economic impacts, including impacts on aquaculture, recreation, tourism, navigation, air quality, and recreational, commercial, and tribal fishing;**
- 6. Compensation is provided to mitigate adverse impacts to coastal resources or uses;**
- 7. Plans and sufficient performance bonding are provided to ensure that the site will be rehabilitated after the use or activity is completed; and**
- 8. The use or activity complies with all applicable local, state, and federal laws and regulations.**

Commented [NS5]: *(This is REQ-3 change of the Initial Determination of Consistency)*

Additional text to be added

7.04.06 ADDITIONAL MSP PROCEDURAL REQUIREMENTS FOR NEW OCEAN USES AND PROPOSALS

- A. When the MSP applies as established by Section 5.18, in addition to the otherwise required shoreline substantial development, shoreline conditional use, or shoreline variance permit procedural requirement, applicants for MSP defined new ocean use proposal shall use the MSP Management Framework policies and guidance contained in Chapter 4 of the MSP to ensure procedural requirements, effects evaluation, and additional coordination obligations are met.

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7.05 PUBLIC HEARING AND DECISION

7.05.01 BURDEN OF PROOF FOR DEVELOPMENT CONFORMANCE

- A. The burden of proving that the proposed development is consistent with the criteria set forth in the SMP, as well as the requirements of the SMA shall be on the applicant.

7.05.02 PUBLIC HEARING PROCESS

- A. The Hearing Examiner shall hold at least one open record public hearing on each application for a shoreline conditional use permit or shoreline variance, and on each shoreline substantial development permit where the conditions of SMP Section 7.04.01(A)(2) are met. The Hearing Examiner will make the final decision at a closed record hearing.
- B. If, for any reason, testimony on a matter set for public hearing, or being heard, cannot be completed on the date set for such hearing, the Hearing Examiner may, before adjournment or recess of such matters under consideration, publicly announce the time and place of the continued hearing and no further notice is required.
- C. When the Hearing Examiner renders the final decision, the Hearing Examiner shall make and enter written findings from the record and conclusions thereof, which support the decision. The findings and conclusions shall set forth the manner in which the decision is consistent with the criteria set forth in the SMA and local regulations.

7.05.03 NOTICE OF DECISION

The Shoreline Administrator shall notify the following persons in writing of the Hearing Examiner's final approval, conditional approval, or disapproval of a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance within 14 days of the Hearing Examiner's final decision, consistent with the requirements of WAC 173-27-130:

- A. The applicant;
- B. Ecology;
- C. The Washington State Attorney General, consistent with the requirements of WAC 173-27-130;

- D. Any person who has provided written or oral comments on the application or the public hearing; and
- E. Any person who has written the Shoreline Administrator requesting notification.

7.05.04 DEVELOPMENT START

- A. Development in accordance with a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance shall not be authorized until 21 days from the date of filing of the approved shoreline substantial development permit, shoreline conditional use permit, or shoreline variance with Ecology and Attorney General, or until all review proceedings initiated within 21 days of the date of such filing have been terminated.
- B. The date of filing of a shoreline substantial development permit is the date of receipt by Ecology of the city's decision.
- C. Shoreline conditional use permits and shoreline variances are subject to Ecology review and approval before the 21-day period starts. The date of filing of a shoreline conditional use permit or shoreline variance is the date Ecology's decision is transmitted to the city.
- D. The date of filing of a shoreline substantial development permit transmitted simultaneously with a shoreline conditional use permit or shoreline variance, or both, is the date Ecology's decision is transmitted to the city.

7.05.05 APPEALS OF DECISIONS

- A. Any person aggrieved by the granting or denying of a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance, or by the rescinding of a permit in accordance with the provisions of the SMP, may seek review from the Washington State Shorelines Hearings Board (SHB). A request for review may be done by filing a petition for review with the board within 21 days of the date of filing of the final decision, as defined by RCW 90.58.140(6) and by concurrently filing copies of such request with the City Clerk, Ecology, and the Attorney General's office. SHB regulations are provided in RCW 90.58.180 and Chapter 461-08 WAC.
- B. An appeal of a letter of exemption follows the Land Use Petition Act (LUPA) judicial review of land use decisions process LUPA found in Chapter 36.70C RCW.

7.06 TIME REQUIREMENTS AND REVISIONS

7.06.01 TIME REQUIREMENTS FOR SHORELINE PERMITS

- A. The time requirements of WAC 173-27-090 shall apply to all shoreline substantial development permits, shoreline conditional use permits, or shoreline variances authorized in accordance with this SMP.

7.06.02 REVISIONS OF SHORELINE 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, the SMP, or the SMA. Changes, which are not substantive in effect, do not require approval of a revision.
- B. Permit revisions shall be processed in accordance with WAC 173-27-100.
- C. If the revision involves a shoreline variance or conditional use, ~~which was conditioned by Ecology,~~ the revision must be reviewed and approved by Ecology under the SMA.
- D. Revisions to permits under WAC 173-27-100 shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.

7.07 NON-CONFORMING DEVELOPMENT

- A. Non-conforming use or development means a shoreline use, development, or structure that was lawfully constructed or established prior to the effective date of the SMA or the SMP, or amendments thereto, but does not conform to present regulations or standards of the SMP.
- B. Nonconforming use and development standards not addressed in RCW 90.58.620 and not addressed by the SMP are found in WAC 173-27-080. In the event of a conflict between WAC 173-27-080 and the standards contained in the city code, the requirement that most supports the provisions of the SMA as stated in RCW 90.58.020 shall apply, as determined by the Shoreline Administrator.
- C. For non-conforming shoreline uses, development, or structures, the following standards shall apply:
 - 1. A nonconforming use, development, or structure may continue provided that it is not enlarged or expanded;

2. Legally established uses and developments may be maintained, repaired, and operated within shoreline jurisdiction and within shoreline buffers established in the SMP.
3. A nonconforming use, development, or structure which is moved any distance must be brought into conformance with the SMA and the SMP;
4. If a nonconforming structure is damaged to an extent not exceeding 75 percent of the replacement cost of the nonconforming structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, so long as restoration is completed within two years of the date of damage. Single-family nonconforming development may be replaced if damaged to 100 percent, if the restoration is completed within three years of the date of damage;
5. If a nonconforming use is discontinued for 12 consecutive months or for 12 months during any two-year period, any subsequent use shall be conforming. It shall not be necessary to show that the owner of the property intends to abandon such nonconforming use in order for the nonconforming rights to expire;
6. A nonconforming use shall not be changed to another nonconforming use, regardless of the conforming or nonconforming status of the building or structure in which it is housed;
7. An undeveloped lot, tract, parcel, site, or division of land located landward of the OHWM, which was established in accordance with local and state subdivision requirements prior to the effective date of the SMA and the SMP, may be developed if permitted by other local land use regulations so long as such development conforms to all other requirements of the SMA and the SMP;
8. A use which is listed as a shoreline conditional use but which existed prior to adoption of the SMP and for which a shoreline conditional use permit has not been obtained shall be considered a nonconforming use; and
9. 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.

7.08 ENFORCEMENT AND PENALTIES

7.08.01 ENFORCEMENT

- A. The Shoreline Administrator or a designated representative shall enforce all provisions of the SMP. For such purposes, the Shoreline Administrator or a designated representative shall have the power of a police officer.
- B. The choice of enforcement action and the severity of any penalty should be based on the nature of the violation and the damage or risk to the public or to public resources. The existence or degree of bad faith of the persons subject to the enforcement action; the benefits that accrue to the violator; and the cost of obtaining compliance may also be considered.
- C. The enforcement procedures and penalties contained in Part II of Chapter 173-27 WAC are hereby incorporated by reference.

7.08.02 PENALTY

- A. A person found to have willfully engaged in activities in shoreline jurisdiction in violation of the SMA or in violation of the SMP or rules or regulations adopted pursuant thereto shall be subject to the penalty provisions of the local code, RCW 90.58.210 and RCW 90.58.220, and WAC 173-27-270 and WAC 173-27-280.

7.08.03 PUBLIC AND PRIVATE REDRESS

- A. A person subject to the regulatory program of the SMP who violates any provision of the SMP or the provisions of a permit issued pursuant thereto shall be liable for all damages to public or private property arising from such violation, including the cost of restoring the affected area to its condition prior to such violation. The City Attorney may sue for damages under SMP Section 7.08 on behalf of the city.
- B. Private persons shall have the right to sue for damages under this section on their own behalf and on behalf of all persons similarly situated. If liability has been established for the cost of restoring an area affected by violation, the court shall make provisions to assure that restoration will be accomplished within a reasonable time at the expense of the violator. In addition to such relief, including monetary damages, the court, in its discretion, may award attorneys' fees and costs of the suit to the prevailing party.

7.08.04 DELINQUENT PERMIT PENALTY

- A. A person applying for a permit after commencement of the use or activity may be required to pay a delinquent permit penalty at the discretion of the city.

7.09 SHORELINE MASTER PROGRAM – ADMINISTRATION

7.09.01 GENERAL ADMINISTRATION

- A. The city shall record all project review actions within shoreline jurisdiction, including shoreline permits and letters of exemption.
- B. As part of shoreline permit review process, the city shall evaluate shoreline conditions on an ongoing basis to ensure no net loss of ecological functions, to protect and enhance visual quality, and to identify and protect significant historic or cultural resources in the shoreline. Specific issues to address in evaluations include, but are not limited to the following:
 - 1. Water quality;
 - 2. Conservation of aquatic vegetation and control of noxious weeds;
 - 3. Changing visual character as a result of new development or redevelopment and individual vegetation conservation practices along shoreline and upland areas;
 - 4. Shoreline stabilization and modifications; and
 - 5. Significant historic or cultural resources within shoreline jurisdiction resulting from research, inventories, discoveries, or new information.

7.09.02 SHORELINE MASTER PROGRAM REVIEW

The following guidelines are to be used for review of the SMP:

- A. The SMP shall be reviewed periodically at least once every eight years as required by RCW 90.58.080(4)(b) beginning on or before June 30, 2022 and every eight years thereafter. Amendments shall be made as necessary to reflect changing local circumstances, new information or improved data, and changes in state statutes and regulations.
- B. The city should use a process designed to assure that proposed regulatory or administrative actions do not infringe upon constitutionally established private property rights. Related to the constitutional takings limitation, a process established for this purpose is set forth in a publication entitled, State of Washington, *Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, first published in February 1992.

- C. Provisions of the SMP may be amended as provided for in RCW 90.58.120, RCW 90.58.200, and Chapter 173-26 WAC. Standards in WAC 173-26-201 in particular articulate many of the factors to consider as part of the revisions.
- D. Amendments or revisions to the SMP, as provided by law, do not become effective until approved by Ecology.

7.09.03 ANNEXATION OF A SHORELINE OF THE STATE

- A. ~~Except as provided in WAC 173-26-150, i~~ In the event of annexation of a shoreline of the state, the city shall notify Ecology of such annexation and ~~develop or~~ amend the city's SMP to include the annexed area. Such SMP ~~development or~~ amendment shall be consistent with the policy of RCW 90.58.020 and the applicable guidelines and shall be submitted to Ecology for approval no later than one year from the effective date of annexation.
- B. Until a new or amended SMP is approved by Ecology, any decision on an application for a shoreline permit in the annexed shoreline area shall be based upon compliance with the SMP in effect for the area prior to annexation.

8 DEFINITIONS

8.01 UNLISTED WORDS OR PHRASES

Any word or phrase not defined in SMP Chapter 8: Definitions that is called into question when administering the SMP shall be defined utilizing the SMA and its implementing rules.

The Shoreline Administrator may obtain secondary definition sources from one of the following sources:

1. The city's code.
2. Any city resolution, ordinance, policy, or regulation.
3. The most applicable statute or regulation from the State of Washington.
4. Legal definitions generated from case law or provided within a law dictionary.
5. The common dictionary.

8.02 DEFINITIONS

A

Accessory Structure or Use – A structure or use incidental, related, and clearly subordinate to the principal structure or use of a lot or main building. An accessory structure or use is only located on the same lot as a permitted principal structure or use.

Act – The Washington State Shoreline Management Act (SMA) (Chapter 90.58 RCW and addressed in Chapter 173-27 WAC).

Activity – Human activity associated with the use of land or resources.

Adaptive Management – The use of scientific methods to evaluate how well regulatory and non-regulatory actions protect the critical area. An adaptive management program is a formal and deliberate scientific approach to taking action and obtaining information in the face of uncertainty. Management policy may be adapted based on a periodic review of new information.

Agriculture – The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses for storing produce; provided, however, that the operation of any

such accessory use shall be incidental to that of normal agricultural activities. In all cases, the use of agriculture related terms should be consistent with the specific meanings provided in RCW 90.58.065.

Alteration – Any human-induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to, grading, filling, channelizing, dredging, clearing of vegetation, construction, compaction, excavation, or any other activity that changes the character of the critical area.

Applicant – Any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a shoreline development proposal, permit, or approval.

Appurtenance – A building, structure, or development necessarily connected to the use and enjoyment of a single-family residence that is located landward of the OHWM and of the perimeter of any wetland. On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drain field, and grading which does not exceed 250 cubic yards (except to construct a conventional drain field) and which does not involve placement of fill in any wetland or waterward of the OHWM. Refer to WAC 173-27-040(2)(g).

Aquaculture – The culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery.

Aquifer Recharge Area – The incorporated area of the city is designated as an aquifer recharge area.

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

Average Grade Level – The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property that will be directly under the proposed building or structure: In the case of structures to be built over water, average grade level shall be the elevation of the OHWM. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

B

Best Available Science (BAS) – Information from research, inventory, monitoring, surveys, modeling, synthesis, expert opinion, and assessment that is used to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-

900 through -925, BAS is derived from a process that includes peer-reviewed literature, standard methods, logical conclusions and reasonable inferences, quantitative analysis, and documented references to produce reliable information.

Berm – A linear mound or series of mounds of sand or gravel generally that parallels the water at or landward of the line of ordinary high tide or the OHWM. In addition, a linear mound used to screen an adjacent use, such as a parking lot, from transmitting excess noise and glare.

Best Management Practices (BMPs) – BMPs are the utilization of methods, techniques or products which have been demonstrated to be the most effective and reliable in minimizing environmental impacts. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in stormwater run-off and in receiving waters and include conservation practices or systems of practices and management measures that:

- A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, or sediment;
- B. Minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands;
- C. Protect trees, vegetation and soils designated to be retained during and following site construction and use native plant species appropriate to the site for re-vegetation of disturbed areas; and
- D. Provide standards for proper use of chemical herbicides within critical areas.

Bog – A low nutrient, acidic wetland with organic soils and characteristic bog plants, ~~which is sensitive to disturbance and impossible to re-create through compensatory mitigation.~~ as described in Washington State Wetland Rating System for Western Washington: 2014 Update or as revised (Washington State Department of Ecology Publication #14-06-29, Olympia, WA, October 2014).

Buffer or Buffer Zone – The area contiguous with a shoreline of the state or a critical area that maintains the functions and/or structural stability of the shoreline of the state or critical area.

Breakwater – An offshore structure that is generally built parallel to shore that may or may not be connected to land, and may be floating or stationary. Their primary purpose is to protect harbors, moorages, and navigation activity from wave and wind action by creating stillwater areas along shore. A secondary purpose is to protect shorelines from wave caused erosion.

Bulkhead – A vertical or nearly vertical erosion protection structure placed parallel to the shoreline consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.

C

Channel Migration Zone (CMZ) – The area along a river or stream within which the channel can reasonably be expected to migrate over time because of normally occurring processes. It encompasses that area of lateral stream channel movement that can be identified by credible scientific information that is subject to erosion, bank destabilization, rapid stream incision, and/or channel shifting, as well as adjacent areas that are susceptible to channel erosion. The area within which a river channel that is likely to move over an interval of time is referred to as the CMZ or the meander belt.

Chapter 90.58 RCW – The Shoreline Management Act of 1971, as amended.

City – The city of Cosmopolis.

Clean Water Act – The primary federal law providing water pollution prevention and control; previously known as the Federal Water Pollution Control Act. See 33 USC 1251 et seq.

Clearing – The removal of vegetation or plant cover by manual, chemical, or mechanical means. Clearing includes, but is not limited to, actions such as cutting, felling, thinning, flooding, killing, poisoning, girdling, uprooting, or burning.

Compensation – Replacement of critical areas. Off-site compensation involves the replacement of a critical area away from the site on which a critical area has been impacted. On-site compensation involves the replacement of a critical area at or adjacent to the site on which a critical area has been impacted. In-kind compensation means the replacement of critical areas or establishment of substitute areas whose characteristics and functions closely approximate those destroyed or degraded by a regulated activity.

Comprehensive Plan – The document, including maps adopted by the city in accordance with applicable state law, that guides land use development within the city.

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

County – Grays Harbor County.

Creation – The manipulation of the physical, chemical, or biological characteristics to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Creation results in a gain in wetland acreage and function. A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.

Critical Areas – Defined under Chapter 36.70A RCW includes the following areas and ecosystems:

- A. Wetlands;
- B. Areas with a critical recharging effect on aquifers used for potable waters;
- C. Fish and wildlife habitat conservation areas;
- D. Frequently flooded areas; and
- E. Geologically hazardous areas

Critical Saltwater Habitats – All kelp beds, eelgrass beds, spawning and holding areas for forage fish, such as herring, smelt and sandlance; subsistence, commercial, and recreational shellfish beds; mudflats, intertidal habitats with vascular plants, and areas with which priority species have a primary association.

Cumulative Impact – The impact on the environment, which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over an interval of time.

D

Date of Filing – For a substantial development permit, the date of filing is the date of receipt by Ecology. For shoreline conditional use and variance permits, and substantial development permits simultaneously transmitted with a shoreline conditional use or shoreline variance permit, the date of filing is the date Ecology’s decision is transmitted to the city.

Developable Area – A site or portion of a site that may be used as the location of development, in accordance with the rules of this SMP.

Development – The construction or exterior alteration of buildings or structures; dredging; drilling; dumping; filling; removal of sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or a project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to Chapter 90.58 RCW at any state of water level (RCW 90.58.030(3)(a)). “Development” does not include dismantling or removing structures if there is no other associated development or re-development.

Dredging – Excavating or displacing of the bottom or shoreline of a waterbody. Dredging can be accomplished with mechanical or hydraulic machines. Most dredging is done to maintain channel depths or berths for navigational purposes; other dredging is for cleanup of polluted sediments.

E

Ecological Functions – The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

Ecology – The Washington State Department of Ecology.

Ecosystem-Wide Processes – The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Emergency – An unanticipated and imminent threat to public health, safety, or the environment, requiring immediate action within a time too short to allow full compliance with the SMP. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3)(e)(iii) and WAC 173-27-040(2)(d)). Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, obtained. All emergency construction shall be consistent with the policies of Chapter 90.58 RCW and this SMP. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency.

Endangered Species Act (ESA) – A federal law intended to protect any fish or wildlife species that are threatened with extinction throughout all or a significant portion of its range.

Enhancement – The manipulation of the physical, chemical, or biological characteristics of a shoreline buffer or wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, floodwater retention, or wildlife habitat. Enhancement results in a change in shoreline buffer or wetland function(s) and can lead to a decline in other shoreline buffer or wetland functions, but does not result in a gain in shoreline buffer or wetland area. Examples are planting vegetation, controlling non-native or invasive species, and modifying site elevations to alter hydroperiods.

Environmental Impacts – The effects or consequences of actions on the natural and built environments. Environmental impacts include effects upon the elements of the environment listed in the SEPA. Refer to WAC 197-11-600 and WAC 197-11-444.

Environments, (Shoreline Environment) – Designations given to specific shoreline areas based on the existing development pattern, the biophysical character and limitations, and the goals and aspirations of local citizenry, as part of an SMP.

Exemption – Certain specific developments are exempt from the definition of substantial developments and are therefore exempt from the shoreline substantial development permit process of the SMA. A use or activity that is exempt from the substantial development provisions of the SMA must still be carried out in compliance with policies and standards of the SMA and the cities' SMP. Shoreline conditional use permits and shoreline variances may also still be required even though the use or activity does not need a shoreline substantial development permit (WAC 173-27-040).

F

Fair Market Value – The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

Feasible – An action, such as a development project, mitigation, or preservation requirement, that 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 the SMP Guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant.

In determining an action's infeasibility, the local jurisdiction may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

Feasible Alternatives – Alternatives to the proposed project that will accomplish essentially the same objective as the original project while avoiding or having less adverse impacts.

Fill – Raising the elevation or creating dry land by adding soil, sand, rock, gravel, sediment, earth-retaining structure, or other material to an area waterward of the OHWM, in wetland, or on shorelands.

Floodplain – Term is synonymous with 100-year floodplain. The land area that is susceptible to being inundated with a one percent chance of being equaled or exceeded in a given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

Floodway – The area that has either: (i) has been established in FEMA flood insurance rate maps (FIRMs) or floodway maps; or (ii) consists of those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from floodwaters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Frequently Flooded Areas – Those lands in the floodplain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like. The one-hundred-year floodplain designations of the National Flood Insurance Program delineate the presence of frequently flooded areas.

Functions and Values – The services provided by critical areas to society, including, but not limited to, improving and maintaining water quality, providing fish and wildlife habitat, supporting terrestrial and aquatic food chains, reducing flooding and erosive flows, wave attenuation, historical or archaeological importance, educational opportunities, and recreation.

G

Geotechnical Report or Geotechnical Analysis – A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grading – The movement or 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.

Groin – A barrier-type structure extending from, and usually perpendicular to, the backshore into a waterbody. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water or deposition of materials. This is accomplished by building or preserving an accretion beach on its updrift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

Growth Management Act (GMA) – Chapter 36.70A RCW and Chapter 36.70B RCW, as amended.

Guidelines – See Shoreline Master Program (SMP) Guidelines (Chapter 173-26 WAC).

H

Hazardous Substances – Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in WAC 173-303-090 or 173-303-100.

Hazard Tree – Any tree that is susceptible to immediate fall due to its condition (damaged, diseased, or dead) or other factors, and which because of its location is at risk of damaging permanent physical improvements to property or causing personal injury.

Height – Measured from average grade level to the highest point of a structure: provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable SMP specifically requires that such appurtenances be included: provided further that temporary construction equipment is excluded in this calculation.

Historic Condition – Condition of the land, including flora, fauna, soil, topography, and hydrology that existed before the area and vicinity were developed or altered by Euro-American settlement, or in some cases before any human habitation occurred.

Historic Resources – Those historic or cultural properties or items that fall under the jurisdiction of the DAHP.

I – J – K

Impermeable Surface – The area of a lot that is covered by impermeable surfaces, measured by percentage. A non-vertical surface artificially covered or hardened to prevent or impede the percolation of water into the soil mantle including, but not limited to rooftops, swimming pools,

paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.

Important, Sensitive and Unique Areas (ISUs) – Specific areas in state waters that meet one or more of the following criteria:

1. Areas that are environmentally sensitive or contain unique or sensitive species or biological communities that must be conserved and warrant protective measures [RCW 43.372.040(6)(c)].
2. Areas with known sensitivity and where the best available science indicates the potential for offshore development to cause irreparable harm to the habitats, species, or cultural resources.
3. Areas with features that have limited, fixed and known occurrence.
4. Areas with inherent risk or infrastructure (e.g. buoys or cables) that are incompatible with new ocean uses.

~~**In-Kind Compensation** – To replace critical areas with substitute areas whose characteristics and functions closely approximate those destroyed or degraded by a regulated activity.~~

In-Water Structure – A structure placed by humans within a stream or river waterward of the OHWM that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-water structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose.

Infiltration – The downward entry of water into the immediate surface of soil.

Interested Party – Synonymous with party of record, all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified the city of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail (WAC 173-27-030(12)).

Isolated Wetlands – A wetland that is hydrologically isolated from other aquatic resources, as determined by the United States Army Corps of Engineers (USACE). Isolated wetlands may perform important functions and are protected by state law (RCW 90.48) whether or not they are protected by federal law. Those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water, including other wetlands.

Jetty – A structure generally perpendicular to the shore, extending through or past the intertidal zone. Jetties are built singly or in pairs at a harbor entrance or river mouth mainly to prevent accretion from littoral drift in an entrance channel. Jetties also serve to protect

channels from storm waves or cross currents and to stabilize inlets through barrier beaches. Most jetties are of riprapped mound construction.

L

Landscaping – Vegetation ground cover including shrubs, trees, flower beds, grass, ivy and other similar plants and including tree bark and other materials which aid vegetative growth and maintenance.

Low Impact Development (LID) – A stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

M

Mature Forested Wetland – A wetland having at least 1 contiguous acre of either old-growth forest or mature forest, as described in *Washington State Wetland Rating System for Western Washington: 2014 Update or as revised* (Washington State Department of Ecology Publication #14-06-29, Olympia, WA, October 2014). ~~A wetland where at least one acre of the wetland surface is covered by woody vegetation greater than 20 feet in height with a crown cover of at least 30 percent and where at least 8 trees/acre are 80 to 200 years old or have average diameters (d. b. h.) exceeding 21 inches (53 centimeters) measured from the uphill side of the tree trunk at 4.5 feet up from the ground.~~

Marine – Pertaining to tidally influenced waters, including oceans, sounds, straits, marine channels, and estuaries, including the Pacific Ocean, Puget Sound, Straits of Georgia and Juan de Fuca, and the bays, estuaries and inlets associated therewith.

The Marine Spatial Plan for Washington’s Pacific Coast (MSP) – A planning document designed to address new ocean use development off Washington’s Pacific coast that had not been previously permitted or approved prior to the adoption of the plan. The MSP uses a series of data, maps, and analyses in combination with a management framework to evaluate potential the impacts from new ocean use projects on existing uses resources, based on the principles and criteria outlined in the Ocean Resources Management Act (ORMA) [RCW 43.143.030(2)] and the Ocean Management Guidelines [WAC 173-26-360]. It applies a coordinated decision-making process between various governments, tribes, and stakeholders, and includes additional siting recommendations and fisheries protection standards. These principles have been incorporated into this SMP. See Ecology Publication No. 17-06-027, Revised June 2018 (<https://fortress.wa.gov/ecy/publications/documents/1706027.pdf> and <https://msp.wa.gov/>)

Marine Terminal – Includes industrial and commercial wharfs, piers, berths, docks, roads, rail lines, and similar structures used for shipping, marine cargo handling, freight mobility, transportation, navigation services, and vessel berthing, moorage, construction, repair, and resupply. See Mooring Structure.

May – An action that is acceptable, provided it conforms to the provisions of the SMP.

Mitigation or Mitigation Sequencing – Avoiding, reducing, or compensating for a proposal’s environmental impact(s). See WAC 197-11-768 and WAC 173-26-020(30). Mitigation or mitigation sequencing means the following sequence of steps listed in order of priority, with (a) of this subsection being top priority:

- A. Avoiding the impact all together by not taking a certain action or parts of an action;
- B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
- C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- D. Reducing or eliminating the impact over time by preservation and maintenance operations;
- E. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
- F. Monitoring the impact and the compensation projects and taking appropriate corrective measures.

Monitoring – Evaluating the impacts of development proposals on the biological, hydrological, and geological elements of such systems, and assessing the performance of required mitigation measures through the collection and analysis of data by various methods for the purpose of understanding and documenting changes in natural ecosystems and features. Monitoring includes gathering baseline data.

Mooring Structure – Used in conjunction with a marine terminal including all manner of overwater and in-water fixed structures which include single pilings or multiple pilings connected together to form or support an anchoring structure for the mooring of vessels and protection of terminals from moored vessels. Examples include, but are not limited to, mooring piles and various forms of dolphins and fender piles.

Must – A mandate; the action is required.

N

Native Vegetation – Plant species that occur naturally in a particular region or environment and were present before European colonization. Vegetation comprised of plant species that are indigenous to an area.

Natural or Existing Topography – The topography of the lot, parcel, or tract of real property immediately prior to site preparation or grading, including exaction or filling.

Non-Conforming Use or Development – A shoreline use, building, or structure which was lawfully constructed or established prior to the effective date of the applicable SMA/SMP provision, and which no longer conforms to the applicable shoreline provisions (WAC 173-27-080).

Non-Water-Oriented Uses – Those uses that are not water-dependent, water-related, or water-enjoyment, which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, residential development, department stores and gas stations.

Normal Maintenance – Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2)(b)). See also Normal Repair.

Normal Repair – To restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment (WAC 173-27-040(2)(b)). See also Normal Maintenance.

O

Ocean Disposal – Uses involving the deliberate deposition or release of material at sea, such as solid wastes, industrial waste, radioactive waste, incineration, incinerator residue, dredged materials, vessels, aircraft, ordnance, platforms, or other man-made structures. WAC 173-26-360(11).

Ocean Energy Production – Uses involving the production of energy in a usable form directly in or on the ocean rather than extracting a raw material that is transported elsewhere to produce energy in a readily usable form. Examples of these ocean uses are facilities that use wind, wave action or differences in water temperature to generate electricity. WAC 173-26-360(10).

Ocean Mining – Includes such uses as the mining of metal, mineral, sand, and gravel resources from the sea floor. WAC 173-26-360(9).

Ocean Oil and Gas Uses and Activities – Involves the extraction of oil and gas resources from beneath the ocean. WAC 173-26-360(8).

Ocean Research – Activities involving scientific investigation for the purpose of furthering knowledge and understanding. Investigation activities involving necessary and functionally related precursor activities to an ocean use or development may be considered exploration or part of the use or development. WAC 173-26-360(13).

Ocean Salvage – Uses share characteristics of other ocean uses and involve relatively small sites occurring intermittently. Historic shipwreck salvage which combines aspects of recreation, exploration, research, and mining is an example of such a use. WAC 173-26-360(14)

Ocean Transportation – Includes such uses as: Shipping, transferring between vessels, and offshore storage of oil and gas; transport of other goods and commodities; and offshore ports and airports. WAC 173-26-360(12).

Ocean Use – Activities or developments involving renewable and/or nonrenewable resources that occur in Grays Harbor and includes their associated off shore, near shore, inland marine, shoreland, and upland facilities and the supply, service, and distribution activities, such as crew ships, circulating to and between the activities and developments. Ocean uses involving nonrenewable resources include such activities as extraction of oil, gas and minerals, energy production, disposal of waste products, and salvage. Ocean uses which generally involve sustainable use of renewable resources include commercial, recreational, and tribal fishing, aquaculture, recreation, shellfish harvesting, and pleasure craft activity. WAC 173-26-360(3).

Ocean Uses, New – As defined by the MSP, means in-water uses, with potential adverse impacts to renewable resources or existing uses, and that have not been previously reviewed or permitted within the MSP study area prior to the adoption of the MSP in June 2018. The MSP anticipates new ocean use proposals for activities such as renewable energy, dredged material disposal, mining, marine product harvesting, and offshore aquaculture operations.

~~**Off-Site Compensation** – To replace critical areas away from the site on which a critical area has been impacted.~~

~~**On-Site Compensation** – To replace critical areas at or adjacent to the site on which a critical areas has been impacted.~~

Ordinary High Water Mark (OHWM) – 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 the city or Ecology: provided, that in an area where the OHWM cannot be found, the OHWM

adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(5).

Over-Water Structure – A device or structure projecting over the OHWM, including, but not limited to: bridges for motorized or non-motorized uses, piers, docks, floats, and moorage.

P – Q

Permit (or Shoreline Permit) – A shoreline substantial development permit, [shoreline](#) conditional use permit, or [shoreline](#) variance, or any combination thereof, authorized by the Act. Refer to WAC 173-27-030(13).

Practical Alternative – An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, with less of an impact to critical areas.

Preservation – The removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres but may result in a gain in functions over the long term.

Primary Structure – The structure associated with the principal use of the property. It may also include single-family residential appurtenant structures, such as garages, attached decks, driveways, utilities, and septic tanks and drain fields, which cannot feasibly be relocated. It does not include structures such as tool sheds, gazebos, greenhouses, or other ancillary residential improvements that can feasibly be moved landward to prevent the erosion threat.

Priority Habitat – A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- A. Comparatively high fish or wildlife density;
 1. Comparatively high fish or wildlife species diversity;
 2. Fish spawning habitat;
 3. Important wildlife habitat;
 4. Important fish or wildlife seasonal range;
 5. Important fish or wildlife movement corridor;
 6. Rearing and foraging habitat;
 7. Important marine mammal haul-out;
 8. Refugia habitat;

9. Limited availability;
10. High vulnerability to habitat alteration;
11. Unique or dependent species; or
12. Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, and snags) of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife.

~~**Priority Species**—Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the four criteria listed below.~~

- ~~A.—Criterion 1. State-listed or state-proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State-proposed species are those fish and wildlife species that will be reviewed by the WDFW (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.~~
- ~~B.—Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.~~
- ~~C.—Criterion 3. Species of recreational, commercial, or tribal importance. Native and non-native fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.~~
- ~~D.—Criterion 4. Species listed under the ESA as either proposed, threatened, or endangered.~~

Project Area – All areas, including those within 50 feet of the area, proposed to be disturbed, altered, or used by the proposed activity or the construction of any proposed structures. When the action binds the land, such as a subdivision, short subdivision, binding site plan, planned unit development, or rezone, the project area shall include the entire parcel, at a minimum.

Proposed, Threatened, Sensitive, and Endangered Species – Those native species that are proposed to be listed or are listed in rule by the WDFW as threatened or endangered, or that are proposed to be listed as threatened or endangered or that are listed as threatened or endangered under the ESA. The state Department of Fish and Wildlife maintains the most

current listing and should be consulted as necessary for current listing status. State proposed species are those fish and wildlife species that will be reviewed by the WDFW (POL-M-6001) for possible listing as endangered, threatened, or sensitive. Endangered species are legally designated in WAC 220-610-010.

Provisions – Policies, regulations, standards, guideline criteria, or environment designations.

Public Access – Public access is the ability of the 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 Interest – The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

Public Use – To be made available daily to the public on a first-come, first-served basis, and may not be leased to private parties on more than a day use basis. Refer to WAC 332-30-106.

Qualified Professional – A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

- A. A qualified professional for habitats or wetlands must have a degree in biology and professional experience related to the subject species.
- B. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
- C. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

R

RCW – Revised Code of Washington.

Recreational Facilities – Facilities, such as parks, trails, and pathways, whether public, private, or commercial, that provide a means for relaxation, play, or amusement. For the purposes of the SMP, recreational facilities are divided into two categories:

- A. Water-dependent oriented, including water-dependent, water-related, and water-enjoyment (i.e. – moorage facilities, fishing piers, docks); and

B. Non-water-~~dependent~~ oriented (i.e. – sports fields, golf courses, and RV camping).

Re-Establishment – The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in rebuilding a former wetland and results in a gain in wetland acres and functions. Activities could include removing fill, plugging ditches, or breaking drain tiles.

Rehabilitation – The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions and processes of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.

Repair or Maintenance – An activity that restores the character, scope, size, and design of a serviceable area, structure, or land use to its previously authorized and undamaged condition. Activities that change the character, size, or scope of a project beyond the original design and drain, dredge, fill, flood, or otherwise alter critical areas are not included in this definition.

Residential Development – Development, which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single-family development, multifamily development and the creation of new residential lots through land division.

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

Riparian – Of, on, or pertaining to the banks of a river, stream, or lake.

Riprap – A layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

Run-Off – Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

S

Shall – A mandate; the action must be done.

Shorelands or Shoreland Areas – Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the OHWM; adopted FEMA floodways and contiguous flood plain areas landward 200 feet from such adopted FEMA floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters, which are subject to the provisions of the SMA.

Shoreline Administrator – As appointed by the city’s Mayor, the city’s Shoreline Administrator is charged with the responsibility of administering the SMP.

Shoreline Buffer – A required vegetated open space measured horizontally upland from and perpendicular to the OHWM. Shoreline Buffers are naturally vegetated areas that protect the ecological functions of the shoreline and help to reduce the impacts of land uses on the water body.

Shoreline Building Setback – A required building setback, measured horizontally upland from a shoreline buffer and perpendicular to the OHWM, if used with a shoreline buffer, as specified in SMP Chapter 4: General Policies & Regulations. A building setback protects the shoreline buffer from the impacts related to use of a structure.

Shoreline Environment Designations – The categories of shorelines established by the cities’ SMP in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. See WAC 173-26-211.

Shoreline Jurisdiction – The term describing all of the geographic areas covered by the SMA, related rules, the applicable SMP, and such areas within the city that are under the SMA. See definitions of Shorelines, shorelines of the state, shorelines of statewide significance, Shorelands, and Wetlands.

Shoreline Management Act (SMA) – Chapter 90.58 RCW, as amended. Washington’s SMA was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.

Shoreline Master Program (SMP) – The comprehensive use plan and related use regulations, together with maps, diagrams, charts, or other descriptive material and text, which is used by the city to administer and enforce the permit system for shoreline management. The SMP must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

Shoreline Master Program (SMP) Guidelines – The state standards that the city must follow in drafting its SMP. The Guidelines translate the broad policies of the SMA into standards for regulation of shoreline uses.

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

Shoreline Permit – A shoreline substantial development permit, [shoreline](#) conditional use permit, [shoreline](#) variance, revision, or any combination thereof (WAC 173-27-030(13)).

Shoreline Stabilization – Actions taken to address erosion impacts to property and dwellings, businesses, buildings, or structures caused by natural processes, such as current, flood, tides, wind, or wave action. These actions include structural measures such as bulkheads and non-structural methods such as structural setbacks. New stabilization measures include enlargement of existing structures.

Shoreline Structural Setback – A required structural setback, specified in the SMP, measured horizontally upland from a shoreline buffer and perpendicular to the OHWM, if used with a shoreline buffer, as specified in SMP Chapter 5: Specific Shoreline Use Policies & Regulations. A shoreline structural setback protects the shoreline buffer from the impacts related to use of a structure.

Shorelines – All of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d).

Shorelines Hearings Board (SHB) – A state-level quasi-judicial body, created by the SMA, which hears appeals on the granting, denying, or rescinding of a shoreline permit, enforcement penalty and approval of SMPs in jurisdictions not fully planning under GMA.. See RCW 90.58.170 and RCW 90.58.180.

Shorelines of Statewide Significance – A select category of shorelines of the state, defined in RCW 90.58.030(2)(e), where use preferences apply and where greater planning authority is granted by the SMA. Permit review must acknowledge the use priorities for these areas established by the SMA. See RCW 90.58.020.

Shorelines of the State – The total of shorelines and shorelines of statewide significance.

Should – A particular action is required unless there is a demonstrated, compelling reason, based on policy of the SMA and the SMP, against taking the action.

Sign – A device, structure, fixture, or placard that uses words, letters, numbers, symbols, graphic designs, logos, or trademarks for the purpose of: a) providing information or directions or b) identifying or advertising a place, establishment, product, good, or service.

Significant Vegetation Removal – The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

Significantly Degrade – To cause significant ecological impact.

Single-Family Residence – A detached dwelling designed for and occupied by one family including those buildings, structures and developments within a contiguous ownership which are a normal appurtenance (WAC 173-27-040(2)(g)).

Soil Survey – The most recent soil survey for the local area or county by the National Resources Conservation Service, U.S. Department of Agriculture.

Solid Waste – All garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including all source-separated recyclable materials and yard waste.

Species – Any group of animals or plants classified as a species or subspecies as commonly accepted by the scientific community.

~~**Species, Endangered** – Any wildlife species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state (WAC 232-12-297, Section 2.4).~~

Species of Local Importance – Those species of local concern designated by the city due to their population status or their sensitivity to habitat manipulation.

Species, Priority – Any fish or wildlife species requiring protective measures and/or management guidelines to ensure its persistence at genetically viable population levels as classified by the Washington Department of Fish and Wildlife, including endangered, threatened, sensitive, candidate, and monitor species, and those of recreational, commercial, or tribal importance. Species are often considered a priority only within a “priority area” such as a nest, roost, foraging area, breeding area, regular gathering area, or migration corridor.

Species, Listed - Any species listed under the federal Endangered Species Act or state endangered, threatened, and sensitive, or priority lists.

Species, Proposed - Those fish and wildlife species that will be reviewed by the WDFW (POL-M-6001) for possible listing as endangered, threatened, or sensitive.

~~**Species, Threatened** – Any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats (WAC 232-12-297, Section 2.5).~~

~~**Species, Sensitive** – Any wildlife species native to the state of Washington that is vulnerable or declining and is likely to become endangered or threatened throughout a significant portion of~~

~~its range within the state without cooperative management or removal of threats (WAC 232-12-297, Section 2.6).~~

Stream – A naturally occurring body of periodic or continuously flowing water. Shoreline waterbodies are those streams where: a) the mean annual flow is greater than 20 cubic feet per second and b) the water is contained within a channel. A channel is an open conduit either naturally or artificially created. This definition does not include artificially created irrigation, return flow, or stock watering channels (WAC 173-22-030(8)).

Strict Construction – The close or narrow reading and interpretation of a statute or written document.

Structure – A permanent or temporary edifice or building, or a piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

Structural Shoreline Stabilization – Hard structural stabilization measures refer to those with solid, hard surfaces, such as concrete groins, retaining walls, and bulkheads, while soft structural stabilization measures rely on less rigid materials, such as biotechnical vegetation measures or beach enhancement. There is 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. Generally, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology, and biological functions.

Substantial Development – A development of which the total cost or fair market value exceeds ~~\$6,416.00~~ \$8,504, or any development, which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this definition must be adjusted for inflation by the office of financial management every five years, beginning ~~July 1, 2007~~ ~~September 2, 2017~~ July 1, 2022, based upon changes in the consumer price index during that time period. Consumer price index means, for a calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The Office of Financial Management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the *Washington State Register* at least one month before the new dollar threshold is to take effect (RCW 90.58.030(3)(e)). A list of developments, uses, and activities that shall not be considered substantial development is provided in SMP Chapter 7: Shoreline Administration (WAC 173-27-040(2)(a)).

T – U

Unavoidable Impacts – Adverse impacts that remain after all appropriate and practicable avoidance and minimization has been achieved.

Upland – Generally described as the dry land area above and landward of the OHWM.

Utilities – Services and facilities that produce, transmit, store, process, or dispose of electric power, gas, water, stormwater, sewage, and communications.

Utilities, Accessory – Utilities comprised of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer, and stormwater service lines.

Utilities, Primary – Utilities comprised of trunk lines or mains that serve neighborhoods, areas, and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities.

V – W – Y – Z

Variance – A means to grant relief from the specific bulk, dimensional or performance standards specified in the SMP, but not a means to vary a shoreline use. Shoreline variances must be specifically approved, approved with conditions, or denied by Ecology (See WAC 173-27-170).

Water-Dependent Use – A use or a portion of a use, which cannot exist in any other location and is dependent on the water due to the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-Enjoyment Use – A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the 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 – Any combination of water-dependent, water-related, or water enjoyment uses that serves as an all-encompassing definition for priority uses under the SMA.

Water-Related Use – A use or a 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. Of 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 commercial activities and the proximity of the use to its customers makes its services less expensive or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products cost, professional services serving primarily water-dependent uses and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

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

Watershed Restoration Plan – A plan developed or sponsored by the WDFW, Ecology, or the Department of Transportation acting within or in accordance with its authority, a city, a county or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted in accordance with SEPA.

Weir – A low dam built across a stream to raise its level, divert its flow, or measure its flow. Weirs have been used to address erosion and scouring of stream channels, but can also have negative impacts depending on how they are constructed, such as detrimental effects on fish habitat conditions.

Wetland or Wetland Areas – Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to: irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater

treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, ~~W~~wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands, if permitted by the county or city.

Wetland Mitigation Bank – A site where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved expressly for providing advance mitigation to compensate for future, permitted impacts to similar resources.

~~**Wetland Mosaic**—An area with a concentration of multiple small wetlands, in which each patch of wetland is less than one acre; on average, patches are less than 100 feet from each other; and areas delineated as vegetated wetland are more than 50 percent of the total area of the entire mosaic, including uplands and open water.~~

APPENDIX 1: SHORELINE ENVIRONMENT DESIGNATION MAP

Shoreline Environment Designations

Figure 17.4: Cosmopolis

Date: 12/14/2015

Shoreline Environment Designation

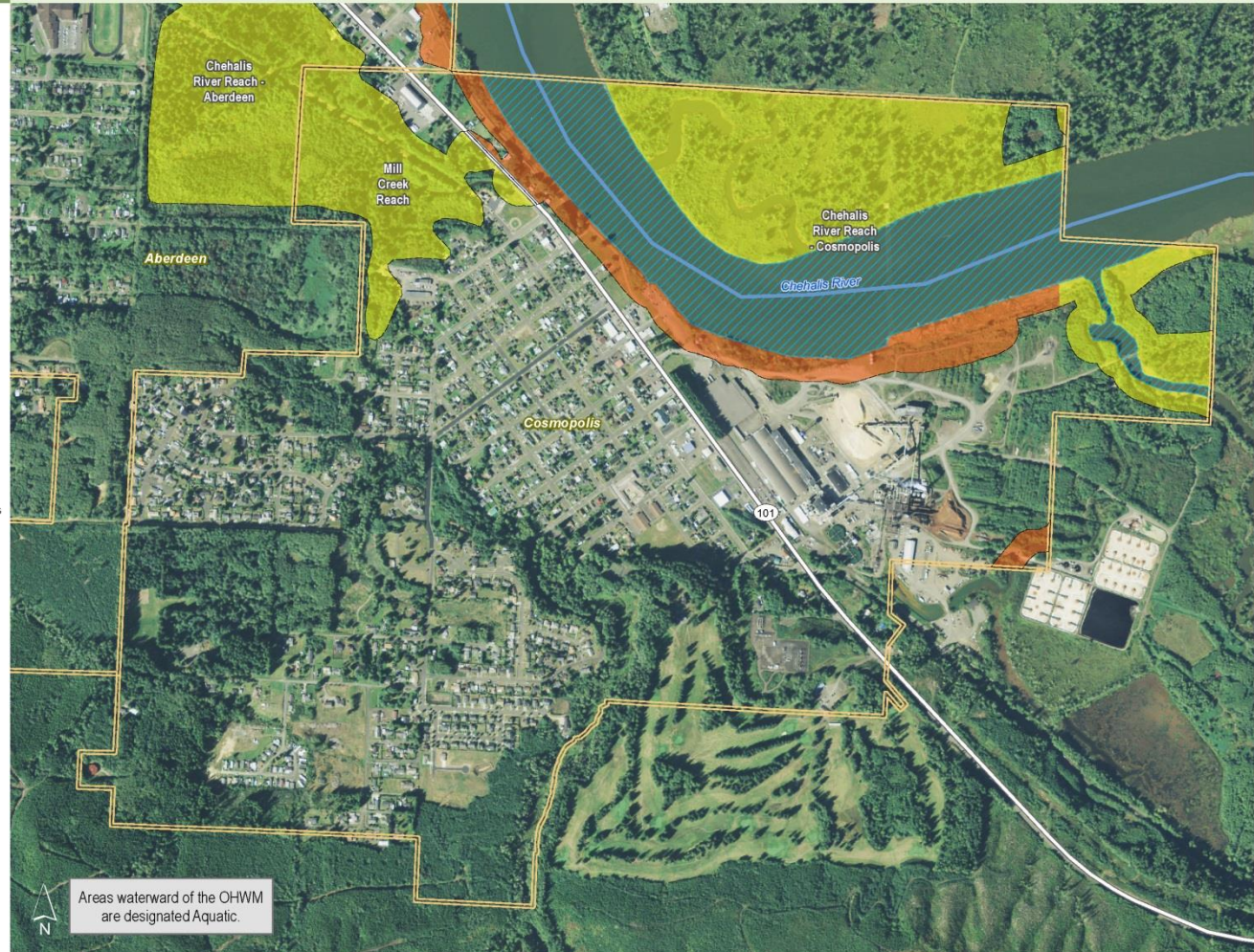
- High Intensity
- Urban Conservancy
- Aquatic
- Reaches
- City Boundary
- SMA Rivers
- SMA Lakes
- Highways

0 0.25 0.5 Miles



Source: Grays Harbor County; USFWS MWI (2011); FEMA Preliminary DFIRM (2013); WADNR, WSDOT, DOE, NRCS WAIP (2013)

Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.



Areas waterward of the OHWM are designated Aquatic.

APPENDIX 2: CRITICAL AREAS REGULATIONS

Cosmopolis SMP Appendix 2: Critical Areas Regulations

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1 GENERAL REGULATIONS

1.01 PURPOSE

- A. This Appendix establishes regulations pertaining to the development and protection of critical areas, as required under the SMA within shoreline jurisdiction. “Critical areas” are wetland areas, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas.
- B. The purpose of the Appendix is to protect the environmentally sensitive resources within the shoreline jurisdiction of the city by establishing minimum standards for development of properties that contain or border environmentally sensitive features and thus protect the public health, safety, and welfare concerning critical areas. These standards serve to preclude land uses and developments which are incompatible with critical areas by:
 - 1. Protecting the public from personal injury, loss of life, or property damage due to flooding, erosion, landslides, seismic events, or soil subsidence;
 - 2. Avoiding public expenditures to address improper use or improper management of critical areas;
 - 3. Preventing degradation of the natural environment;
 - 4. Protecting unique, fragile, and valuable elements of the environment;
 - 5. Including the BAS in developing policies and development regulations to protect the functions and values of critical areas;
 - 6. Giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries;
 - 7. Protecting the local renewable resources that the city’s economy is heavily dependent on through conservation and protective measures;
 - 8. Alerting property owners, potential buyers or lessees, and others to the existence of and the development limitations of critical areas; and
 - 9. Providing city officials with sufficient information to protect critical areas when approving, conditioning, or denying public or private development proposals.

- C. This Appendix is intended to protect critical areas in accordance with the SMA and through the application of the BAS, and in consultation with state and federal agencies and other qualified professionals.
- D. This Appendix will be administered with flexibility and attention to site-specific characteristics. It is not the intent of the city to make property unusable or to prevent the provision of public facilities and services necessary to support existing development and planned for by the community.

1.02 APPLICABILITY

This Appendix establishes designations and regulations for the protection of all properties that are critical areas within the shoreline jurisdiction. Properties classified as critical areas are those so designated on the resource maps referenced in this Appendix, or by separate studies, which indicate that all or portions of a particular area or specific site are environmentally sensitive or critical areas. A site-specific analysis that indicates that any element regulated by this Appendix is present will result in the classification of a property as an environmentally sensitive critical area. Land uses or developments proposed on or adjacent to sites which are critical areas shall comply with the provisions of this Appendix.

1.03 BEST AVAILABLE SCIENCE

- A. Critical area reports and decisions to alter critical areas shall rely on the applicable BAS and must consider conservation or protection measures necessary to preserve or enhance anadromous fish, such as salmon and bull trout, and their habitat.
- B. The BAS is the scientific information applicable to the critical area prepared by local, state, or federal natural resource agencies, a qualified scientific professional, or a team of qualified scientific professionals that is consistent with criteria established in WAC 365-195-900 through WAC 365-195-925.
- C. Where there is an absence of valid scientific information or incomplete scientific information relating to a critical area, leading to uncertainty about the risk to critical area function of permitting an alteration of or impact to the critical area, the city shall:
 - 1. Take a precautionary or a no-risk approach that strictly limits development and

- land use activities until the uncertainty is sufficiently resolved; and
2. Require an effective adaptive management program that relies on scientific methods to evaluate how well regulatory and non-regulatory actions protect the critical area.

1.04 CRITICAL AREA MAPS

Maps referenced in this Appendix for designation of critical areas are resources for the identification of the probable location, extent, and classification of critical areas. The Shoreline Administrator may use such information as a basis for applying the provisions of this Appendix, including requiring field investigation and special reports. In the event of a conflict between information contained in the critical area maps and information resulting from a field investigation, the latter shall prevail.

1.05 MULTIPLE CRITICAL AREAS DESIGNATIONS

Where any parcel contains more than one critical area, the development standards for each category of critical area must be met. Where there is conflict between development standards for critical area categories, the most restrictive standards shall apply.

1.06 PERMITTED USES

- A. Each use permitted on properties classified as critical areas within the shoreline jurisdiction shall be evaluated in accordance with the review process specified in SMP Chapter 7: Shoreline Administration, in conjunction with the requirements of this Appendix, as well as state and federal regulations.
- B. Altering critical areas or buffers related to wetlands, streams, and geological hazard areas is prohibited except when:
 1. Alteration is approved pursuant to the shoreline variance provisions of SMP Section 7.04.03;
 2. Modifications, such as buffer averaging, are approved pursuant to Section 2.07 of this Appendix; orAlteration is necessary to accommodate an essential public facility or public utility where no feasible alternative location will accommodate the

facility and the facility is located, designed, and constructed to minimize, mitigate, and where possible avoid critical area disturbance to the maximum extent feasible.

- C. Land that is located wholly within a critical area or buffer may not be subdivided for purposes of creating buildable parcels. Land that is located partially within a critical area or its buffer may be divided if each resulting lot has sufficient buildable area outside of the critical area or buffer with provision for drainage, erosion control, vegetation maintenance, and related features that will not adversely affect the critical area or its buffer.

1.07 ALLOWED ACTIVITIES

In critical areas, the following actions and activities are allowed as actions with negligible effects on the resource and ecological functions. These actions and activities are subject to the standards and criteria provided, and subject to review and approval processes. These actions may still require a shoreline permit.

- A. Emergency actions are those activities necessary to prevent an immediate threat to life, to public health, safety, or welfare, or that pose an immediate risk of damage to private structures or improvements and that require remedial or preventative action in a timeframe too short to allow for compliance with the procedural requirements of this Appendix.
 - 1. Emergency actions that create an impact on a critical area or its buffer shall be limited to those actions that are required to address the emergency and generally are limited to the actions necessary to remove the immediate threat. Additional actions to address a deficiency permanently generally do not qualify as emergency actions and require full compliance with the procedural requirements of this Appendix. Emergency actions also must be carried out in a manner that has the least probable impact on the critical area or its buffer.
 - 2. The person or agency undertaking emergency action shall notify the Shoreline Administrator within one working day following commencement of the emergency activity. Within 14 days, the Shoreline Administrator shall determine if the action taken was within the scope of the emergency actions allowed in this section. If the Shoreline Administrator determines that the action taken, or any part of the action taken, was beyond the scope of an allowed emergency

action, then the enforcement provisions of SMP Section 7.08: Enforcement and Penalties shall apply.

3. After the emergency, the person or agency undertaking the action shall submit a critical area report to assess effects on critical areas and conduct necessary restoration and/or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical area report and mitigation plan. The person or agency undertaking the action shall apply for all approvals required by this Appendix. Restoration and/or mitigation activities must be initiated within 60 days of the date of the emergency, unless an extension is approved by the Shoreline Administrator, and completed in a timely manner.
- B. Maintenance, operation, and/or repair of existing developed rights-of-way, trails, roads, utilities, buildings, and other facilities within critical areas and buffers, provided that the activity does not further alter, impact, or encroach upon the critical area or buffer or further affect the functions of critical areas, and there is no increased risk to life or property as a result of the proposed operation, maintenance, or repair and provided further that:
1. Prior to undertaking such actions, the applicant shall submit a written description of the maintenance activity to the Shoreline Administrator with all of the following general information:
 - a. Type, timing, frequency, and sequence of maintenance activity to be conducted;
 - b. Type of equipment to be used (hand or mechanical);
 - c. Manner in which the equipment will be used; and
 - d. BMPs to be used.
- C. Maintenance of existing, lawfully established landscaping and gardens within a regulated critical area or its buffer, including but not limited to, mowing lawns, weeding, removal of noxious and invasive species, harvesting and replanting of garden crops, pruning and planting of ornamental vegetation or indigenous native species to maintain the condition and appearance of such areas as they existed prior to adoption of this code, provided that native growth protection areas, mitigation sites, or other areas protected via conservation easements or similar restrictive covenants are not covered by this exception.
- D. Maintenance, repair, or replacement of an existing non-conforming structure

pursuant to SMP Section 7.07: Non-Conforming Development that does not further alter or increase the impact to the critical area or buffer and results in no increased risk to life or property as a result of the proposed modification or replacement.

- E. Replacement, modification, installation, or construction of utility facilities, lines, pipes, mains, equipment, or appurtenances, not including substations, when such facilities are located within the existing improved portion of the public right-of-way (road surface, shoulder, sidewalks, and fill slopes) or the improved portion of city authorized private roadway provided that no fill or discharge occurs outside the existing improved area and with appropriate BMPs to control erosion, sedimentation and other potential impacts. This excludes all work within a water body or wetland, including but not limited to culverts or bridge replacement or construction.
- F. Utility projects that have minor or short-duration impacts to critical areas and buffers, as determined by the Shoreline Administrator in accordance with the criteria below, and which do not significantly impact the functions or values of a critical area(s), provided that such projects are constructed with BMPs and appropriate restoration measures are provided. These activities shall not result in the transport of sediment or increased stormwater. Such allowed minor utility projects shall meet the following criteria:
 - 1. There is no practical alternative to the proposed activity with less impact on critical areas;
 - 2. The activity involves the placement of a utility pole, street signs, anchor, or vault or other small component of a utility facility; and
 - 3. The activity involves disturbance of less than 75 square feet.
- G. Low impact activities such as hiking, canoeing, nature study, photography, fishing, education, or scientific research.
- H. Vegetation removal subject to the requirements of SMP Section 4.04: Critical Areas and Shoreline Vegetation Conservation.
- I. Measures to control a fire or halt the spread of disease or damaging insects consistent with the FPA, if the removed vegetation shall be replaced in-kind or with similar native species within one year in accordance with an approved restoration plan.
- J. Minor site investigative work necessary for land use submittals such as surveys, soil logs, percolation tests, and other related activities, where such activities do not

require construction of new roads, removal of native trees or shrubs, or displacement of more than five cubic yards of material. Investigations involving displacement of more than five cubic yards of material, including geotechnical soil borings, groundwater monitoring wells, percolation tests, and similar activities, shall require submittal of specific plans and restoration plans. In every case, impacts to the critical area shall be minimized and disturbed areas shall be immediately restored.

- K. Activities undertaken to comply with an EPA superfund related order, or an Ecology order pursuant to the Model Toxics Control Act that specifically preempts local regulations in the findings of the order.
- L. Project and facilities for restoration and enhancement of ecological functions of critical areas and related resources may be allowed within critical areas and buffers, upon approval of a restoration and mitigation plan in accordance with the provisions of this Appendix, or for restoration or enhancement programs in an adopted Shoreline Restoration Plan pursuant to Chapter 173-26 WAC, a watershed planning document prepared and adopted pursuant to Chapter 90.82 RCW, a watershed restoration project pursuant to RCW 89.08.460, a Salmonid Recovery Plan, the Salmon Recovery Board Habitat Project List, or identified by the WDFW as essential for fish and wildlife habitat enhancement pursuant to RCW 77.55.290.

1.08 BUILDING SETBACKS

- A. Buildings and other structures shall be set back a sufficient distance to assure that disturbance to critical area vegetation and soils is avoided during construction, maintenance, and use.
- B. Buildings and other structures shall be set back a distance of fifteen feet from the edges of all critical area buffers or from the edges of all critical areas if no buffers are required.
- C. If slopes adjacent to the buffer for wetlands or water bodies exceed 15 percent, including slopes created by grading, a swale sufficient to intercept surface water movement shall be installed outside the edge of the buffer.
- D. The following facilities and uses are allowed in the building setback:
 - 1. Landscaping, including rockeries not over 42 inches high, provided construction does not alter the buffer or critical area;

2. Uncovered decks, platforms, porches, and similar projections not over 42 inches high;
3. Building eaves, cornices, chimneys, and similar projections in compliance with CMC 18.56.020: Architectural Features;
4. Impervious surfaces such as driveways, parking lots, roads, and patios provided that such surfaces conform to applicable water quality standards and that construction equipment does not enter the buffer or critical area; and
5. Clearing and grading consisting of not over 42 inches of cut or fill.

1.09 PRELIMINARY CONSULTATION AND PROCESSING

- A. When an application for a shoreline permit is submitted according to the process established in SMP Chapter 7: Shoreline Administration, the Shoreline Administrator will conduct a preliminary site inspection to confirm the presence or absence of a potential critical area on or adjacent to the property to be developed. Within 15 business days of the receipt of any such application, the city shall notify the applicant in writing of the possible presence of a critical area and provide consultation, if requested, regarding additional data requirements or methods of compliance with this Appendix, including submittal of a critical area study.
- B. The Shoreline Administrator shall perform a critical area review for any application for a development proposal on a site that includes one or more critical areas or that affects critical areas on adjacent lands within the shoreline jurisdiction. The Shoreline Administrator shall verify the information submitted by the applicant to:
 1. Confirm the nature and type of the critical areas and associated buffers;
 2. Evaluate the need for critical area studies or the adequacy of any such studies submitted with the application;
 3. Determine whether the development proposal is consistent with these critical area regulations;
 4. Determine whether proposed alterations to critical areas are necessary; and
 5. Determine if the mitigation and monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public health, safety, and welfare consistent with the goals, purposes, objectives, and requirements of the SMP.

1.10 CRITICAL AREA STUDIES

An applicant for a development proposal that could impact critical areas or buffers shall submit such studies prepared by a qualified professional, as defined in SMP Chapter 8: Definitions, as are required by the Shoreline Administrator to evaluate the proposal and all probable impacts adequately. The applicant shall pay for such studies.

- A. The Shoreline Administrator may waive the requirement for a critical area study if there is a substantial evidence that all of the following requirements will be met:
 - 1. The boundaries of the critical area and associated buffers can be reliably determined without a technical study;
 - 2. There will be no alteration of the critical area or required buffer;
 - 3. The development proposal will not impact critical areas in a manner contrary to the goals, purposes, objectives and requirements of this Appendix; and
 - 4. The criteria and standards required by this Appendix are met.

A summary of this analysis and the findings shall be included in any decision on the underlying permit.

- B. The contents of the critical area study are specified in the following sections of this Appendix. The Shoreline Administrator may require such supplements or amendments to the study as necessary to develop a reasonably comprehensive understanding of the site conditions, potential impacts, and required mitigation.
- C. Based on a review of the information contained in the critical area study and the conditions of the development proposal site, the Shoreline Administrator may require independent review of any such study. A qualified professional selected by the city and paid by the applicant shall perform this independent review. The purpose of such independent review is to assist the city in evaluating the effects on critical areas that may be caused by a development proposal and to facilitate the decision making process.

1.11 MITIGATION

- A. Mitigation measures shall be implemented to protect critical areas and buffers

from alterations occurring on all or portions of a site being developed. Except for wetlands, which are subject only to SMP Appendix 2: Section 2.09: Mitigation Requirements, the mitigation measures required below shall be implemented in conjunction with other applicable mitigation requirements outlined in the subsequent sections of this Appendix.

- B. For purposes of this Appendix, mitigation means the use of the following actions that are listed in descending order of preference:
1. Avoiding the impact all together by not taking a certain action or parts of an action;
 2. Minimizing impact by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impact;
 3. Rectifying the impact by repairing, rehabilitating, or restoring the critical areas;
 4. Reducing or eliminating the impact over time by prevention and maintenance operations;
 5. Compensating for the impact by replacing, enhancing or providing substitute areas and environments ~~and replacing the ecological processes and functions of the resource;~~ and
 6. Monitoring the required compensation ~~impact~~ and taking ~~appropriate~~ remedial or corrective measures when necessary.
- C. Compensatory mitigation shall be provided on-site or off-site in the location that will provide the greatest ecological benefit and have the greatest likelihood of success. Off- site mitigation is preferred to be as close as possible to the impact area and within the same watershed sub-basin as the permitted alteration.
- D. A mitigation plan shall be required for the design, implementation, maintenance, and monitoring of mitigation. A plan shall provide the following, in addition to criteria for the specific critical areas provided below for individual critical areas:
1. A description and evaluation of any critical areas that could be altered by the proposed development, including evaluation of ecological processes and functions based on the BAS and detailed field assessment of the affected resources;
 2. A description and scaled drawings of the proposed mitigation activities including, but not limited to, clearing, grading/excavation, drainage alterations, planting, invasive plant management, installation of habitat

- structures, irrigation, and other site treatments;
3. A description of the ecological functions and values that the proposed alteration may affect and of the specific ecological functions and values the proposed mitigation area(s) shall provide;
 4. A description of required or recommended mitigation ratios and an assessment of factors that may affect the success of the mitigation program;
 5. Specific measurable performance standards that the proposed mitigation action(s) shall achieve together with a description of how the mitigation action(s) will be evaluated and monitored to determine if the performance standards are being met;
 6. A description of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates that project performance standards are not being met; and
 7. Cost estimates for the installation of the mitigation program, monitoring, and maintenance as well as for corrective action if mitigation performance standards are not met.
- E. A performance assurance shall be provided to guarantee installation, monitoring, and performance of mitigation actions.
1. Performance Surety: The applicant shall post a cash performance bond, letter of credit, or other security acceptable to the city in the amount of one hundred and twenty-five percent (125%) of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater. The surety shall be based on an itemized cost estimate of the mitigation activity including clearing and grading, plant materials, plant installation, irrigation, weed management, monitoring, and other costs. The conditions of the surety shall be consistent with the purposes of this Appendix and the conditions to be fulfilled. In the event of a breach of any condition of any such bond, the city may institute an action in a court of competent jurisdiction upon such bond and prosecute the same to judgment and execution. The city shall release the bond upon determining that:
 - a. All activities, including any required compensatory mitigation, have been completed in compliance with the terms and conditions of the permit and the requirements of this Appendix; and

b. Upon the posting by the applicant of a maintenance surety.

Maintenance Surety: The city shall require the holder of a development permit issued pursuant to this Appendix to post a cash performance bond, letter of credit, or other security acceptable to the city in an amount and with surety and conditions sufficient to guarantee that structures, improvements and mitigation required by the permit or by this Appendix perform satisfactorily, generally for a period of five years after they have been completed. The city shall release the maintenance bond upon determining that the performance standards that were established for evaluating the effectiveness and success of the structures, improvements, and/or compensatory mitigation have been satisfactorily met for the required period. For compensation projects, the performance standards shall be those contained in the mitigation plan developed and approved during the permit review process. The maintenance bond applicable to a compensation project shall not be released until the city determines that performance standards established for evaluating the effect and success of the project have been met. The Shoreline Administrator may return up to 50 percent of the surety following the first year of monitoring if the year 1 performance standards are met and the risk of subsequent failure is considered low.

2. Depletion, failure, or collection of surety funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, or monitoring.
3. Public development proposals may be relieved from having to comply with the surety requirements of this section if public funds have been committed through a budget process with final approval for mitigation, maintenance, or monitoring.

1.12 NOTICE ON TITLE

- A. The owner of any property containing critical areas in the shoreline jurisdiction on which a development proposal is approved shall file with the Grays Harbor Auditor a notice in a format approved by the Shoreline Administrator. A copy of the filed notice shall be provided by the owner to the Shoreline Administrator unless notice is provided on a plat as provided in SMP Appendix 2: Section 1.12(B), below. The notice shall:

1. State the presence of the critical area and/or buffer area on the property, and identify that there are limitations and restrictions on uses and actions in or affecting the critical area and/or buffer imposed by the provisions of this Appendix and specific conditions of approval. The notice shall indicate that the restrictions run with the land and they may be altered only in conjunction with an amendment of specific conditions of approval as provided by the SMP.
 2. Provide that management of the critical area is required to include, but is not limited to, maintenance or replacement of vegetation to assure the long-term viability of a community of native vegetation, control of invasive plant control, and fulfillment of other conditions of approval.
 3. Provide for the right of the public, and specifically the city, to enforce the terms of the restrictions through civil infraction or other legal address.
 4. If a site plan has been approved indicating the extent of the critical area and buffer and permit conditions, a copy of the site plan together with relevant survey information and permit conditions shall be included in the notice filed.
- B. Restrictions on use and development of critical areas buffers and setback areas on plats and short plats shall include the information in SMP Appendix 2: Section 1.12(A), above, shall designate the party responsible for maintenance of the critical area, if other than the property owner, and shall place critical areas in tracts or easements as provided below:
1. Designation of separate tracts for critical areas and buffers shall be the preferred method of designation and protection of critical areas in plats to provide for integrated management of the critical area and buffer separately from lots. The tract may be:
 - a. Held in an undivided interest by each owner of a building lot within the development, the ownership of which shall pass with the ownership of the lot. Responsibility for meeting all requirements of preservation and management shall be designated to an incorporated homeowner's association or other legal entity that assures the ownership and protection of the critical area.
 - b. Dedicated to the city or other governmental entity qualified to own and manage open space.
 - c. Conveyed to a non-profit land trust, provided the land may not be thereafter transferred to a private party, and provided that if the land trust

is dissolved or otherwise fails to perform its functions, ownership and responsibility for management shall devolve to an undivided interest by each owner of a building lot within the development, as provided in SMP Appendix 2 Section 1.12(B)(1)(a) above.

2. The Shoreline Administrator may allow a critical area and buffer to be placed within a protective easement on a parcel with the responsibility for meeting all requirements of preservation and management placed on the owner of the parcel over which the easement is placed. This means of designation shall be used in cases where the size and the ecological functions of the critical area do not require coordinated management or where formation of an incorporated homeowner's association or other legal entity for management is found to be impractical because of the limited number of lots, or where ownership and management by the city, a qualified special district or a land trust is found to be impractical. This alternative generally will be limited to critical areas and buffers of less than 20,000 square feet and developments of fewer than ten parcels, or commercial or multi-family development.
- C. This notice on title shall not be required for a development proposal by a public agency or public or private utility within a right-of-way or easement for which they do not have fee-simple title.
- D. The applicant shall submit proof that the notice, dedication, or easement has been filed for public recording before the city shall approve any final plat or final site plan for such site. The notice shall run with the land and failure to provide such notice to any purchaser prior to transferring any interest in the property shall be a violation of this section.
- E. SMP Section 7.08: Enforcement and Penalties are applicable to enforcement to the provisions of this Appendix.

2 WETLANDS

2.01 PURPOSE

The city shall regulate development activities to protect wetlands. Development activities shall be managed in a manner that does not significantly diminish the capacity of wetlands to perform the following:

- A. Provide flood and stormwater control;
- B. Recharge the aquifer;
- C. Protect surface and groundwater quality by trapping sediments, removing nutrients, and providing chemical detoxification; and
- D. Provide habitat for fish and wildlife including listed endangered and threatened species.

2.02 BEST AVAILABLE SCIENCE

The city adopts by reference the following as current BAS resources for wetlands in the city:

- A. U.S. Army Corps of Engineers. (1987 or as amended). Wetlands Delineation Manual.
- B. U.S. Army Corps of Engineers. (May 2010). Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) or as amended.
- C. USDA. (1986). Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington.
- D. Washington Department of Ecology. (2014). Washington State Wetland Rating System for Western Washington: 2014 Update. Ecology Publication No. 14-06-029, as revised.
- E. Washington Department of Ecology. (April 2005). Wetlands in Washington State, Volume 2: Guidance for Protecting and Managing Wetlands. Ecology Publication No. 05- 06-008.
- F. Washington Department of Ecology. (March 2005). Wetlands in Washington

State, Volume 1: A Synthesis of the Science. Ecology Publication No. 05-06-006.

- G. Washington Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. (March 2006). Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Ecology Publication No. 06-06-011a.
- H. Washington Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. (March 2006). Wetland Mitigation in Washington State: Part 2 – Developing Mitigation Plans (Version 1). Ecology Publication No. 06-06-011b.

2.03 WETLAND IDENTIFICATION AND DELINEATION

Identification of wetlands and delineation of their boundaries pursuant to this Appendix shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements. All areas within the shoreline jurisdiction of the city meeting the wetland designation criteria in that procedure are designated critical areas and are subject to the provisions of this Appendix. Wetland delineations are valid for five years; after such date, the city shall determine whether a revision or additional assessment is necessary.

2.04 WETLAND RATING

- A. Wetlands shall be rated in accordance with *Washington State Wetland Rating System for Western Washington: 2014 Update*, 2014, Ecology Publication No. 14-06-029, as revised and approved by Ecology, which contains the definitions and methods for determining whether the criteria below are met.
 - 1. Category I Wetlands. Category I wetlands are those that 1) represent a unique or rare wetland type; or 2) are more sensitive to disturbance than most wetlands; or 3) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or 4) provide a high level of functions. Category I wetlands are those wetlands of exceptional value in terms of protecting water quality, storing flood and stormwater, and/or providing habitat for wildlife as indicated by their special

characteristics and/or a total rating system score of 23 ~~to 27 points~~ or more points out of 27 points on the Ecology rating forms. These wetland communities of infrequent occurrence often provide documented habitat for sensitive, threatened or endangered species, and/or have other attributes that are very difficult or impossible to replace if altered.

2. Category II Wetlands. Category II wetlands are difficult, though not impossible, to replace, and provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a relatively high level of protection. Category II wetlands have significant value based on their function as indicated by their special characteristics and/or a total rating system score of between 20 and 22 points on the Ecology rating forms. They do not meet the criteria for Category I rating but occur infrequently and have qualities that are difficult to replace if altered.
 3. Category III Wetlands. Category III wetlands are 1) wetlands with a moderate level of functions (scores between 16-19 points), and 2) can often be adequately replaced with a well-planned mitigation project. Wetlands scoring between 16-19 points generally have been disturbed in some ways, and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
 4. Category IV Wetlands. Category IV wetlands have the lowest levels of functions (scores fewer than 16 points) and are often heavily disturbed. These wetlands should be replaced, and in some cases improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and need to be protected. They typically have vegetation of similar age and class, lack special habitat features, and/or are isolated or disconnected from other aquatic systems or high quality upland habitats.
- B. Wetland rating categories shall not change due to illegal modifications made by the applicant or with the applicant's knowledge.

2.05 REGULATED ACTIVITIES

- A. For any regulated activity, a critical areas report as defined in SMP Appendix 2: Chapter 2.08: Critical Area Report for Wetlands may be required to support the requested activity.

- B. The following activities are regulated if they occur in a regulated wetland or its buffer:
1. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind;
 2. The dumping of, discharging of, or filling with any material;
 3. The draining, flooding, or disturbing of the water level or water table;
 4. Pile driving;
 5. The placing of obstructions;
 6. The construction, reconstruction, demolition, or expansion of any structure;
 7. The destruction or alteration of wetland vegetation through clearing, harvesting, shading, intentional burning, or planting of vegetation that would alter the character of a regulated wetland;
 8. Class IV - General Forest Practices under the authority of the "1992 Washington State Forest Practices Act Rules and Regulations," WAC 222-12-030, or as thereafter amended; and
 9. Activities that result in:
 - a. A significant change of water temperature;
 - b. A significant change of physical or chemical characteristics of the sources of water to the wetland;
 - c. A significant change in the quantity, timing, or duration of the water entering the wetland; or
 - d. The introduction of pollutants.

2.06 EXEMPTIONS AND ALLOWED USES IN WETLANDS

- A. The following types of wetlands are exempt from the buffer provisions contained in this Appendix and the normal mitigation sequencing process in SMP Appendix 2: Section 2.09: Mitigation Requirements. These wetlands may be filled if impacts are fully mitigated based on provisions in SMP Appendix 2: Section 2.09: Mitigation Requirements. In order to verify the following conditions, a critical area report for wetlands meeting the requirements in SMP Appendix 2: Section 2.08: Critical Areas Reports for Wetlands must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:
 - a. Are not associated with riparian areas or buffers;
 - b. Are not part of a wetland mosaic; and
 - c. Do not contain habitat identified as essential for local populations of priority species identified by the WDFW or species of local importance identified in SMP Appendix 2: Section 6.03: Applicability.
- B. The activities listed below are allowed in wetlands. These activities do not require submission of a critical area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:
 1. Those activities and uses conducted pursuant to the FPA and its rules and regulations where state law specifically exempts local authority, except those developments requiring local approval for Class IV – General Forest Practice Permits (conversions) as defined in RCW 76.09 and WAC 222-12.
 2. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
 3. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
 4. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer, if the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.
 5. Enhancement of a wetland through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds

must be handled and disposed of according to a noxious weed control plan appropriate to that species.

Re-vegetation with appropriate native species at natural densities is allowed in conjunction with removal of invasive plant species.

6. Educational and scientific research activities.
7. Normal and routine maintenance and repair of any existing public or private facilities within an existing developed right-of-way, if the maintenance or repair does not expand the footprint of the facility or right-of-way.

2.07 WETLAND BUFFERS

- A. A wetland buffer that separates a wetland from a development is required. The purpose of the buffer is to mitigate adverse impacts of development activities and future use on the wetland. The width and character of buffers shall be as necessary to protect the identified functions and values of the wetland from impacts associated with the specific type and character of the proposed development activities and use of the property in accordance with the BAS.
- B. The standard wetland buffer widths in SMP Appendix 2: Table 2-1: Wetland Buffer Requirements have been established in accordance with the BAS. They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the Washington State wetland rating system for Western Washington.
 1. ~~The use of the standard buffer widths requires the implementation of the measures in SMP Appendix 2: Table 2-2: Required Measures to Minimize Impacts to Wetlands, where applicable, to minimize the impacts of the adjacent land uses.~~
 2. ~~If an applicant chooses not to apply the mitigation measures in SMP Appendix 2: Table 2-2: Required Measures to Minimize Impacts to Wetlands, then a 33-percent increase in the width of all buffers is required. For example, a 75-foot buffer with the mitigation measures would be a 100-foot buffer without them.~~
 - 3.1 The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do

Commented [NS1]: New changes shown to the section (additions / deletions) since the Planning Commission public hearing are shown with highlighted text

(This is REQ-4 change from the Initial Determination of Consistency)

not perform needed functions, the buffer should be planted to create the appropriate plant community, or the buffer should be widened to ensure that adequate functions of the buffer are provided.

~~Additional buffer widths are added to the standard buffer widths. For example, a Category I wetland scoring 8 points for habitat function would require a buffer of 225 feet (75 feet (Standard Buffer) + 150 feet (Additional Buffer Width if Wetland Scores 8-9 Habitat Points)).~~

2. Wetlands that score 6 points or more for habitat function: the buffers in Table 2-1 can be used only if all of the following criteria are met:

a. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and:

- 1) A legally protected, relatively undisturbed and vegetated area (e.g., Priority Habitats, compensatory mitigation sites, wildlife areas/refuges, national, county, and state parks where they have management plans with identified areas designated as Natural, Natural Forest, or Natural Area Preserve, or;
- 2) An area that is the site of a Watershed Project identified within, and fully consistent with, a Watershed Plan as defined by RCW 89-08-460, or;
- 3) An area where development is prohibited according to the provisions of the local shoreline master program, or;
- 4) An area with equivalent habitat quality that has conservation status in perpetuity, in consultation with WDFW.

b. The corridor is permanently protected for the entire distance between the wetland and the shoreline or legally protected area by a conservation easement, deed restriction, or other legal site protection mechanisms.

c. Presence or absence of the shoreline or Priority Habitat must be confirmed by a qualified biologist or shoreline Administrator.

d. The measures in Table 2.2 are implemented, as applicable, to minimize the impacts of the adjacent land uses.

4.3. For wetlands that score 5 or fewer habitat points, only the measures in Table 2-2 are required for the use of the buffers in Table 2-1.

5.4. If an applicant does not apply the mitigation measures in Table 2 or is unable to provide a protected corridor, then the buffers in Table 2-3 shall be used.

Table 2-1: Wetland Buffer Requirements if Table 2-2 is implemented and Corridor Provided

Wetland Category	Standard Buffer Width (3-4 Habitat Points)	Additional Buffer Width if Wetland Scores 5 Habitat Points	Additional Buffer Width if Wetland Scores 6-7 Habitat Points	Additional Buffer Width if Wetland Scores 8-9 Habitat Points
Category I:				
Based on total score	75 feet	Add 30 feet	Add 90 feet	Add 150 feet
Bogs and Wetlands of High Conservation Value	190 feet			Add 35 feet
Forested	75 feet	Add 30 feet	Add 90 feet	Add 150 feet
Category II:				
Based on score	75 feet	Add 30 feet	Add 90 feet	Add 150 feet
Category III (all)	60 feet	Add 45 feet	Add 105 feet	Add 165 feet
Category IV (all)	40 feet (habitat scores not applicable)			

	Buffer width (in feet) based on habitat score		
	<u>Score 3-5</u>	<u>Score 6-7</u>	<u>Score 8-9</u>
Wetland Category:			
Category I:			
<u>Based on total score</u>	<u>75</u>	<u>110</u>	<u>225</u>
<u>Bogs and Wetlands of High Conservation Value</u>	<u>190</u>	<u>190</u>	<u>225</u>
<u>Forested</u>	<u>75</u>	<u>110</u>	<u>225</u>
<u>Estuarine</u>	<u>150</u> (buffer width not based on habitat scores)		
Category II:			
<u>Based on total score</u>	<u>75</u>	<u>110</u>	<u>225</u>
<u>Estuarine</u>	<u>150</u> (buffer width not based on habitat scores)		
<u>Category III: (All)</u>	<u>60</u>	<u>110</u>	<u>225</u>
<u>Category IV: (All)</u>	<u>40</u>		

Table 2-2: Required Measures to Minimize Impacts to Wetlands

Disturbance	Required Measures to Minimize Impacts (1)
Lights	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland • If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10 foot heavily vegetated buffer strip immediately adjacent to the outer wetland buffer
Toxic runoff	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 feet of wetland • Apply integrated pest management
Stormwater runoff	<ul style="list-style-type: none"> • Retrofit stormwater detention and treatment for roads and existing adjacent development • <u>Prevent channelized flow from lawns that directly enters the buffer</u> • <u>Use Low Intensity Development Techniques (for more information refer to the drainage ordinance and manual)</u>
Disturbance	Required Measures to Minimize Impacts (1)
	<p>buffer</p> <ul style="list-style-type: none"> • Use Low Intensity Development techniques
Change in water regime	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impermeable surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> • Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	<ul style="list-style-type: none"> • Use BMPs to control dust
Disruption of corridors or connections	<ul style="list-style-type: none"> • Maintain connections to offsite areas that are undisturbed • Restore corridors or connections to offsite habitats by replanting

Note:

(1) Measures are required, where applicable to a specific proposal

Table 2-3: Wetland Buffer Requirements if Table 2-2 is NOT Implemented or Corridor NOT Provided.

Wetland Category	Buffer width (in feet) based on habitat score		
	<u>Score: 3-5</u>	<u>Score: 6-7</u>	<u>Score: 8-9</u>
Category I:			
<u>Based on total score</u>	<u>100</u>	<u>150</u>	<u>300</u>
<u>Bogs and Wetlands of High Conservation Value</u>	<u>250</u>	<u>250</u>	<u>300</u>
<u>Forested</u>	<u>100</u>	<u>150</u>	<u>300</u>
<u>Estuarine</u>	<u>200</u> <u>(buffer width not based on habitat scores)</u>		
Category II:			
<u>Based on total score</u>	<u>100</u>	<u>150</u>	<u>300</u>
<u>Estuarine</u>	<u>150</u> <u>(buffer width not based on habitat scores)</u>		
<u>Category III: (All)</u>	<u>80</u>	<u>150</u>	<u>300</u>
<u>Category IV: (All)</u>	<u>50</u>		

6.5. Increased Wetland Buffer Area Width. Buffer widths shall be increased on a case- by-case basis as determined by the Shoreline Administrator when a larger wetland buffer is necessary to protect wetland functions and values. This determination shall be supported by appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland. The documentation must include but not be limited to the following criteria:

- a. The wetland is used by a plant or animal species listed by the federal government or the state as endangered, threatened, candidate, sensitive, monitored or documented priority species or habitats, or essential or outstanding habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees;
- b. The adjacent land is susceptible to severe erosion, and erosion-control measures will not effectively prevent adverse wetland impacts; or
- c. The adjacent land has minimal vegetative cover or slopes greater than 30 percent.

7.6. Buffer averaging following the procedure in SMP Section 4.04.02(C)

may be permitted when all of the following conditions are met:

- a. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower-rated area;
 - b. The buffer is increased adjacent to the higher-functioning area of habitat or more-sensitive portion of the wetland and decreased adjacent to the lower- functioning or less-sensitive portion as demonstrated by a critical areas report from a qualified wetland professional;
 - c. The total area of the buffer after averaging is equal to the area required without averaging; and
 - d. Either the buffer at its narrowest point is never less than $\frac{3}{4}$ of the required width, or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.
- C. Measurement of Wetland Buffers. All wetland buffers shall be measured perpendicular from the wetland boundary as surveyed in the field. The buffer for a wetland created, restored, or enhanced as compensation for approved wetland alterations shall be the same as the buffer required for the category of the created, restored, or enhanced wetland. Only fully vegetated buffers will be considered. Lawns, walkways, driveways, and other mowed or paved areas will not be considered buffers or included in buffer area calculations.
- D. Buffers on Mitigation Sites. All mitigation sites shall have buffers consistent with the buffer requirements of this section. Buffers shall be based on the expected or target category of the proposed wetland mitigation site.
- E. Buffer Maintenance. Except as otherwise specified, or allowed in accordance with this section, wetland buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the mitigation bond.
- F. Impacts to Buffers. Requirements for the compensation for impacts to buffers are outlined in SMP Appendix 2: Section 2.09: Mitigation Requirements.
- G. Overlapping Critical Area Buffers. If buffers for two contiguous critical areas

overlap, such as buffers for a shoreline and a wetland, the wider buffer applies.

- H. Allowed Wetland Buffer Uses. The following uses may be allowed within a wetland buffer in accordance with the review procedures of this section, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the wetland buffer and adjacent wetland:
1. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife.
 2. Passive recreation facilities designed and in accordance with an approved critical area report, including:
 - a. Walkways and trails provided that those pathways are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer 25 percent of the wetland buffer area, and located to avoid removal of significant trees. They should be limited to permeable surfaces no more than five feet in width for pedestrian use only. Raised boardwalks utilizing non-treated pilings may be acceptable.
 - b. Wildlife-viewing structures.
 3. Educational and scientific research activities.
 4. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way, if the maintenance or repair does not increase the footprint or use of the facility or right-of-way.
 5. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
 6. Drilling for utilities/utility corridors under a buffer, with entrance/exit portals located completely outside of the wetland buffer boundary, if the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column is disturbed.

7. Enhancement of a wetland buffer through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal. All removed plant material shall be taken away from the site and disposed of properly. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Revegetation with appropriate native species at natural densities is allowed in conjunction with removal of invasive plant species.
 8. Stormwater management facilities are limited to stormwater dispersion outfalls and bioswales. Stormwater management facilities are not allowed in buffers of Category I or II wetlands. They may be allowed within the outer twenty-five percent (25%) of the buffer of Category III or IV wetlands only, provided that:
 - a. No other location is feasible; and
 - b. The location of such facilities will not degrade the functions or values of the wetland.
 9. Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity.
- I. Signs and Fencing of Wetlands and Buffers:
1. Temporary markers. The outer perimeter of the wetland buffer and the clearing limits identified by an approved permit or authorization shall be marked in the field with temporary “clearing limits” fencing in such a way as to ensure that unauthorized intrusion will not occur. The marking is subject to inspection by the Shoreline Administrator prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction and shall not be removed until permanent signs, if required, are in place.
 2. Permanent signs. As a condition of any permit or authorization issued pursuant to this section, the Shoreline Administrator may require the applicant to install permanent signs along the boundary of a wetland or buffer.
 - a. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability. Signs must be posted at an interval of one per lot or every 50

feet, whichever is less, and must be maintained by the property owner in perpetuity. The signs shall be worded as follows or with alternative language approved by the Shoreline Administrator:

Protected Wetland

Area Do Not

Disturb

Contact the City of Cosmopolis

Regarding Uses, Restrictions, and Opportunities for Stewardship

- b. The provisions of SMP Appendix 2 Section 2.07(1)(2)(a) may be modified as necessary to assure protection of sensitive features or wildlife.
- 3. Fencing.
 - a. Fencing installed as part of a proposed activity or as required in this section shall be designed not to interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to the wetland and associated habitat.

2.08 CRITICAL AREA REPORT FOR WETLANDS

- A. If the Shoreline Administrator determines that the site of a proposed development includes, is likely to include, or is adjacent to a wetland; a wetland report, prepared by a qualified professional, shall be required. The expense of preparing the wetland report shall be borne by the applicant.
- B. Minimum Standards for Wetland Reports. A wetland report consists of a written report and accompanying plan sheets:
 - 1. The written report shall include at a minimum:
 - a. The name and contact information of the applicant; the name, qualifications, and contact information for the primary author(s) of the wetland critical area report; a description of the proposal; identification of all the local, state, and/or federal wetland-related permit(s) required for the project; and a vicinity map for the project.

- b. A statement specifying the accuracy of the report and all assumptions made and relied upon.
- c. Documentation of any fieldwork performed on the site, including field data sheets for delineations, rating system forms, baseline hydrologic data, etc.
- d. A description of the methodologies used to conduct the wetland delineations, rating system forms, or impact analyses including references.
- e. Identification and characterization of all critical areas, wetlands, water bodies, shorelines, floodplains, and buffers on or adjacent to the proposed project area. For areas off site of the project site, estimate conditions within 300 feet of the project boundaries using the best available information.
- f. For each wetland identified on site and within 300 feet of the project site provide: the wetland rating, including a description of and score for each function, per Wetland Ratings (SMP Appendix 2: Section 2.04: Wetland Rating); required buffers; hydrogeomorphic classification; wetland acreage based on a professional survey from the field delineation (acreages for on-site portion and entire wetland area including off-site portions); Cowardin classification of vegetation communities; habitat elements; soil conditions based on site assessment and/or soil survey information; and to the extent possible, hydrologic information such as location and condition of inlet/outlets (if they can be legally accessed), estimated water depths within the wetland, and estimated hydroperiod patterns based on visual cues (e.g., algal mats, drift lines, flood debris, etc.). Provide acreage estimates, classifications, and ratings based on entire wetland complexes, not only the portion present on the proposed project site.
- g. A description of the proposed actions, including an estimation of acreages of impacts to wetlands and buffers based on the field delineation and survey and an analysis of site development alternatives, including a no-development alternative.
- h. An assessment of the probable cumulative impacts to the wetlands and buffers resulting from the proposed development.
- i. A description of reasonable efforts made to apply mitigation sequencing

pursuant to Mitigation Sequencing (SMP Appendix 2: Section 2.09: Mitigation Requirements) to avoid, minimize, and mitigate impacts to critical areas.

- j. A discussion of measures, including avoidance, minimization, and compensation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land-use activity.
 - k. A conservation strategy for habitat and native vegetation that addresses methods to protect and enhance on-site habitat and wetland functions.
 - l. An evaluation of the functions of the wetland and adjacent buffer. Include reference for the method used and data sheets.
2. A copy of the site plan sheet(s) for the project must be included with the written report and must include, at a minimum:
- Maps (to scale) depicting delineated and surveyed wetland and required buffers on site, including buffers for off-site critical areas that extend onto the project site; the development proposal; other critical areas; grading and clearing limits; areas of proposed impacts to wetlands and/or buffers (include square footage estimates).
 - a. A depiction of the proposed stormwater management facilities and outlets (to scale) for the development, including estimated areas of intrusion into the buffers of any critical areas. The written report shall contain a discussion of the potential impacts to the wetland(s) associated with anticipated hydroperiod alterations from the project.

2.09 MITIGATION REQUIREMENTS

- A. Mitigation Sequencing. Before impacting any wetland or its buffer, an applicant shall demonstrate that the actions listed in SMP Appendix 2: Section 1.11(B) have been taken.
- B. Requirements for Compensatory Mitigation:
 - 1. Compensatory mitigation for alterations to wetlands shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or

greater biologic functions. Compensatory mitigation plans shall be consistent with *Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans--Version 1*, (Ecology Publication #06-06-011b, Olympia, WA, March 2006 or as revised), and *Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington)* (Publication #09-06-32, Olympia, WA, December 2009).

2. Mitigation ratios shall be consistent with SMP Appendix 2: Section 2.09(G).
- C. Compensating for Lost or Affected Functions. Compensatory mitigation shall address the functions affected by the proposed project, with an intention to achieve functional equivalency or improvement of functions. The goal shall be for the compensatory mitigation to provide similar wetland functions as those lost, except when either:
1. The lost wetland provides minimal functions, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limiting within a watershed through a formal Washington state watershed assessment plan or protocol; or
 2. Out-of-kind replacement of wetland type or functions will best meet watershed goals formally identified by the city, such as replacement of historically diminished wetland types.
- D. Preference of Mitigation Actions. Mitigation for lost or diminished wetland and buffer functions shall rely on the types below in the following order of preference:
1. Restoration (re-establishment and rehabilitation) of wetlands:
 - a. The goal of re-establishment is returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.
 - b. The goal of rehabilitation is repairing natural or historic functions of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland size. Activities could involve breaching a dike to reconnect wetlands to a floodplain or return tidal influence to a wetland.
 2. Creation (establishment) of wetlands on disturbed upland sites such as those with vegetative cover consisting primarily of non-native species. Establishment

results in a gain in wetland size. This should be attempted only when there is an adequate source of water and it can be shown that the surface and subsurface hydrologic regime is conducive to the wetland community that is anticipated in the design.

- a. If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the approval authority may authorize creation of a wetland and buffer upon demonstration by the applicant's qualified wetland scientist that:
 - 1) The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;
 - 2) The proposed mitigation site does not contain invasive plants or noxious weeds, or that such vegetation will be completely eradicated at the site;
 - 3) Adjacent land uses and site conditions do not jeopardize the viability of the proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light, or other impacts); and
 - 4) The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.
3. Enhancement of significantly degraded wetlands in combination with restoration or creation. Enhancement should be part of a mitigation package that includes replacing the altered area and meeting appropriate ratio requirements. Enhancement is undertaken for specified purposes such as water quality improvement, floodwater retention, or wildlife habitat. Enhancement alone will result in a loss of wetland acreage and is less effective at replacing the functions lost. Applicants proposing to enhance wetlands or associated buffers shall demonstrate:
 - a. How the proposed enhancement will increase the wetland's/buffer's functions;
 - b. How such increase in function will adequately compensate for the impacts; and
 - c. How all other existing wetland functions at the mitigation site will be protected.
4. Preservation. Preservation of high quality, at-risk wetlands as compensation is

generally acceptable when done in combination with restoration, creation, or enhancement, if a minimum of 1:1 acreage replacement is provided by re-establishment or creation. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being altered and the quality of the wetlands being preserved.

5. Preservation of high quality at-risk wetlands and habitat may be considered as the sole means of compensation for wetland impacts when the following criteria are met:
 - a. The area proposed for preservation is of high quality. The following features may be indicative of high-quality sites:
 - 1) Category I or II wetland rating (using the wetland rating system for western Washington);
 - 2) Rare wetland type (for example, bogs, mature forested wetlands, estuarine wetlands);
 - 3) The presence of habitat for priority or locally important wildlife species; and
 - 4) Priority sites in an adopted watershed plan.
 - b. Wetland impacts will not have a significant adverse impact on habitat for listed fish, or other ESA listed species.
 - c. There is no net loss of habitat functions within the watershed or basin.
 - d. Mitigation ratios for preservation as the sole means of mitigation shall generally start at 20:1. Specific ratios should depend upon the significance of the preservation project and the quality of the wetland resources lost.
 - e. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by a land trust.
 - f. The impact area is small (generally <math>< \frac{1}{2}</math> acre) and/or impacts are occurring to a low-functioning system (Category III or IV wetland).
 - g. All preservation sites shall include buffer areas adequate to protect the habitat and its functions from encroachment and degradation.
- E. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same sub-drainage basin and on the site of the alteration except when all of SMP Appendix 2: Section 2.09(E)(1 – 4) below applies. In that

case, mitigation may be allowed off-site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank or advanced mitigation.

1. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the sub-drainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate wildlife impacts (such as connectivity).
 2. On-site mitigation would require elimination of high-quality upland habitat.
 3. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.
 4. Off-site locations shall be in the same sub-drainage basin unless:
 - a. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the city and strongly justify location of mitigation at another site; or
 - b. Credits from a state-certified wetland mitigation bank are used as compensation, and the use of credits is consistent with the terms of the certified banking instrument.
- F. Compensatory Mitigation Project Design. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source(s) and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an

atypical wetland. Another example would be excavating depressions in an existing wetland on a slope, which would require the construction of berms to hold the water.

- G. **Timing of Compensatory Mitigation.** It is preferred that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
1. The Shoreline Administrator may authorize a one-time temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional providing the reason for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties. The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the city.

H. Wetland Mitigation Ratios:

Table 2-3: Wetland Mitigation Ratios ¹

Category and Type of Wetland	Creation or Re-establishment	Rehabilitation	Enhancement
Category I:			
Bog, Natural Heritage site	Not Considered Possible	Case by case	Case by case
Mature Forested	6:1	12:1	24:1
Based on functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

- I. Compensatory Mitigation Plan. When a project involves wetland and/or buffer impacts, a compensatory mitigation plan prepared by a qualified professional shall be required, meeting the following minimum standards:
 1. Wetland Critical Area Report. A critical area report for wetlands must accompany or be included in the compensatory mitigation plan and include the minimum parameters described in Minimum Standards for Wetland Reports (SMP Appendix 2: Section 2.08: Critical Area Report for Wetlands).
 2. Compensatory Mitigation Report. The report must include a written report and plan sheets that must contain, at a minimum, the following elements. Full guidance can be found in Wetland Mitigation in *Washington State– Part 2: Developing Mitigation Plans (Version 1)* (Ecology Publication #06-06-011b, Olympia, WA, March 2006 or as revised).
 - a. The written report must contain, at a minimum:
 - 1) The name and contact information of the applicant; the name, qualifications, and contact information for the primary author(s) of the compensatory mitigation report; a description of the proposal; a summary of the impacts and proposed compensation concept; identification of all the local, state, and/or federal wetland-related permit(s) required for the project; and a vicinity map for the project.

¹Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or re-establishment. See Table 1a, *Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance-- Version 1*, (Ecology Publication #06-06-011a, Olympia, WA, March 2006 or as revised). See also SMP Appendix 2: Section 2.09(D)(4) for more information on using preservation as compensation.

- 2) A description of how the project design has been modified to avoid, minimize, or reduce adverse impacts to wetlands.
- 3) A description of the existing wetland and buffer areas proposed to be altered. Include acreage (or square footage), water regime, vegetation, soils, landscape position, surrounding lands uses, and functions. Also, describe impacts in terms of acreage by Cowardin classification, hydrogeomorphic classification, and wetland rating, based on Wetland Ratings found in SMP Appendix 2: Section 2.04: Wetland Rating.
- 4) A description of the compensatory mitigation site, including location and rationale for selection. Include an assessment of existing conditions: acreage (or square footage) of wetlands and uplands, water regime,

sources of water, vegetation, soils, landscape position, surrounding land uses, and functions. Estimate future conditions in this location if the compensation actions are not undertaken, such as how this site would progress through natural succession.

- 5) A description of the proposed actions for compensation of wetland and upland areas affected by the project. Include overall goals of the proposed mitigation, including a description of the targeted functions, hydrogeomorphic classification, and categories of wetlands.
 - 6) A description of the proposed mitigation construction activities and timing of activities.
 - 7) A discussion of ongoing management practices that will protect wetlands after the project site has been developed, including proposed monitoring and maintenance programs for remaining wetlands and compensatory mitigation wetlands.
 - 8) A bond estimate for the entire compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to five years, annual monitoring field work and reporting, and contingency actions for a maximum of the total required number of years for monitoring.
 - 9) Proof of establishment of Notice on Title for the wetlands and buffers on the project site, including the compensatory mitigation areas.
- b. The scaled plan sheets for the compensatory mitigation must contain, at a minimum:
- 1) Surveyed edges of the existing wetland and buffers, proposed areas of wetland and/or buffer impacts, location of proposed wetland and/or buffer compensation actions.
 - 2) Existing topography, ground-proofed, at two-foot contour intervals in the zone of the proposed compensation actions if any grading activity is proposed to create the compensation area(s). Also include existing cross- sections of on-site wetland areas that are proposed to be altered and cross- section (estimated one-foot intervals) for the proposed areas of wetland or buffer compensation.
 - 3) Surface and subsurface hydrologic conditions, including an analysis of

existing and proposed hydrologic regimes for enhanced, created, or restored compensatory mitigation areas. Also include illustrations of how data for existing hydrologic conditions were used to determine the estimates of future hydrologic conditions.

- 4) Conditions expected from the proposed actions on site, including future hydrogeomorphic types, vegetation community types by dominant species (wetland and upland), and future water regimes.
 - 5) Required wetland buffers for existing wetlands and proposed compensation areas. Also identify any zones where buffers are proposed to be reduced or enlarged outside of the standards identified in this section.
 - 6) A plant schedule for the compensation area, including all species by proposed community type and water regime, size and type of plant material to be installed, spacing of plants, typical clustering patterns, total number of each species by community type, and timing of installation.
 - 7) Performance standards in terms of measurable standards reflective of years post-installation for upland and wetland communities, monitoring schedule, and maintenance schedule and actions by each biennium.
- J. Buffer Mitigation Ratios. Impacts to buffers shall be mitigated at a 1:1 ratio. Compensatory buffer mitigation shall replace those buffer functions lost from development.
- K. Protection of the Mitigation Site. The area where the mitigation occurred and any associated buffer shall be located in a critical area tract or a conservation easement.
- L. Monitoring. Mitigation monitoring shall be required for a period necessary to establish that performance standards have been met, but not for a period less than five years. If a scrub-shrub or forested vegetation community is proposed, monitoring may be required for ten years or more. The project mitigation plan shall include monitoring elements that ensure certainty of success for the project's natural resource values and functions. If the mitigation goals are not obtained within the initial five-year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved.

- M. Advance Mitigation. Mitigation for projects with pre-identified impacts to wetlands may be constructed in advance of the impacts if the mitigation is implemented according to federal rules, state policy on advance mitigation, and state water quality regulations.
- N. Alternative Mitigation Plans. The Shoreline Administrator may approve alternative critical areas mitigation plans that are based on the BAS, such as priority restoration plans that achieve restoration goals identified in the SMP and the Restoration Plan. Alternative mitigation proposals must provide an equivalent or better level of protection of critical area functions and values than would be provided by the strict application of this section.

The Shoreline Administrator shall consider the following for approval of an alternative mitigation proposal:

1. The proposal uses a watershed approach consistent with Washington Department of Ecology, U.S. Environmental Protection Agency Region 10, U.S. Army Corps of Engineers, Seattle District. (December 2009). Selecting Wetland Mitigation Sites Using a Watershed Approach. Ecology Publication No. 09-06-32.
2. Creation or enhancement of a larger system of natural areas and open space is preferable to the preservation of many individual habitat areas.
3. Mitigation according to SMP Appendix 2: Section 2.09(B) is not feasible due to site constraints such as parcel size, stream type, wetland category, or geologic hazards.
4. There is clear potential for success of the proposed mitigation at the proposed mitigation site.
5. The plan shall contain clear and measurable standards for achieving compliance with the specific provisions of the plan. A monitoring plan shall meet the provisions in SMP Appendix 2: Section 2.09(H), at a minimum.
6. The plan shall be reviewed and approved as part of overall approval of the proposed use.
7. A wetland of a different type is justified based on regional needs or functions and values; the replacement ratios may not be reduced or eliminated unless the reduction results in a preferred environmental alternative.
8. Mitigation guarantees shall meet the minimum requirements as outlined in

SMP Appendix 2: Section 2.09(H)(2)(a)(8).

9. Professionals qualified in each of the critical areas addressed shall prepare the plan.
10. The city may consult with agencies with expertise and jurisdiction over the resources during the review to assist with analysis and identification of appropriate performance measures that adequately safeguard critical areas.

3 CRITICAL AQUIFER RECHARGE AREAS

3.01 AQUIFER RECHARGE AREAS DELINEATION AND PROTECTION

- A. There are no identified critical aquifer recharge areas in the city of Cosmopolis. The city will enact appropriate provisions for critical aquifer recharge areas should any such areas be identified and designated in the future.

4 FREQUENTLY FLOODED AREAS

4.01 PURPOSE

- A. It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:
1. To protect human life and health;
 2. To minimize expenditures of public funds and costly flood control projects;
 3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the general public's expense;
 4. To minimize business interruptions;
 5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
 6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future areas blighted by flood damage;
 7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
 8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

4.02 BEST AVAILABLE SCIENCE

Those areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for Grays Harbor County, Washington, and Incorporated Areas" dated February 3, 2017 and any revisions thereto, with an accompanying Flood Insurance Map(s) dated February 3, 2017 and any revisions thereto, are designated as special flood hazard areas. The flood insurance study and accompanying map(s) are hereby adopted by reference, declared part of this Appendix, and are available for public review.

4.03 APPLICABILITY

All development within the designated frequently flooded areas shall be managed in accordance with CMC Chapter 18.48 – Flood Damage Prevention. The critical areas provisions related to the flood damage prevention of Ordinance #1313, dated 2017 (CMC 18.48) and the flood hazard management provisions of SMP Section 4.05 are hereby incorporated by reference.

5 GEOLOGICALLY HAZARDOUS AREAS

The following section establishes regulations for geologically hazardous areas in the city. Based on a review of available scientific and technical information, the city has concluded that no areas of the city require regulation for protection from mine hazards or volcanic hazards.

5.01 PURPOSE

Geologically hazardous areas are characterized by lot slope, soil type, geologic material, and ground water which may combine to create problems with slope stability, erosion and water quality during and after construction or during natural events such as tsunamis, earthquakes, or excessive rain storms. The following regulations, in combination with the performance standards for development, will guide development in geologically hazardous areas. The purpose of these regulations is to maintain the natural integrity of hazardous areas and their buffers in order to protect adjacent lands from the impacts of landslides, subsidence, excessive erosion, and seismic events, and to safeguard the public from these threats to life or property. Construction in geologically hazardous areas should be avoided when the potential risk to public health and safety cannot be reduced to a level comparable to the risk if the site were stable.

5.02 BEST AVAILABLE SCIENCE

The city adopts by reference the following maps and BAS resources for geologically hazardous areas in the city:

- A. Erosion monitoring and profiles for Cosmopolis and beaches, including historic shorelines and contemporary monitoring data and trends, available from Department of Ecology's Coastal Monitoring and Analysis Program at: <http://www.ecy.wa.gov/programs/sea/swces/index.htm>.
- B. Erosion monitoring and profiles for Cosmopolis and beaches, including historic shorelines and contemporary monitoring data and trends, available from Department of Ecology's Coastal Monitoring and Analysis Program at:

<http://www.ecy.wa.gov/programs/sea/swces/index.htm>.

- C. Manson, C. J., & Walkling, L. (1998). Tsunamis on the Pacific Coast of Washington State and Adjacent Areas—A Selected, Annotated Bibliography and Directory. Washington Division of Geology and Earth Resources Open File Report 98-4.
- D. McCrory, P. A., Foster, D. S., Danforth, W. W., & Hamer, M. R. (2002). Crustal Deformation at the Leading Edge of the Oregon Coast Range Block, Offshore Washington (Columbia River to Hoh River). U.S. Geological Survey Professional Paper 1661-A.
- E. Palmer, S. P., Magsino, S. L., Bilderback, E. L., Poelstra, J. L., Folger, D. S., & Niggemann, R. A. (2004). Liquefaction Susceptibility and Site Class Maps of Washington State, by County. Washington State Department of Natural Resources.
- F. USDA. (1986). Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington.
- G. USDA. (no date). Web Soil Survey. Retrieved from Web Soil Survey:
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- H. Walsh, C., Caruthers, C., Heinitz, A., Myers III, E., Baptista, A., Erdakos, G., et al. (2000). Tsunami hazard map of the southern Washington coast - Modeled tsunami inundation from a Cascadia subduction zone earthquake. 12 p. text, 1 pl., scale 1:100,000. Washington State Department of Natural Resources.
- I. Washington Division of Geology and Earth Resources. (1987). Geologic Map of the South Half of the Shelton and South Half of the Copalis Beach Quadrangles, Washington.

5.03 DESIGNATION CRITERIA

The following areas are designated as geologically hazardous:

- A. Any area containing soil or soil complexes described or mapped within the United States Department of Agriculture/Soil Conservation Service Soil Survey for Grays Harbor County as having a severe to very severe erosion hazard potential;
- B. Areas with all three of the following characteristics:

1. Slopes steeper than 15 percent;
 2. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 3. Springs or ground water seepage;
- C. Any slope of 40 percent or steeper that exceeds a vertical height of 10 feet over a 25- foot horizontal run;
 - D. Any area potentially unstable or subject to erosion or sloughing as a result of rapid stormwater runoff, soil saturation or undercutting by wave action;
 - E. Any area potentially subject to mass movement due to a combination of geologic, topographic, and hydrologic factors, but not limited to those areas mapped or described by the Soil Conservation Service, Ecology, WDNR, or U.S. Geologic Service. These classifications may be based on performance standards rather than mapping;
 - F. The seismic hazard area identified as moderate to high liquefaction susceptibility, which includes the majority of the city; and
 - G. Areas susceptible to tsunami hazards from flooding and inundation as the result of excessive wave action derived from seismic or other geologic events. Tsunami hazard areas include those areas mapped within the Tsunami Hazard Map of the Southern Washington Coast by WDNR.

5.04 REGULATED ACTIVITIES

The city shall manage activities in the following geologically hazardous areas to protect the public's health, safety, and welfare:

- A. Seismic hazard areas in the city.
- B. Any development or alterations in steep slopes, landslide, erosion hazard, tsunami hazard area, or areas prone to liquefaction shall comply with this section.

5.05 PERFORMANCE STANDARDS FOR DEVELOPMENT

- A. Avoiding Impacts to geologically hazardous areas.

1. An applicant for a development shall apply the following sequential measures, which appear in order of priority and supersede those found in SMP Appendix 2 Section 1.11: Mitigation, to avoid impacts to geologically hazardous areas and their buffers:
 - a. Avoiding the impact or hazard by not taking a certain action;
 - b. Minimizing the impact or hazard by:
 - 1) Limiting the degree or magnitude of the action with appropriate technology; or
 - 2) Taking affirmative steps, such as project redesign, relocation or timing;
 - c. Rectifying the impact to geologically hazardous areas by repairing, rehabilitating or restoring the affected geologically hazardous area or its buffer;
 - d. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;
 - e. Reducing or eliminating the impact or hazard over time by preservation or maintenance operations during the life of the development proposal or alteration; and
 - f. Monitoring the impact, hazard, or success of required mitigation and taking remedial action.
2. The specific mitigation requirements of this section apply when compensation for adverse impacts is required by the sequence in SMP Appendix 2: Section 5.05(A)(1) above.

B. Mitigation and Monitoring.

1. If mitigation is required to compensate for adverse impacts, unless otherwise provided, an applicant shall:
 - a. Mitigate adverse impacts to:
 - 1) Geologically hazardous areas and their buffers; and
 - 2) The development proposal as a result of the proposed alterations on or near the geologically hazardous areas; and

- b. Monitor the performance of any required mitigation.
- 2. The Shoreline Administrator shall not approve a development proposal until mitigation and monitoring plans are in place to mitigate for alterations to geologically hazardous areas and buffers.
- 3. Whenever mitigation is required, an applicant shall submit a geologically hazardous area report that includes:
 - a. An analysis of potential impacts;
 - b. A site mitigation plan, as further described in SMP Appendix 2: Section 5.05(F), that meets the specific mitigation requirements in this section for the geologically hazardous area impacted; and
 - c. A monitoring plan that includes:
 - 1) A demonstration of compliance with this section;
 - 2) A contingency plan in the event of a failure of mitigation or of unforeseen impacts if the Shoreline Administrator determines that failure of the mitigation would result in a significant impact on the geologically hazardous area or buffer; and
 - 3) A monitoring schedule that may extend throughout the impact of the activity or, for hazard areas, for as long as the hazard exists.
- 4. Mitigation shall not be implemented until after the Shoreline Administrator approves the site mitigation and monitoring plan. The applicant shall notify the Shoreline Administrator when mitigation is installed and monitoring is commenced and during any monitoring period, the applicant shall provide the city with reasonable access to the mitigation for the purpose of inspections.
- 5. If monitoring reveals a significant deviation from predicted impact or a failure of mitigation requirements, the applicant shall implement an approved contingency plan. The contingency plan constitutes new mitigation and is subject to all mitigation including a monitoring plan and financial guarantee requirements.

C. Standards for Seismic Hazard Areas.

- 1. Standards for development of structures and improvements in seismic hazard

areas shall be in accordance with the provisions of building and construction codes as currently adopted by the city. No additional setback or other requirements are necessary to regulate structural design.

2. Critical facilities shall not be located in seismic hazard areas unless mitigation shall be provided which renders the proposed development as stable as if it were not located within a seismic hazard area.

D. Standards for Tsunami Hazard Areas

1. Tsunami hazard areas require an Emergency Management Plan that includes plans for emergency building exit routes, site evacuation routes, emergency training, notification of local emergency management officials, and an emergency warning system.

- E. It shall be the responsibility of the applicant to provide the city with appropriate technical assessments and reports prepared by a qualified professional, if necessary, to fulfill the requirements of an application for a project permit review or threshold decision, or to comply with any other city, state, or federal laws. The applicant shall pay all expenses associated with the preparation of any technical assessment required by the city.

6 FISH AND WILDLIFE HABITAT CONSERVATION AREAS

6.01 PURPOSE

The city shall manage development and subsequent uses in fish and wildlife habitat conservation areas to maintain species in suitable habitats within their natural geographic distribution and to prevent isolated subpopulations.

6.02 BEST AVAILABLE SCIENCE

The city adopts by reference the following maps and the BAS resources for fish and wildlife habitat conservation areas:

- A. Washington Department of Fish and Wildlife. (1999). *Priority habitats and species list, as amended*, available online at: <http://wdfw.wa.gov/conservation/phs/list/>
- B. Washington Department of Fish and Wildlife. *Management Recommendations for Washington's Priority Habitats and Species*, available online at: http://wdfw.wa.gov/conservation/phs/mgmt_recommendations/
- C. Washington Department of Fish and Wildlife. (n.d.). *Aquatic Habitat Guidelines (AHG)*, available online at: <http://wdfw.wa.gov/conservation/habitat/planning/ahg/>

6.03 APPLICABILITY

The following areas are designated as fish and wildlife conservation areas:

- A. Areas with which endangered, threatened, and sensitive species have a primary association;
- B. Habitats and species of local importance;
- C. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

- D. Waters of the state and their associated riparian areas; and
- E. State natural area preserves and natural resource conservation areas.

6.04 FISH AND HABITAT MANAGEMENT AREA BUFFERS AND SETBACKS

- A. Buffers and structural setbacks shall comply with the requirements of SMP Section 4.04.02.
- B. The width of a buffer may be averaged, thereby reducing the width of a portion of the shoreline buffer and increasing the width of another portion of the shoreline buffer. Buffer averaging may be permitted in accordance with SMP Section 4.04.02(C).

6.05 HABITAT ASSESSMENT

- A. A qualified professional shall prepare a habitat assessment required by the city when any of the following development activities are proposed on parcels located within or adjacent to a designated fish and wildlife habitat conservation area:
 - 1. Subdivisions or short subdivisions;
 - 2. Clearing of vegetation, grading, filling, or excavation; and
 - 3. Construction of a building of any type.
- B. The habitat assessment shall include:
 - 1. An identification of species known or suspected to use the site and a description of the habitat functions and values related to those species;
 - 2. Evaluation of the effects of the proposed development activities and subsequent use of the property on the identified species and their habitats; and
 - 3. Recommended measures to avoid, minimize and, or mitigate impacts to the identified species and habitat based on the BAS information about those species. The mitigation sequence contained in SMP Appendix 2: Section 1.11 shall apply. Preference shall be given to avoidance of impacts. Mitigation of identified unavoidable impacts to all state priority habitats and areas associated with state priority species shall be required.

6.06 HABITAT MANAGEMENT PLAN

If the habitat assessment demonstrates to the satisfaction of the Shoreline Administrator that fish and wildlife habitat is not located on or within one hundred feet of the site, then the development can proceed without further requirement for special wildlife studies. Otherwise, a habitat management plan shall be submitted. All habitat management plans shall be prepared by a qualified professional. The habitat management plan shall contain at a minimum:

- A. A discussion of the project's effects on fish and wildlife habitat;
- B. A discussion of any federal, state, or local special management recommendations which have been developed for species or habitats located on the site;
- C. A discussion of measures proposed to preserve existing habitats;
- D. An evaluation of the effectiveness of any proposed mitigation measures; and
- E. A discussion of ongoing management practices, which will protect fish and wildlife habitats after the project site has been fully developed, including proposed monitoring and maintenance programs.

Habitat management plans shall be forwarded to WDFW and similar appropriate state and federal agencies for their comments at the discretion of the city. ~~Bald eagle management plans shall comply with Bald eagle protection rules in accordance with WAC 232-12-292.~~

All projects may be conditioned based on comments from agencies and the Shoreline Administrator's evaluation of the impacts of the project. Projects may be denied if the proposal will result in extirpation or isolation of endangered or threatened fish and wildlife species.

6.07 MITIGATION PLAN

Measures to avoid, minimize, or mitigate impacts to fish and wildlife habitat from development and subsequent use of a property, as recommended or as determined to be necessary by the city, shall be attached as conditions to any approval granted authorizing the development or use of the property.