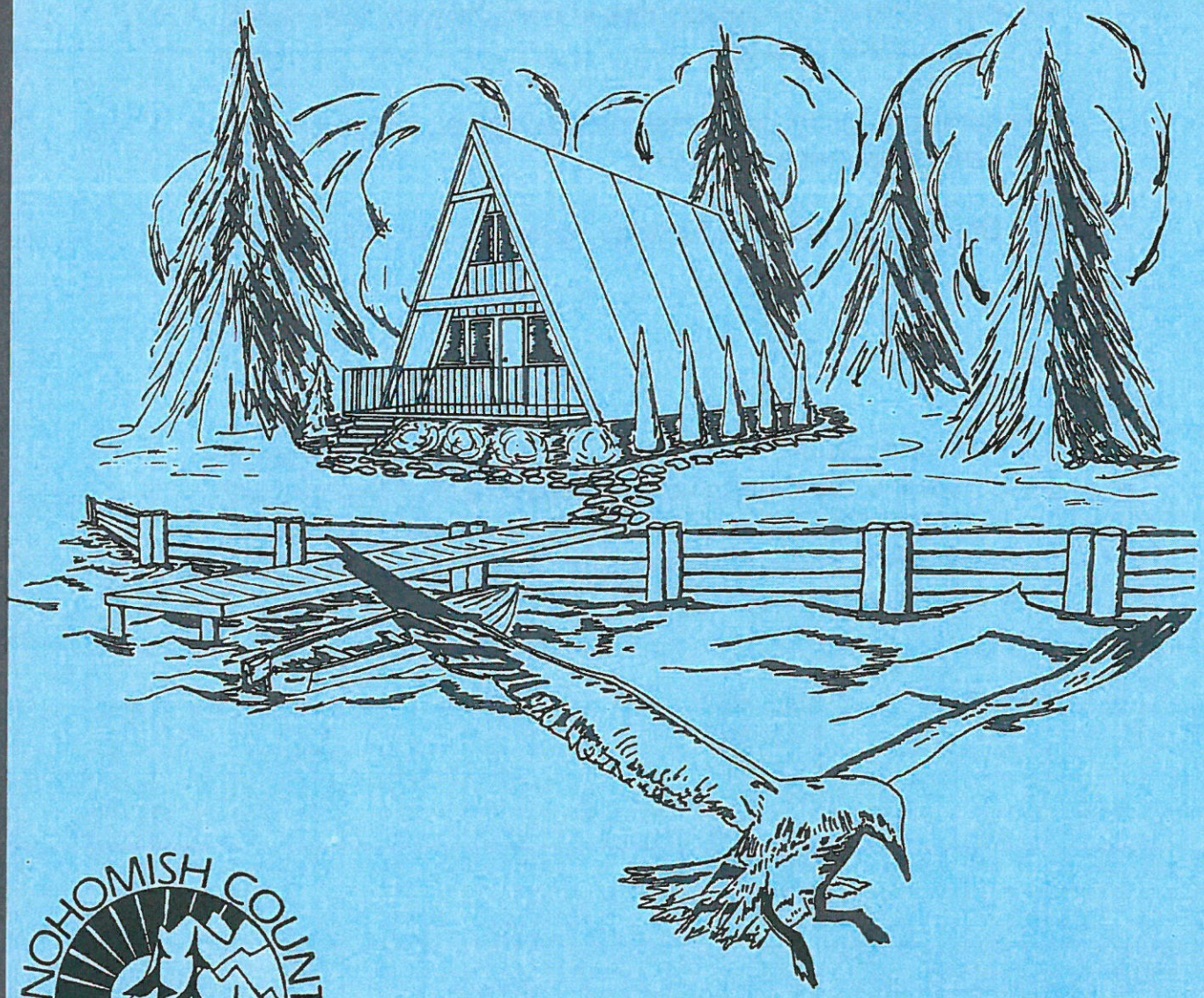
SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM



SNOHOMISH COUNTY WASHINGTON

P-12 Snohomish County Management Master Program
PFN: 11 101457 LU

P-12

SNOHOMISH COUNTY OFFICE OF COMMUNITY PLANNING

SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM

Prepared by the Snohomish County Citizens Advisory Committee on Shoreline Management, and amended and approved by the Snohomish County Planning Commission and the Snohomish County Board of Commissioners in conformance with RCW 90.58 and WAC 173-16.

Snohomish County Commissioners adoption, September 25, 1974 and September 30, 1974.

WA State Department of Ecology approval, Dec. 27, 1974.

"The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 306 of the Coastal Zone Management Act of 1972."

Revised:

Mar. 1982
May 1983
Feb. 2984
Jan. 1986
Oct. 1988
Mar. 1989
Jun. 1993

Snohomish County Planning Division
Fourth Floor County Administration Building
Everett, Washington 98201 – (425) 388-3311

Revision Ordinances:

No. 88-075, October 1988

No. 89-012, March 1989

No. 93-036, June 1993

Snohomish County Planning Division
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SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM
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ACKNOWLEDGEMENTS AND CREDITS

Section A

SNOHOMISH COUNTY • WASHINGTON •

SNOHOMISH COUNTY

Board of County Commissioners

Charles Hill, Chairman
C. Earl Torgerson
N. Richard Forsgren

Planning Commission

Jerald C. Tucker, Chairman
Robert E. Haggard, Vice Chairman
Georgia Blake
Kay Bosler
R. J. Dersham
Thomas L. Kennedy
Carrol L. King
Donald Regan
Russell G. Colvin

This Master Program was prepared for unincorporated Snohomish County and the following municipalities:

Arlington
Brier
Gold Bar
Granite Falls
Index
Lake Stevens
Monroe
Mountlake Terrace
Sultan
Woodway

Amended sections of the Master program were prepared for unincorporated Snohomish County.

ACKNOWLEDGEMENTS AND CREDITS

Snohomish County
Citizens Advisory Committee on Shoreline Management

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Dick Downie – Snohomish County P.U.D.

John Belford – Port of Everett

Tom Brown – Washington State Dept. of Highways

Robert Carlson – Washington State Dept. of Natural Resources

Eugene Day – Marine Engineer

Larry Goldman – U.S. Bureau of Sports Fisheries and Wildlife

Mr. J.B. Haines – Snohomish County Assessor

Gilbert Holland – Washington State Dept. of Fisheries

Leo Moser – Snohomish County Health District

Stephen B. Page – Dept. of Commerce and Economic Development

Richard Sellevold – U.S. Army Corps of Engineers

By Taylor – U. S. Soil Conservation Service

John Whittaker – General Telephone Company of the Northwest

Larry Brewer – Washington State Dept. of Game

Washington State Parks and Recreation Commission

Washington Natural Gas Company

Stewart Aldcroft – Burlington Northern Railroad, Inc.

Eugene Day – Western Gear Corporation

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- Ed Dick
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TRANSMITTAL DOCUMENTS

Section B

SNOHOMISH COUNTY WASHINGTON

SNOHOMISH COUNTY CITIZENS ADVISORY COMMITTEE
ON SHORELINE MANAGEMENT

June 4, 1974

Snohomish County Planning Commission
Snohomish County Court House
Everett, Washington 98201

Dear Commissioners:

RE: Snohomish County Shoreline Master Program

On behalf of the Snohomish County Citizens Advisory Committee on Shoreline Management, I am transmitting to you with this letter the Master Program developed by the Advisory Committee for the shorelines of our County.

The Committee has previously transmitted to you the portion of the program known as the "Goals and General Development Policies." After making certain limited changes to the submitted "Goals and General Development Policies" the Planning Commission asked that the Citizens Advisory Committee respond to the changes. The Committee has approved the changes made by the Planning Commission.

The Master Program prepared by the Citizens Advisory Committee has resulted from nearly a year of public hearings and committee meetings. Unfortunately the difficulty of the task and the time frame for committee work imposed by the Washington State Legislature did not allow for comprehensive Citizens Advisory Committee consideration of the "Use Activity Regulations." The Committee has therefore asked that the "Use Activity Regulations" as submitted by the Planning Department staff along with the written proposed changes submitted by Committee members be submitted to you with our broad approval in principal of the regulations but specifically noting out inability to consider these matters in detail.

Thank you very much for the consideration you have previously given the Committee on our prior submission and thank you in advance for the consideration to be given the balance of the Master Program.

Yours very truly,

Bruce Keithly

Bruce Keithly,
Chairman

SNOHOMISH COUNTY PLANNING COMMISSION

May 28, 1974

Board of County Commissioners
County Administration Building
Everett, Washington

SUBJECT: Planning Commission Recommendation on SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM

Honorable Commissioners:

The Snohomish County Planning Commission at regular Public Hearing held Tuesday, May 28, 1974, voted UNANIMOUSLY to recommend ADOPTION of the SHORELINE MANAGEMENT MASTER PROGRAM FOR SNOHOMISH COUNTY and SUBMISSION of same to the STATE DEPARTMENT OF ECOLOGY for their approval in the form attached hereto and made a part hereof.

Action on individual segments of the Master Program was taken at regular Public Hearings on September 25, 1973, October 23, 1973, and May 28, 1974. Attached hereto are the official recommendations on said segments, together with documents setting forth changes recommended by the Planning Commission to the Master Program as approved by the Citizens' Advisory Committee on Shoreline Management, the recorded vote on each change, and the findings in support of same. Said recommended changes have been incorporated in the completed document which is the subject of this recommendation.

Findings of the Planning Commission in determination of this recommendation are:

1. All portions of the Master Program are necessary to ensure understandability, consistency, and workability.

2. All portions of the Master Program fulfill the requirements of R. C. W. 90.58, the Shoreline Management Act of 1971, and WAC 173-16, the Final Guidelines for that Act.

3. The completed Master Program fulfills the requirements of the Planning Assistance Contract between the State Department of Ecology and Snohomish County.

4. The completed Master Program represents a workable, balanced product which is the result of considerable public input.

5. All portions of the Master Program meet the applicable minimum standards of the Shoreline Management Act of 1971 and the Final Guidelines for that Act.

6. The legitimacy of the Master Program produced by the Citizens' Advisory Committee (and recommended for adoption by the Planning Commission) is supported by:

   a. The requirements and provisions of the Shoreline Management Act of 1971;

   b. The fact that the Citizens' Advisory Committee was created by the Board of County Commissioners and charged with the responsibility of creating the Master Program;

   c. The great range of opportunities for citizen, public and special interest information and participation provided, including 68 articles of news coverage, approximately 40 meetings where public input was requested and accepted, and 3,700 manhours of work on the program by members of the Citizens' Advisory Committee.

7. By approval of the Shoreline Management Act of 1971 and the requirements contained therein, the public indicated their desire to protect the shorelines of the state through the restrictive vehicle of a Master Program.

Respectfully submitted,

SNOHOMISH COUNTY PLANNING COMMISSION

JERALD C. TUCKER, Vice Chairman

aa

Board of County Commissioners
SNOHOMISH COUNTY, WASHINGTON

SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM ADOPTED IN PART

WHEREAS, the recommendation of the Snohomish County PLANNING COMMISSION was received by this Board in the matter of the ADOPTION of the SHORELINE MANAGEMENT MASTER PROGRAM FOR SNOHOMISH COUNTY, and,

WHEREAS, the Board did on the 3rd day of June, 1974, set the 17th day of June, 1974, at the hour of 10:00 o'clock a.m. as the time for considering the Findings and Recommendation of the Planning Commission concerning this matter, and at that time elected NOT to follow the recommendation of the Planning Commission to approve the Shoreline Management Master Program and instead proceeded to call for Public Hearings to further consider the matter, all as provided by law, and,

WHEREAS, at such Public Hearings held the 24th day of July, 1974, the 7th day of August, 1974, and this 25th day of September, 1974, the Board considered in detail the Recommendation and Findings of the Planning Commission and the Citizen's Advisory Committee recommendation, considered testimony and exhibits from those for and against the Master Program, and,

WHEREAS, after considering all of the above matters, it appears to the Board that the SHORELINE MANAGEMENT MASTER PROGRAM should be ADOPTED as AMENDED in the text and maps attached hereto and made a part hereof, except for the environmental designation on that portion of Smith Island lying Westerly of Highway 99, based on the following Findings of Fact:

1. All portions of the Master Program are necessary to ensure understandability, consistency, and workability.

2. All portions of the Master Program fulfill the requirements of R.C.W. 90.58, the Shoreline Management Act of 1971, and WAC 173-16, the Final Guidelines for that Act.

3. The completed Master Program fulfills the requirements of the Planning Assistance Contract between the State Department of Ecology and Snohomish County.

4. The completed Master Program represents a workable, balanced product which is the result of considerable public input.

5. All portions of the Master Program meet the applicable minimum standards of the Shoreline Management Act of 1971 and the Final Guidelines for that Act.

6. The legitimacy of the Master Program produced by the Citizens' Advisory Committee (and recommended for adoption by the Planning Commission) is supported by:

   a. The requirements and provisions of the Shoreline Management Act of 1971;

   b. The fact that the Citizens' Advisory Committee was created by the Board of County Commissioners and charged with the responsibility of creating the Master Program;

   c. The great range of opportunities for citizen, public and special interest information and participation provided, including over 80 articles of news coverage, approximately 45 meetings where public input was requested and accepted, and 4000 man-hours of work on the program by members of the Citizens' Advisory Committee and the Planning Commission.

7. By approval of the Shoreline Management Act of 1971 and the requirements contained therein, the public indicated their desire to protect the shorelines of the state through the restrictive vehicle of a Master Program.

8. The amendments to the proposed Master Program approved by the Board of County Commissioners are intended to achieve one or more of the following purposes:

   a. Provide the Master Program with additional clarity and conciseness;

   b. Refine the purpose and intent of the Master Program;

   c. Attain a higher level of general public concurrence regarding acceptance of the Master Program.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, after due consideration and based on the above Findings, hereby ADOPTS IN PART the SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AS AMENDED and POSTPONES DECISION on the environmental designation of that portion of Smith Island lying Westerly of Highway 99 to MONDAY, SEPTEMBER 30, 1974, at the hour of 2:30 o'clock p.m.

Done in regular Session this 25th day of September 19 74.

ATTEST:

HENRY B. WHALEN
County Auditor and Ex-Officio Clerk of the Board

By Helen Elwell
Deputy Auditor

Charlie Kelly
Chairman

M. Richard Forsgren
Commissioner

C. Ronald Anderson
Commissioner

Constituting the Board of County Commissioners of Snohomish County, Washington

Board of County Commissioners

SNOHOMISH COUNTY, WASHINGTON

SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM ADOPTED IN FULL AND SUBMITTED TO DEPARTMENT OF ECOLOGY

WHEREAS, on July 24, 1974, August 7, 1974 and September 25, 1974, public hearings were held before the Board of Snohomish County Commissioners on the matter of the ADOPTION of the SNOHOMISH COUNTY SHORELINE MANAGEMENT MASTER PROGRAM, and,

WHEREAS, on September 25, 1974, the Shoreline Management Master Program was ADOPTED AS AMENDED with the exception of the decision of the environmental designation on that portion of Smith Island lying Westerly of Highway 99, and,

WHEREAS, the decision on the environmental designation of Smith Island was postponed to this 30th day of September, 1974, at the hour of 2:30 o'clock p.m., and,

WHEREAS, after considering all matters in connection therewith, it appears to the Board that the environmental designation on that portion of Smith Island lying Westerly of Highway 99 should be changed from Conservancy to URBAN based on the following Findings of Fact:

1. A significant portion of the area proposed for URBAN designation is currently being utilized for tideland log storage.

2. The present tideland log storage use of this area and the tidelands extending westward beyond it is detrimental to the natural function and productivity of the Snohomish River Estuary.

3. Proposed federal regulations will severely restrict if not prohibit tideland log storage in the next several years thus requiring that alternative upland log storage areas be developed.

4. The additional area on Smith Island to be designated urban, will allow upland log storage and will not be substantially detrimental to the natural function and productivity of the Snohomish River Estuary when combined with the removal of log storage from the adjoining tidelands designated as a conservancy environment.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, after due consideration and based on the above Findings, hereby establishes the western boundary of the URBAN designation on Smith Island and adjoining tidelands shall conform to the following general description:

> Proceed west 1700 feet from a point 260 feet south of the intersection of Sections 5, 6, 7, 8 of Twp. 29N., Range 5 E., W.M. From this western boundary proceed northeast on a direct bearing toward the southeast corner of the Western Gear Test Cell (pond) a distance of 3950 feet.

and adds the following to the textual portion of the Master Program relating to environmental designations:

> It is the intent of this Master Program that the anticipated and preferred use of the current wetland areas on Smith Island designated as an URBAN environment, upon being filled, is for dry land log storage.

BE IT FURTHER RESOLVED, that the Director of the Snohomish County Planning Department be and he is hereby directed to submit said Master Program IN FULL as amended to the Department of Ecology for their review and approval.

Done in regular Session this 30th day of September 19 78

ATTEST:

HENRY B. WHALEN
County Auditor and Ex-Officio Clerk of the Board

By Helen Colwell
Deputy Auditor

Charles E. Bell
Chairman

W. Richard Forsgren
Commissioner

C. Earl Tangen
Commissioner

Constituting the Board of County Commissioners of Snohomish County, Washington

CM-1

file Shoreline Management

RECEIVED
JAN 3 1975
BD. COMMISSIONERS, OFFICE OF THE

December 27, 1974

Honorable Charles Hill, Chairman
Snohomish County Board of County Commissioners
County Administrative Building
Everett, Washington 98201

Dear Commissioner Hill:

The Department of Ecology has completed review of the Snohomish County Shoreline Master Program. This letter constitutes formal approval of the Master Program as it applies to Snohomish County, the incorporated municipalities of Arlington, Brier, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Mountlake Terrace, Sultan, Woodway, and any additional jurisdiction within Snohomish County which may agree to accept the program; except that the following two provisions of the program cannot be approved until such time as these issues are resolved:

1. Those portions of the program which redefine "development" and "substantial development" relating to dredging and the harvesting of shellfish.
2. The environment designation of the Union Oil Company Marsh near Edmonds.

A more detailed description of these concerns is described in the body of this letter. We would not consider either of these matters as a major deficiency which would require your immediate attention.

We are most impressed with Snohomish County's response to the Shoreline Management Act. Your shoreline program is among the better reviewed to date in terms of quality, implementation of legislative intent of Act and Guidelines, and the amount of public participation and the documentation of that involvement. We express our appreciation to those who participated, and acknowledge the considerable effort required of the Citizen Advisory Committee and Planning Staff. The resultant document will establish a sound management program and process for the wise utilization of the county's shoreline resources.

The Department specifically endorses and supports your policies and regulations for the management of the delta and estuary of the lower Snohomish Basin and for the flood plains of the Snoqualmie and Skyhomish River systems. In light of the recent recommendations for land use and flood control for the Snohomish Basin, we find your master program to be a significant and integral element to the implementation of those

Veania Gruchow has original letter 6/3/75

recommendations. We feel that local, regional, and state interests in the Snohomish Basin will be served by maintaining the "delta lobes and surge plain" in the Snohomish Delta, by limiting ecomonic development to the west of Interstate 5, and by maintaining agricultural lands in the lower Snohomish east of Interstate 5, as envisioned in your Shoreline Program.

Several unusual and innovative features in your program are worthy of acknowledgement and support. Your provisions to remove the wetland log storage on tidelines in the Snohomish estuary to the uplands of Smith Island is commendable. While use of these areas for other land uses permitted in the urban environment would be inappropriate, log storage would serve to improve over existing conditions in the delta area. Your application of environment designations which recognize the dynamic conditions in the floodways and shoreline processes in the marine areas provides a reasonable approach to accomodating a complex situation.

Urban Designation of Union Oil Marsh (near Edmonds)

The Act in Chapter 90.58.340 RCW requires that Master Programs achieve a consistent use policy on shorelines of the state between the various jurisdictions. The Edmonds Master Program which applies to the northern and larger portion of the marsh designates the area Natural, while the Snohomish County program classifies the area Urban. To achieve a more consistent policy for the management of the entire marsh we recommend a less intensive environment classification be applied to that portion of the Union Oil Marsh which is under Snohomish County's jurisdiction. This specific modification would recognize the value of wetlands located in close proximity to urban population centers, and the desires of the local citizens to maintain such areas as expressed in the Edmonds Master Program. We would not consider it necessary for you to address this concern until such time as we have acted on the Edmonds program and have consulted with the affected jurisdictions on the appropriate modification to their respective programs.

Exemption of Clam Harvesting from Substantial Development Permit

We recognize the reasons for your position on the processing of shoreline permits regulating clam harvesting. However, we find no authority to allow a master program to define "development" or "substantial development" in any manner other than that provided in the Act. We, therefore, suggest that language explicitly redefining dredging as it relates to certain types of commercial clam harvesting and the definition of substantial development be deleted. We will work with you toward the resolution of these two concerns, and make you aware of any developments relating to their ultimate resolution.

Further inquiries relating to this review could be directed to Program Manager, Rodney Mack, or to Don Paterson (206) 753-6865.

Sincerely,

John A. Biggs
Director

JAB:lt
122603

cc: George Sherwin, Planning Director

USER'S GUIDE

Section C

SNOHOMISH COUNTY WASHINGTON

USER'S GUIDE TO THE MASTER PROGRAM

Components of the Master Program

The Snohomish County Shoreline Management Master Program consists of several components, together with explanatory text and maps, all prepared to reflect the philosophy of the Shoreline Management Act of 1971 and the requirements of RCW 90.58 and WAC 173-16. Each of the components is designed to serve a separate and distinct purpose within the structure of the Master Program.

Goals and General Development Policies

The Goals express the desires of the people of Snohomish County with respect to the long-range development of the county's shorelines. Each element described in RCW 90.58.100(2) is addressed by a Goal and a series of General Development Policies. These goals and policies form the basis for all succeeding levels of the Master Program but, with the exception of the Shoreline Use Element, are not directly used in the Development Evaluation Process.

Use Activity Policies address each of the activities enumerated in WAC 173-16-060 and are intended to establish county-wide policies for the conduct of each such activity.

Special Use Activity Policies and Regulations have been added to the Master Program to update and make the program consistent with more advanced technology and with other local, state and federal regulations. The Special Use Activity Policies and Regulations include:

- Water Quality
- Vegetation Management
- Public Access

The Special Use Activity Policies and Regulations will apply universally to all SMMP activities. Additional Special Use Activity Policies and Regulations may be included as needed.

Use Activity Regulations are designed to regulate the Use Activities in a manner compatible with the policies established for each such activity. These regulations establish minimum performance standards for shoreline activity conduct; deviation from these regulations can only be allowed subject to issuance of a Variance.

Environment Designation Criteria set forth the "ground rules" to be used in determining which Environment is appropriate for a given section of shoreline. These Criteria are not used in the Development Evaluation Process.

Environment Designations (Maps)

The Environment Designations establish the kinds of activities allowed on a given section of shoreline. They also specify the intensity of use and the manner of use of that shoreline. The general philosophy underlying the use of each Environment is contained in the Environment Management Policies.

The Shoreline Management Act specifies that special consideration shall be given to Shorelines of Statewide Significance as defined by RCW 90.58.030(2)(e). The Management Principles and Development Guidelines detail the nature of such consideration.

Natural Systems Considerations address the special characteristics of shoreline related natural systems. The issues and concerns discussed in the Natural Systems section should be carefully considered when appropriate to the issuance of substantial development permits or the revision of the Master Program.

Development Evaluation Process

The sequence of steps in the review of a Substantial Development Permit application is graphically portrayed on the following page. There are two types of decisions required in this process. Most are judgmental decisions which call for the deciding authority to weigh the project against the policies of the Master Program and arrive at some conclusion regarding its compatibility with those policies. Since this type of decision contains a built-in element of flexibility, by its very nature, the Variance procedure is not applicable to these decisions.

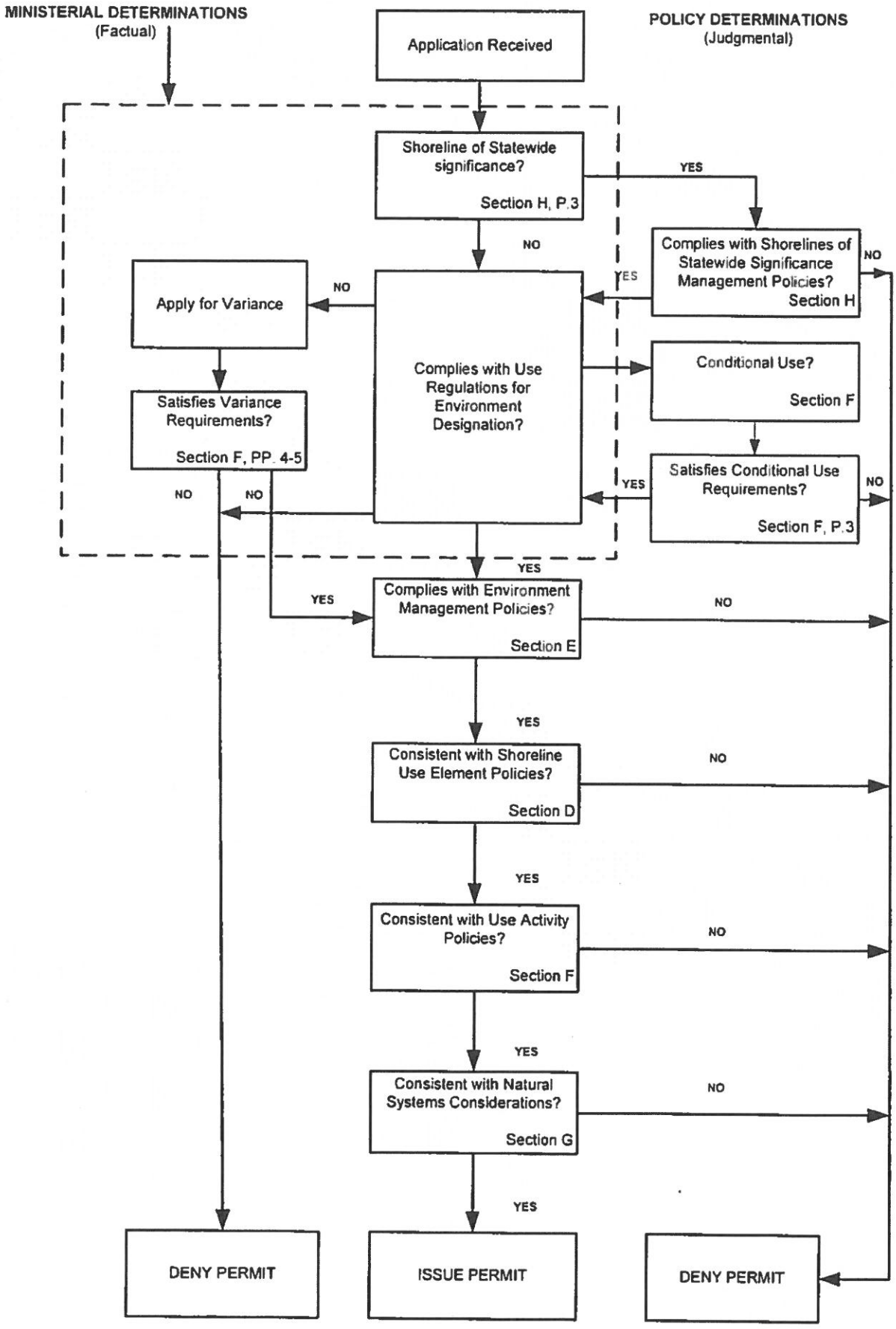
The second type of decision is a factual determination wherein the project is weighed against the standards set forth in the Use Activity Regulations. Where there are special circumstances arising out of site considerations, the Variance procedure would provide relief to the property owner as appropriate. The Variance procedure is applicable to this type of decision since there is little or no latitude available to the deciding authority in the application of Use Regulations: the use is either allowed or not allowed; a standard is either met or not met. In the case of a negative answer in such circumstances, the applicant may apply for a Variance and, upon meeting the requirements for such Variance as spelled out in WAC 173-16-070, may receive approval to depart from the established regulations of the plan.

The sequence of elevations would follow the flow lines of the diagram (see Figure) some steps might occur simultaneously in actual practice. A "no" ruling on any of the judgmental questions would be sufficient grounds for denial of the requested permit. A "no" ruling on a factual determination would lead to the Variance procedure; a "no" ruling from the Variance procedure would also be sufficient grounds for permit denial. Appeal from a permit denial would follow the steps outlined in the Shoreline Management Act (RCW 90.58).

The mechanics of the operation of the process outlined in the diagram are not included as part of this Master Program. Upon final approval of the Master Program, the existing Shoreline Development Permit System ordinance (Title 21, Snohomish County Code) will be modified as necessary to provide for the process detailed herein.

(Amended Ordinance 93-036, June 9, 1993)

SUBSTANTIAL DEVELOPMENT PERMIT EVALUATION PROCESS



MASTER PROGRAM ELEMENTS

Section D

SNOHOMISH COUNTY WASHINGTON

SHORELINE MASTER PROGRAM ELEMENTS
GOALS AND GENERAL DEVELOPMENT POLICIES

The Shoreline Management Act of 1971 establishes seven basic land and water use elements which must be incorporated into Snohomish County's Shoreline Master Program. These elements include: shoreline use, economic development, public access, recreation, circulation, historical/cultural/scientific/educational and conservation. Local governments are also encouraged to include in their master programs any other elements, which, because of present uses or future needs, are deemed appropriate or necessary to effectuate the policy of the Shoreline Management Act.

Snohomish County has added two additional elements to its master program, agriculture and implementation. Justification for adding these two elements is provided in the following paragraphs.

During the development of the shoreline inventory and master program it became very evident that agricultural activities utilize a predominant share of the County's developed shorelines and make a significant contribution to the County's economy. It was also discovered that a high percentage of the County's best farmlands fall under the jurisdiction of the Shoreline Management Act. Therefore, because of the importance of Snohomish County's agricultural shoreline areas and the desirability of addressing the present and future needs of agricultural activities occurring in these areas, goals and general development policies have been formulated as part of an agricultural element to plan and provide for this activity.

It was also felt that because effective and equitable implementation of the goals, policies and regulations of Snohomish County's Master Program is crucial to its ultimate success, implementation itself should be specifically addressed through the expression of goals and policies within the Master Program.

By dealing with shoreline uses systematically as belonging to these generic classes of activities, the policies and goals in the Master Program can be clearly applied to different shoreline uses. In the absence of this kind of specificity in the Master Program, the application of policy and use regulations could become inconsistent and arbitrary.

The following comprehensive set of shoreline goals and general development policies provide the foundation and the framework on which the remainder of the Master Program has been developed. These goals and policies are reflective of the level of achievement believed to be intrinsically desirable for all shoreline uses, resources, needs and developments.

GOALS AND GENERAL DEVELOPMENT POLICIES

A. SHORELINE USE ELEMENT

Goal: Assure appropriate conservation and development of Snohomish County's shorelines by allowing those uses which are particularly dependent upon their location on and use of shorelines, as well as other development which provides an opportunity for substantial numbers of people to enjoy the shorelines. This must be done in a manner which will achieve an orderly balance of shoreline uses that do not unduly diminish the quality of the environment.

Policies:

1. Permit only those uses or conditions which allow optional uses for future generations, unless identified benefits clearly compensate for the physical, social and/or economic loss to future generations.
2. Assure that all uses and developments are as compatible as possible with the site, the surrounding area and the environment.
3. Provide site development performance standards and other appropriate criteria to developers indicating minimum acceptable standards to be achieved.
4. Identify all existing inappropriate uses and formulate a relocation program, using a variety of incentives to accomplish this objective.
5. Foster uses which protect the potential long-term benefits to the public from compromise by short-term economic gain or convenience.
6. Encourage multiple use of shorelines where location and integration of compatible uses or activities is feasible.
7. Shoreline land and water areas which are particularly suited for specific and appropriate uses should be reserved for such uses whether they are existing or potential.
8. Prohibit uses not water-surface nor shoreline dependent, which permanently alter the shoreline, conflict with, or preempt other shoreline dependent uses.
9. Allow uses, on a specified interim basis, which are not shoreline related, if not permanent and if not requiring permanent modifications of natural shorelines.
10. Implement a management system which will plan for and permit all reasonable and appropriate uses by providing a system of priorities. Those priorities will be established for each designated environment using the following criteria:
    a. Protection and enhancement of natural areas or systems - those identified as containing or having unique geological, ecological or biological significance;
    b. Water dependent uses - all uses that cannot exist in any other location and are dependent on the water by reason of the intrinsic nature of their operations;
    c. Water enjoyment uses - recreational and all other uses facilitating 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 character of the use and which through the location, design and operation assure the public's ability to enjoy the physical and aesthetic qualities of the shoreline.
    d. Water oriented uses - all uses that combine water-dependent, water-related, and/or water enjoyment uses. The term serves as an all encompassing definition for priority uses under the Shoreline management Master Program and the Shoreline Management Act. Nonwater-oriented uses have little or no relationship to the shoreline and are not considered priority uses under the SMMP and the SMA.
    e. Water related uses - those uses which do not depend on a waterfront location to continue their operation, but whose operation is facilitated economically by a shoreline location;

f. Non-water related uses - those uses which do not need a waterfront location to operate though they may need easements or utility corridors for access to the water; and

g. Prohibited uses - those uses which have no relation to the water and whose operation is intrinsically harmful to the shoreline.

11. Encourage continuing biological, geological, ecological, and economic studies of shoreline systems, which will provide a continuously updated data base against which the impact of any proposal relative to the Snohomish County Master Program can be judged.

12. Require all developments to plan for and control runoff and when necessary treat it before discharging from the site.

B. ECONOMIC DEVELOPMENT ELEMENT

Goal: Allow only those industrial, commercial and recreational developments particularly dependent upon their location on and use of Snohomish County's shorelines, as well as other developments that will provide substantial numbers of the public an opportunity to enjoy the shorelines. Minimal disruption of the natural environment is envisioned in the implementation of this goal.

Policies:

1. Give priority to commercial, industrial and recreational development that is water-surface or shoreline dependent and those developments that will provide substantial numbers of the public an opportunity to enjoy the shorelines.
2. Limit the adverse effects of new commercial, industrial and recreational development upon the physical environment and natural processes.
3. Prevent commercial and industrial development from scattering randomly or from locating in undeveloped areas prematurely.
4. Locate commercial and industrial development in areas already developed so long as such areas have not reached their carrying capacity.
5. Encourage the development of commercial, industrial and recreational activities which can make use of existing public services.
6. Encourage development toward a multi-use concept to provide public access to the shoreline while maintaining the economic viability of the principal use.

C. PUBLIC ACCESS ELEMENT

Goal: Assure and regulate safe, convenient and diversified access for the public to the publicly owned shorelines of Snohomish County and assure that the intrusions created by public access will recognize the rights of private property owners, will not endanger life, and will not adversely affect fragile natural areas.

Policies:

1. Respect and protect the enjoyment of private rights in shoreline property when considering public access development.
2. Locate, design and maintain public access development so as to protect the natural environment and natural processes.

3. Provide for the public health and safety when developing public access.
4. Purchase or otherwise make available to the public shoreline properties including tideland tracts if their value for public use merits such action.
5. Provide for and design various types of access which are appropriate to the shoreline environment and its specific uses.
6. Control and regulate public access on the publicly-owned shorelines to insure that the ecology shall not be unduly damaged by public use.

D. CIRCULATION ELEMENT

Goal: Permit safe and convenient circulation systems appropriate to the shoreline environment which cause minimum disruption to shoreline access, shoreline environment, and minimum conflict between the different users.

Policies:

1. Locate and design circulation systems so as to preserve a high number of options and to allow for rapid technological advances.
2. Locate and design circulation systems so as to insure the overall integrity of other social and economic activities and natural systems.
3. Design circulation systems which provide safe and efficient movement of people and products while providing for alternative modes of transportation.
4. Allow only those circulation activities which do not produce undue pollution of the physical environment and which do not reduce the benefits which people derive from their property without due compensation.
5. Locate and design major circulation systems well away from the land-water interface except for necessary crossings so that natural shorelines and floodplains remain substantially unmodified.
6. Encourage the use of waterborne transportation and commuter ferry service.
7. Encourage corridors for transportation and utilities when they must cross shorelines.

E. HISTORICAL, CULTURAL, SCIENTIFIC ELEMENT

Goal: Protect, preserve and encourage restoration of those sites and areas on the shorelines of Snohomish County which have significant historical, cultural, education or scientific values.

Policies:

1. Preserve and protect to the maximum extent all shoreline area sites, buildings, structures and objects which have been placed on the national or state historical register.
2. Preserve for scientific study and public observation all areas known to contain significant archaeological data.
3. Preserve for the public benefit, with opportunity for appropriate public utilization, significant historic, scientific, and educational areas of the shorelines.

F. RECREATIONAL ELEMENT

Goal: Provide additional opportunities and space for diverse forms of recreation for the public.

Policies:

1. Identify, preserve, protect and purchase, if feasible, areas with unique recreational characteristics before other development makes such action impossible.
2. Encourage recreational use consistent with the ability of the site to support such use.
3. Encourage location, design and operation of recreational development for maximum compatibility with other uses and activities.
4. Provide a balanced choice of recreational opportunities.
5. Encourage innovation and cooperative techniques among public agencies and private persons which increase and diversify recreational opportunities.
6. Encourage private investment in recreational facilities open to the public.
7. Do not substantially impair original natural or recreational values when developing recreational uses.
8. Give recognition to the recreational values of shorelines in their natural state.
9. Encourage compatible recreational uses in transportation and utility corridors.

G. CONSERVATION ELEMENT

Goal: Assure preservation, protection and restoration of Snohomish County's unique and nonrenewable resources while encouraging the best management practices for the continued sustained yield of renewable resources of the shorelines.

Policies:

1. Protect the scenic and aesthetic qualities of shorelines and vistas to the fullest extent practicable.
2. Provide for a beneficial utilization of shoreline resources in a way which will not have an unreasonable adverse impact on other natural systems or the quality of the environment.
3. Identify those areas which have a potential for restoration of damaged features or ecosystems to a higher quality than may currently exist, develop standards for improvement of the conditions in those areas, and provide incentives for achieving such standards.
4. Provide incentives to preserve unique, rare and fragile natural features and resources as well as scenic vistas, parkways and habitats of wildlife.
5. Give priority to maintaining the function of natural systems in appropriate environments.
6. Encourage the best management practices for the sustained yield of replenishable resources.

7. Identify those areas which are necessary for the support of wild and aquatic life and those having unique geological/biological or historical significance and establish regulations to minimize adverse impact on those areas.

8. Encourage public and private shoreline owners to promote the proliferation of wildlife, fish and plants without unduly interfering with existing activities.

H. AGRICULTURAL ELEMENT

Goal: Promote the development and growth of the county's agricultural industry and preserve the county's existing and potential agricultural land.

Policies:

1. Protect prime agricultural lands from incompatible and preemptive patterns of development.
2. Preserve and maintain for present and future needs all existing and potential areas having a high capability to support agricultural activities.
3. Protect and promote tree farming operations in appropriate areas.
4. Permit only those developments on prime agricultural land that are required to maintain, develop or enhance viable farm, agricultural or aquacultural enterprises; e.g.,
   a. Barns, milk parlors, loafing sheds, storage sheds, etc.;
   b. Farm houses, garages, etc.;
   c. Roads, dikes, drainage ditches, etc.;
   d. Rearing ponds, hatcheries, etc.; and
   e. Agricultural waste disposal facilities.
5. Prohibit filling that causes river or stream hydraulic pressures to adversely affect existing or potential agricultural or aquacultural areas.
6. Prohibit filling or development that threatens natural or existing drainage from existing or potential agricultural or aquacultural areas.

I. IMPLEMENTATION ELEMENT

Goal: Further the intent and policy of the Shoreline Management Act of 1971 through a fair, balanced and impartial administration of the substantial development permit process and other legal requirements of the act.

Policies:

1. Base all official actions relating to Substantial Development Permits upon the Shoreline Management Act and this Shoreline Master Program.
2. Employ the performance standards of the Master Program equitably to insure the highest degree of shoreline protection consistent with the proposed development.
3. Process Substantial Development Permits as expeditiously as the law and thorough analysis and review will allow.

4. Seek advice and assistance from recognized experts at federal, state, or local levels whenever technically complex issues are involved in a Substantial Development Permit.

5. Grant variances from the provisions of the Master Program only in those limited instances when strict compliance with the provisions of the Master Program would prevent any reasonable use of the property involved; variances shall be granted in strict compliance with the provisions of the Washington Administrative Code relating to same. (WAC 173-16-070 (2))

6. Approve Conditional Uses when they will further the intent of the Master Program, be compatible with their surroundings, and be regulated to minimize undesirable effects on the shorelines of the county; Conditional Uses shall be approved in strict compliance with the provisions of the Washington Administrative Code relating to same. (WAC 173-16-070 (1))

7. Comply with the requirements of the State Environmental Policy Act in processing Substantial Development Permits, when applicable as a means of thoroughly evaluating the impact of a proposed development on the County's shorelines and, thus, furthering the intent of the Master Program.

8. Provide assistance to the general public as necessary and proper with regard to the provisions and requirements of the Shoreline Management Act of 1971 and Snohomish County's Master Program.

9. Provide for periodic review of shoreline uses and their locations as to appropriateness and compatibility with goals and policies.

(Amended Ordinance 93-036, June 9, 1993)

SHORELINE PLANNING ENVIRONMENTS

Section E

SNOHOMISH COUNTY WASHINGTON

SHORELINE PLANNING ENVIRONMENTS

Introduction

In order to plan and effectively manage shoreline resources, Snohomish County has developed a system of categorizing shoreline areas as part of its master program. This system is designed to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. To accomplish this, the environmental designations to be given any specific area will be based on the existing development pattern, the biophysical capabilities and limitations of the shoreline being considered for development and the goals and aspirations of the public.

The system to be utilized in Snohomish County is based upon the recommendations and requirements of the Shoreline Management Act's Final Guidelines (WAC 173-16-040(4)). This system classifies the County's shorelines into five basic and distinct environments (Natural, Conservancy, Rural, Suburban and Urban) which provide the framework for implementing shoreline policies and regulatory measures.

This system is designed to encourage uses in each environment which enhance the character of that environment. At the same time, the County will place reasonable standards and restrictions on development so that such development does not disrupt or destroy the character of the environment.

The basic intent of this system is to utilize performance standards which regulate use activities in accordance with goals and general development policies previously developed as part of the Master Program. Thus, the particular uses or type of developments placed in each environment must be designed and located so that there are no effects detrimental to achieving the objectives of the environment designations and other Master Program Development Criteria.

This approach provides an "umbrella" environment class over present and future County land use planning and zoning on the shorelines. Since every area of the County as well as the remainder of the State is endowed with different resources, has different intensity of development and attaches different social values to these physical and economic characteristics, the environment designations should not be regarded as a substitute for on-going County and municipal planning and land use regulations.

General Designation Criteria

The basic concept for using the system is to designate Snohomish County's shorelines into environment categories that reflect the natural character of the shoreline areas and the goals and general development policies for use of characteristically different shorelines. The determination as to which designation should be given any specific area in the County should be made in the following manner:

1. The resources of the shoreline areas should be analyzed for their opportunities and limitations for different uses. Completion of the comprehensive inventory of resources is a requisite to identifying resource attributes which determine these opportunities and limitations.

2. Each of the plan elements should be analyzed for their effect on the various resources throughout the County's shoreline areas. Since shorelines are only a part of the system of resources within Snohomish County's jurisdiction, it is particularly important that planning for shorelines be considered an integral part

of areawide planning. Further, plans, policies and regulations for lands adjacent to the shorelines of the State should be reviewed in accordance with RCW 90.58.340.

3. Public desires should be considered through the citizen involvement process to determine which environment designations reflect local values and aspirations for the development of different shoreline areas within Snohomish County.

The management objectives and features which characterize each of the environments are given in the following sections to provide a basis for environment designation and management within Snohomish County.

Each environment category includes several elements including:

1. A statement of intent which attempts to describe the basic function and purpose of the particular environment category.

2. Designation criteria which define the development, uses and/or features and resources which characterize each environment.

3. Management policies which are designed to regulate use and development consistent with the character of each environment.

ENVIRONMENT POLICIES

URBAN ENVIRONMENT

Statement of Intent

The objective of the Urban Environment is to insure optimum utilization of shorelines within urbanized areas by providing for intensive public use and by managing development so that it enhances and maintains shorelines for multiplicity of urban uses.

Designation Criteria

The Urban Environment is an area of high-intensity land use. This environment does not necessarily include all shorelines within an incorporated city, but is particularly suitable to those areas presently subjected to extremely intensive use pressure, as well as to areas planned to accommodate urban expansion. Shoreline areas to be designated in the Urban Environment should possess one or more of the following criteria:

1. Areas of high-intensity land use including recreation, residential, public facility, commercial, industrial development and intensive port activities.
2. Areas designated in the adopted plans of public agencies for expansion of urban uses.
3. Areas possessing few biophysical limitations for urban development.
4. Areas which can provide the necessary infrastructure of public services, utilities and access to accommodate urban development.

Management Policies

1. Because shorelines suitable for urban uses are a limited resource, emphasis should be given to directing new development into already developed, but underutilized areas.
2. Give priority in Urban Environments to water dependent, industrial and commercial uses requiring frontage on navigable waters.
3. Give priority to planning for and developing public visual and physical access to the shoreline in the Urban Environment.
4. Identify needs and plan for the acquisition of urban land for permanent public access to the water in the Urban Environment.
5. Design industrial and commercial facilities to permit pedestrian waterfront activities where appropriate.
6. Link, where practical, public access points with nonmotorized transportation routes such as bicycle and hiking paths.
7. Encourage maximum multiple use of urban shoreline areas.
8. Promote redevelopment and renewal of substandard or obsolete urban shoreline areas in order to accommodate future water-dependent users and make maximum use of the available shoreline resource.

9. Actively promote aesthetics when considering urban shoreline development by means of sign control regulations, architectural design standards, planned unit development standards, landscaping requirements and other such means.

10. Regulate all urban shoreline development in order to minimize adverse impact upon adjacent land areas and shoreline environments.

SUBURBAN ENVIRONMENT

Statement of Intent

The objective of designating a Suburban Environment is to protect, maintain and enhance low and medium-density shoreline residential areas. Preservation of the natural and suburban character of shoreline areas placed in this environment is of prime importance.

Designation Criteria

The Suburban Environment should be applied to those shoreline areas which possess or can accommodate extensive amounts of suburban residential developments but are not suitable for most other types of urban uses. Areas to be designated in the Suburban Environment should possess one or more of the following criteria:

1. Areas presently containing extensive amounts of low to medium-density residential development.
2. Areas which could serve as transition zones between urban and rural or urban and conservancy environments.
3. Areas which do not possess the following biophysical limitations;
   a. Areas of steep slopes presenting erosion and slide hazards;
   b. Areas prone to flooding including the 100-year flood plain;
   c. Areas of unstable streambank configuration; and
   d. Areas with soils that have poor drainage or percolation, unless adequate drainage and sewer facilities are available or can be feasibly provided.
4. Areas which are suitable for low to medium-intensity recreational uses compatible with residential areas.
5. Areas designated in the adopted plans of public agencies for expansion of residential areas.
6. Areas which can provide the necessary infrastructure of public services, utilities and access to accommodate low and medium-density residential development.

Management Policies

1. Maintain and enhance the residential character of Suburban Environments by carefully controlling the type, location, scale and timing of new shoreline development.
2. Restrict Suburban Environments to low to medium-intensity residential and recreational uses.

3. Identify needs and plan for the acquisition of shoreline property for permanent public access to the water in the Suburban Environment.
4. Link, where practical, public access points with nonmotorized transportation routes such as bicycle and hiking paths.
5. Provide incentives and actively promote aesthetic considerations in suburban shoreline development by means of sign control regulations, architectural design standards, planned unit developments, landscaping requirements and other such means.
6. Limit commercial development in the Suburban Environment to neighborhood oriented businesses.
7. Allow beach enrichment projects when it can be shown that other portions of the shoreline will not be adversely affected.
8. Encourage planned residential solutions for new development.
9. Decrease permitted residential densities of future development as the slope increases to avoid drainage, erosion, slide hazard and accessibility problems.

RURAL ENVIRONMENT

Statement of Intent

The objective of designating a Rural Environment is to protect agricultural land from urban expansion, restrict intensive development along undeveloped shorelines, function as a buffer between urban areas, and maintain open spaces and opportunities for recreational and other uses compatible with agricultural activities.

Designation Criteria

Areas to be designated in the Rural Environment should possess one or more of the following criteria:

1. Areas characterized by recreational or intensive agricultural uses.
2. Areas possessing high capability to support active agricultural practices or intensive recreational development.
3. Areas modified from their natural vegetative cover and surface drainage patterns but generally having low-density development.
4. Areas where residential development is or should be low density because of physical limitations, utility capabilities, access and compatibility with other uses.
5. Areas designated in officially adopted park and recreation plans for medium to high-intensity recreational use.
6. Areas of undeveloped land not appropriate for Natural, Conservancy Suburban or Urban Environment designation.
7. Areas which form buffer zones between urban areas.
8. Areas having valuable sand, gravel and mineral deposits.
9. Areas located in the estuarine and pastoral zones, and in certain limited instances the floodplains of the County's river system.

Management Policies

1. Protect prime agricultural lands from incompatible and preemptive patterns of development.
2. Restrict intensive development along undeveloped rural environment shorelines.
3. Permit opportunities for recreational uses compatible with agricultural activities.
4. Maintain existing and potential areas having a high capability to support intensive agricultural uses for present and future agricultural needs.
5. Require new developments in Rural Environments to reflect the character of the surrounding area by limiting residential density, providing permanent open space, and by maintaining adequate building setbacks from the water to prevent shoreline resources from being destroyed for other rural types of uses.
6. Permit public and private recreation facilities which can be located and designed to minimize conflicts with agricultural activities. Examples of such facilities include linear water access, trail systems and boat launching sites.
7. Encourage farm management practices which will minimize erosion and the flow of waste material into water courses.
8. Restrict industrial and commercial development in the Rural Environment.
9. Prohibit industrial, commercial (except farm produce sales) and extensive residential development on prime agricultural lands except where due to inadequate size, physical barriers or poor access, isolated parcels exist which are not practical or feasible to farm. In these cases, allow development compatible with the Rural Environment.
10. Restrict the density of residential development in the Rural Environment except in those limited areas which are suitable for recreational housing.
11. Provide for sand, gravel and mineral extraction in suitable areas which are not designated as prime agricultural land.
12. Allow beach enrichment projects when it can be shown that other portions of the shoreline will not be adversely affected.

CONSERVANCY ENVIRONMENT

Statement of Intent

The objective in designating a Conservancy Environment is to protect, conserve, enhance and manage existing natural resource areas and valuable historic and cultural areas. This should be done in a manner that will insure recreational benefits to the public, or achieve sustained resource utilization without substantial adverse modification of shorelines or topography.

Designation Criteria

The Conservancy Environment should be applied to those areas which would most benefit the public by having their existing character maintained, but which are able to accept a limited level of development or resource utilization. Areas to be designated in the Conservancy Environment should possess one or more of the following criteria:

1. Areas which could satisfy the present or future recreation needs of the County's residents.
2. Areas possessing biophysical limitations too severe to allow them to develop to the extent provided in the Rural, Urban and Suburban Environments. Such limitations could include:
   a. Areas of steep slopes, presenting erosion and slide hazards;
   b. Areas prone to flooding including the 100-year flood plain;
   c. Areas of unstable streambank configuration; and
   d. Areas with soils that have poor drainage.
3. Areas containing resources which lend themselves to management on a sustained-yield basis.
4. Areas possessing valuable natural resources or features, whose optimum use precludes more than an extremely low overall density of people, structures or livestock.
5. Areas possessing valuable natural resources or features which would tolerate only minimal changes in topography or the land/water interface.
6. Areas where more intensive development or use would be hazardous to public health and safety, or would result in interference with natural processes causing significant detriment to other resources.
7. Areas possessing aesthetic or recreational qualities of such high local or statewide significance that extensive modification or use would adversely affect such qualities.
8. Areas located in the floodway zones, and in many instances, the boulder zones of the County's river systems.
9. Areas which are free from extensive development, and can serve as needed open space by maintaining their existing character.

Management Policies

1. Give preference to those uses which do not permanently deplete the physical and biological resources of the Conservancy Environment.
2. Give priority to activities and uses of a nonpermanent or farming nature which do not substantially degrade the existing character of the Conservancy Environment.
3. Encourage the following types of uses to be predominant in a Conservancy Environment: outdoor recreation activities, timber harvesting on a sustained yield basis, aquaculture, and compatible agricultural uses.
4. Maintain the Conservancy Environment by encouraging recreational activities which will not be detrimental to the shoreline character or the forces which created and maintain the shoreline area.
5. Restrict new development to those which are compatible with the natural and biological limitations of the land and water and will not require extensive alteration of the land-water interface.

6. Discourage commercial and industrial uses other than aquaculture, commercial forestry, lumber mills and extraction of renewable sand, gravel and mineral resources.
7. Encourage the sustained yield management of natural resources and aquaculture crops within Conservancy Environments.
8. Prohibit development which would be hazardous to public health and safety, or which significantly interferes with natural processes.
9. Strictly regulate residential development, to maintain an overall density of less than one dwelling unit per two acres of land.
10. Allow beach enrichment projects when it can be shown that other portions of the shoreline will not be adversely affected.
11. Prohibit development which would permanently strip the shoreline of vegetative cover or cause substantial landslide, erosion, sedimentation or impairment of fish and aquatic life.
12. Minimize the construction of structural flood control works in this environment.
13. Prohibit the construction of flood control works or streambank stabilization projects which would contribute to destructive streamway channelization or substantial modification of existing shoreline character except for streamway rehabilitation projects.
14. Encourage streamway rehabilitation projects which will restore or enhance the natural streamway character.
15. Require that new developments be designed to preclude the need to provide them with structural flood control protection.

NATURAL ENVIRONMENT

Statement of Intent

The objective in designating a Natural Environment is to preserve or restore to a natural character those resource systems existing relatively free of human influence. Policies to achieve this objective should aim to regulate all potential developments degrading or changing the natural characteristics which make these areas unique and valuable.

Designation Criteria

The primary determinant for designating an area as a Natural Environment is the actual presence of some unique natural features considered valuable in their natural or original condition which are relatively intolerant of intensive human use. The relative value of the resources is to be based on county-wide citizen opinion in the case of shorelines, and the needs and desires of all the State's citizens in the case of shorelines of statewide significance.

Areas to be designated in the Natural Environment should possess one or more of the following criteria:

A. General:

1. Areas where human influence and development are minimal.
2. Areas capable of easily being restored to a natural condition.
3. Areas having a high scenic value and a high value for low-intensity recreational use in their natural state.
4. Salt marshes.
5. Class I accretion beaches.
6. Areas designated should be large enough to protect the value of the Natural Environment.

B. Wildlife habitats:

1. An area utilized by rare or endangered species* that provides food, water, cover and/or protection.
2. A significant fish and wildlife habitat for threatened, candidate, or sensitive species.*
3. A major seasonal haven or constricted migration route for animals or birds.
4. Unique wildlife habitat within urbanized areas.
5. Small areas of original habitat remaining within urbanized areas.

*As listed on the U.S. Department of Interior Register of Diminishing and Endangered Species.

C. Scientific value:

1. Areas considered to represent the basic ecosystem and geologic types.
2. Areas representing deviation from the basic ecological and geological norms, but which are of particular scientific interest.
3. Areas which best represent undisturbed natural conditions.
4. Established natural science research areas or areas having a long history of such use.
5. Areas which contain unique and scientifically important features, which are especially amendable to manipulation, which are isolated for hazardous studies, or which contain important rare and/or endangered species.
6. Areas possessing any of the above-mentioned characteristics which are located near major population centers and important educational facilities.

D. Ecological balance:

1. Areas which play an important part in maintaining the ecological balance of the region's basic natural systems.
2. Areas rich in quality, quantity and variety of life forms.
3. Areas important to the maintenance of the natural quality and flow of the water.

Management Policies

1. Prohibit development which will degrade the actual or potential value and character of the Natural Environment.
2. Allow only changes which would not be detrimental to the forces which created and now maintain the existing environment.
3. Apply severe restrictions to the intensity and type of uses allowed in order to maintain the natural systems and the resources of the Natural Environment in their natural state.
4. Allow limited access of a compatible nature to those areas in the Natural Environment which have significant recreational value as long as it does not adversely affect the environment.
5. Permit limited access to natural areas for scientific, historical or education purposes as long as there is no substantial alteration of the environment.
6. Prohibit uses or activities requiring permanent installations which would permanently deplete or consume the physical and biological resources found in the Natural Environment.

Diking Moratorium

There shall be a moratorium lasting no later than July 1, 1976, on diking and/or filling of tidal wetlands seaward of existing dikes on Smith Island and Skagit Bay.

During the moratorium:

1. Existing dikes are the boundary between upland and wetland environment designations; and

2. A study of the wetlands is to be undertaken to establish a new boundary which will move seaward when accretion eliminates the active biological role in the marine environment.

If, by the end of the moratorium period, a new boundary has not been adopted by the County (or approved by the State), the boundary between wetland and upland environments will remain at the existing dikes.

Environment Designations

The five shoreline planning environments previously described have been further delineated by a series of designation maps accompanying this document. These designation maps identify all shoreline areas within Snohomish County which fall under the jurisdiction of the Shoreline Management Act and graphically depict the environment assigned to each section of shoreline. The boundary lines utilized here generally follow and/or relate to recognizable physical features. They do not necessarily correspond to legal descriptions of property ownership or governmental jurisdiction.

Where no specific environment designation has been applied to a water body on the Shoreline Planning Environment Designation Map (which would normally be the situation for rivers and streams due to the mapping problems involved) the adjoining upland environment designation shall apply to the water surface, water column and bedland of the water body. Where different environment designations have been applied to the opposing banks of particular rivers and streams, each designation shall be extended to the midpoint of that water body.

Wetland - Upland Environment Designation Conversion

It is a policy of this Master Program that wetland areas seaward of the existing dikes on Smith Island, Port Susan Bay (north of the midpoint of Township 31) and Skagit Bay will be automatically transferred to the Rural Environment from the Conservancy Environment (subject to the standards for determining tideland to upland conversion which will be developed during the moratorium period) as these wetlands naturally accrete and are converted to an upland condition.

Basically, conversion from wetland to upland status involves making a determination that the area in question is no longer subject to diurnal tidal influence and thus has no further significant active biological role in the overall marine ecosystem.

Environment Designation Map Descriptions

The scale of the maps utilized to depict the shoreline planning environment designations was not large enough to allow for accurate description of all environment designation boundaries and limits. In addition, special situations developed related to environment designations which could not be completely described solely with the use of maps. Therefore, it became necessary to supplement the environment designation maps with the following explanatory text.

1. Marine Shoreline-Intertidal Areas

The predominant portion of unincorporated Snohomish County's marine shoreline has been designated as a Conservancy Environment. In most instances, this designation would extend from the landward boundary of the Shoreline Management Act's jurisdiction (usually some point on a steep bluff) seaward to include all of the intertidal area and the bedland, water column and water surface of the adjoining water body itself (Skagit Bay, Port Susan Bay, Possession Sound, or Puget Sound) under Snohomish County's jurisdiction. However, there were several instances where a combination of environment designations were employed in marine shoreline intertidal areas.

a) Class I Accretion Beaches - the shoreline area between mean lower low water and the ordinary high water mark was designated Natural. The shoreline areas seaward of mean lower low water remained designated as Conservancy.

b) Standard Oil Property (near Chenault Beach) - the intertidal zone from extreme low tide to the ordinary high water mark together with the adjoining uplands of an approximately 1000 foot wide shoreline area, was designated as an Urban Environment. The area seaward of extreme low tide in the remainder of Possession Sound in that vicinity was designated as a Conservancy Environment.

c) Edwards Point - the intertidal zone between extreme low tide and the ordinary high water mark together with the adjoining upland extending north from the Union Oil Pier to the Edmonds City Limits were designated as an Urban Environment. Puget Sound extending seaward from extreme low tide remained designated as a Conservancy Environment.

2. Marine Shoreline - Uplands

The majority of unincorporated Snohomish County's marine shoreline uplands were designated as a Conservancy Environment as described earlier. However, in certain instances, an additional or alternate environment designation was applied.

a) Port Susan Bay, Possession Sound and Puget Sound Steep Bluffs - the Conservancy Environment designation applied to the marine upland (defined as any area above the ordinary high water mark) was intended to be extended landward to include all steep bluffs of 15 percent slope or greater.

However an extensive amount of Port Susan Bay's steep bluff shorelines also have a second environment designation, which is Suburban. This designation is intended to be applied to all areas within 200 feet of the ordinary high water mark which have slopes of less than 15 percent and are suitable for residential type development. The Suburban designation

would apply to all shoreline areas along Port Susan Bay, Possession Sound or Puget Sound possessing these characteristics, irrespective of whether or not the parallel Suburban environment designation had actually been applied to them on the maps.

b) Port Susan Bay Waterfront Residential Communities - several of these communities including those at Warm Beach, McKee's Beach, Sunny Shores, Tulare Beach, Tulalip Shores, Hermosa Beach, Mission Beach and Priest Point have been designated as Suburban Environments beginning at the ordinary high water mark and extending landward 200 feet.

c) Standard Oil Property - the upland portion of a 1000 foot width of this shoreline area was designated as an Urban Environment.

d) Edwards Point - the upland portion of this shoreline area extending north from the Union Oil Company pier to the Edmonds City Limits was designated as an Urban Environment.

e) Point Wells - the upland portion of this shoreline area extending north from the King - Snohomish County boundary to the south town limits of Woodway was designated as an Urban Environment.

f) Smith Island - the western boundary of the Urban designation on Smith Island and adjoining tidelands conforms to the following general description.

Proceed west 1700 feet from a point 260 feet south of the intersection of Sections 5, 6, 7, 8 of Twp. 29 N., Range 5 E., W.M. From this western boundary proceed northeast on a direct bearing toward the southeast corner of the Western Gear Test Cell (pond) a distance of 3950 feet.

It is the intent of this Master Program that the anticipated and preferred use of the current wetland areas on Smith Island designated as an URBAN environment, upon being filled, is for dry land log storage.

3. River Systems

The dynamic nature of river systems (especially in the Floodway Zones) requires that a flexible, responsive method of environment designations for these areas be utilized. The rapidly changing and shifting shorelines found in the floodway zones of the County's rivers would soon make static environment designations obsolete and useless. Therefore, it is the intent of the environment designation system utilized for these areas to reflect the actual current condition of these shoreline systems rather than a potentially outmoded set of maps.

Specifically, all gravel bars (unless otherwise explicitly designated) are to be given and retain the environment designation of Conservancy. As the gravel bar changes shape or size, the environment designation will change with it.

The method of employing the environment designation of Conservancy in gravel bar situations is also to be applied to the inaccessible and often quickly changing islands found within Floodway Zones of rivers. The environment designation of Conservancy will move and change according to the changing size and location of these islands.

a) Quilceda Creek - east of Interstate Highway 5. Two parallel environment designations have been applied to Quilceda Creek. The inner environment designation is Conservancy. This designation is intended for the creek itself and all wetlands and steep slopes within the well defined ravine through which it flows. The outer environment designation or Suburban is intended to be applied to those areas of less than 15 percent slope suitable for intensive development which are outside or on the upper edges of the ravine within 200 feet of the Quilceda Creek's ordinary high water mark.

b) North Creek An Urban Designation is appropriate in recognition of the varied intensity of land use existing and permitted along that portion of North Creek subject to the Shoreline Management Act. This designation permits flexibility so as to preclude unnecessary conflict between other County land use plans and policies and this Master Program. However, it is also important to recognize the need to protect the ability of North Creek to continue to function as a valued natural system. Accordingly, it is intended that development along North Creek recognize the natural functioning of that water body by maintaining a setback of approximately one hundred (100) feet from the ordinary high water mark for commercial and industrial uses and fifty (50) feet for residential uses except where creek crossing are necessitated or evidence supports setback modifications which sustain the purpose of this section. (Sec. 2 of Ord. 83-055 adopted May 23, 1983).

4. Union Oil Company Marsh Near Edmonds

The Department of Ecology has withheld approval of Snohomish County's environment designation for its portion of the Union Oil Company Marsh near Edmonds. The Snohomish County Master Program has designated the portion of the Marsh under its jurisdiction as an urban environment while the City of Edmonds Master Program, has proposed that its share of the Marsh be classified as a natural environment. Because these environment designations are incompatible when adjacent to each other in a physically similar shoreline area, the Department of Ecology has withheld approval of Snohomish County's urban designation until the City of Edmonds Master Program is submitted to them for approval. At that time, the Department of Ecology will consult with Snohomish County on the appropriate modification to their respective programs regarding this designation issue.

(Amended Ordinance 93-036, June 9, 1993)

SHORELINE USE ACTIVITIES

Section F

SNOHOMISH COUNTY WASHINGTON

SHORELINE USE ACTIVITIES - POLICIES AND REGULATIONS - INTRODUCTION

The Shoreline Management Act Final Guidelines have established Shoreline Use Activities which are to be included within local government shoreline master programs. These use activity categories consist of specific uses or groups of similar uses which are characteristic of the shoreline corridor. They have been formulated as implementing tools to assist in carrying out the intent and policy of the master program and the Shoreline Management Act. The policies and regulations developed for each use activity category are intended to serve as the primary set of criteria for evaluating proposed developments and alterations to the shoreline environment.

The Use Regulations supplement, but do not duplicate, specific requirements of other county land use regulations. For example, flood-proofing considerations are not addressed here since they are effectively covered by both state and county laws. In essence, the Use Regulations address those Shoreline Management issues which are not effectively provided for by existing federal, state, or county regulations and which must be provided for if the adopted goals and policies of this Master Program are to be implemented.

Unidentified Use Activities

Shoreline use activities not specifically identified and for which policies and regulations have not been developed are conditional uses.

(Amended Ord. No. 88-075 dated October 12, 1988)

Use Activity - Shoreline Environment Compatibility Matrix

A use activity - shoreline environment compatibility matrix has been developed to graphically portray in very general terms the relationship between the various use activities and the shoreline environments, established by the use regulations. (See Table on page F-3). This compatibility matrix reflects the attempt of the use activity regulations to allow all reasonable and appropriate uses while imposing the regulatory control necessary to insure preservation of the integrity of the natural systems and natural environment of the shoreline area in which they intend to locate. Additional concerns incorporated into the use regulations and reflected in the compatibility matrix included, but were not limited to: long term benefits, view enhancement and protection, aesthetic considerations, and recreation needs.

Use of the Regulations

Use Activity Regulations are a requirement of the Master Program. It is the regulations that provide the legal assurance of what will be required of any development located within a shoreline area. These regulations are directly supportive of the adopted policies for each environment and use activity. In the development of the regulations, the special character of each environment has been recognized; the regulations seek to reflect and preserve that character wherever appropriate. To this end, most Use Activities have six (6) regulation sections. In each case, the first section contains regulations of general applicability in all environments where the use is allowed. The succeeding five (5) sections contain those additional regulations that are required for the conduct of an activity in each of the five (5) environments: Urban, Suburban, Rural, Conservancy, and Natural.

Three types of activities do not have specific regulation sections and appear as a separate policy section of the SMMP. They serve as an overlay on all use activities, and are: Public Access, Vegetation Management, and Water Quality.

The Compatibility Matrix below uses the following symbols:

0 Use permitted in the environment subject to regulatory controls
X Use prohibited in the environment
^ Use permitted as a Conditional Use in the environment
* See regulations for special circumstances

COMPATIBILITY MATRIX (Allowable Uses)

USE ACTIVITY	URBAN	SUBURBAN	RURAL	CONSERVANCY	NATURAL
Agricultural Practices	*	*	*	*	*
Aquaculture	0	0	0	0	^
Archeological Areas and Historic Sites	*	*	*	*	*
Breakwaters	0	0	0	*	X
Bulkheads	0	0	0	*	X
Commercial Development	0	*	*	*	X
Dredging	0	0	0	*	X
Forest Management Practices	^	^	0	0	*
Jetties and Groins	0	0	0	*	X
Landfill and Solid Waste Disposal	*	*	*	*	X
Marinas	0	^	0	*	X
Mining	0	X	0	*	X
Piers	0	0	0	*	*
Ports and Water Related Industry	0	X	^*	^*	X
Recreation	0	0	0	0	0
Residential Development	0	0	0	*	X
Roads and Railroads	0	*	*	*	X
Shoreline Stabilization and Flood Protection	0	0	0	0	^
Signs	0	0	0	0	*
Utilities	0	0	0	0	*

(Amended Ordinance 93-036, June 9, 1993)

SUBSTANTIAL DEVELOPMENT PERMITS
VARIANCES AND CONDITIONAL USES

A. Substantial Development Permits

A substantial development permit may be granted only when the development proposed is consistent with the policies and procedures of the Shoreline Management Act, the master program, the provisions of the State Environmental Policy Act, and other county plans, policies, objectives, and land use regulations.

B. Conditional Use Permits

The objective of a conditional use permit is to provide more flexibility for implementing the use regulations of the Master Program in a manner consistent with the provisions of the Shoreline Management Act. In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use or development.

1. A conditional use permit should be granted in a circumstance where denial of the permit would result in a thwarting of the policies of the Shoreline Management Act.
2. Uses which are identified or defined in the master program as conditional uses may be authorized only when the applicant can demonstrate all of the following:
   a. That the proposed use will be consistent with the policies of the Shoreline Management Act and the policies of the master program;
   b. That the proposed use will not interfere with the normal public use of public shorelines;
   c. That the proposed use of the site and design of the project will be compatible with other permitted uses within the area;
   d. That the proposed use will cause no unreasonably adverse effects to the shoreline environment in which it is to be located; and
   e. That the public interest suffers no substantial detrimental effect.
3. Other uses which are not classified or identified in the master program may be authorized as conditional uses, provided the applicant can demonstrate, in addition to the criteria set forth above in subsection (2), that extraordinary circumstances preclude reasonable use of the property in a manner consistent with the use regulations of the master program.
4. Uses which are specifically prohibited by the master program may not be authorized.
5. In the granting of conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the areas. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses should also remain consistent with the policies of the Shoreline Management Act, and should not produce substantial adverse effects to the shoreline environment.

(Amended Ord. No. 88-075 dated October 12, 1988)

C. Variance Permits

The purpose of a variance permit is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth in the master program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the master program would impose unnecessary hardships on the applicant or thwart the policies set forth in the Shoreline Management Act.

1. Variance permits should be granted in a circumstance where denial of the permit would result in a thwarting of the policies of the Shoreline Management Act. In all instances extraordinary circumstances shall be shown, and the public interest shall suffer no substantial detrimental effect.
2. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments in the area where similar circumstances exist, the total of the variances should also remain consistent with the policies of the Shoreline Management Act, and should not produce substantial adverse effects to the shoreline environment.
3. Variance permits for development that will be located landward of the ordinary high water mark, except within those areas designated as marshes, bogs, or swamps, pursuant to WAC 173-22, shall be authorized only if the applicant can demonstrate all of the following:
    a. That the strict application of the bulk, dimensional, or performance standards set forth in the master program precludes or significantly interferes with a reasonable permitted use of the property;
    b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features, and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;
    c. That the design of the project will be compatible with other permitted activities in the area, and will not cause adverse effects to adjacent properties or the shoreline environment designation;
    d. That the variance authorized does not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief; and
    e. That the public interest will suffer no substantial detrimental effects.
4. Variance permits for development that will be located either waterward of the ordinary high water mark, or within marshes, bogs, or swamps designated pursuant to WAC 173-22, shall be authorized only if the applicant can demonstrate all of the following:
    a. That the strict application of the bulk, dimensional, or performance standards set forth in the master program precludes or significantly interferes with a reasonable permitted use of the property;
    b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features, and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;
    c. That the design of the project will be compatible with other permitted activities in the area, and will not cause adverse effects to adjacent properties or the shoreline environment designation;

d. That the variance authorized does not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief;

e. That the public rights of navigation and use of the shorelines will not be adversely affected by the granting of the variance; and

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

(Amended Ord. No. 89-012 dated March 15, 1989)

All applications for substantial development, variance and conditional use permits shall be forwarded to the Department of Ecology, pursuant to WAC 173-14-090 and 173-14-130, as amended, for final approval or disapproval. No approval or disapproval shall be considered final until same has been acted upon by the Department of Ecology or until appeal proceedings have been terminated. Local government shall notify those interested persons having requested notification from local government pursuant to WAC 173-14-070 of the department's final decision.

(Amended Ord. No. 88-075 dated October 12, 1988)

NONCONFORMING DEVELOPMENT STANDARDS

The following standards apply to nonconforming development, which is defined as a shoreline use or structure which was lawfully constructed or established prior to the effective date of the Shoreline Management Act or the Snohomish County Shoreline Management Master Program, or amendments thereto, but which does not conform to present regulations or standards of the program or policies of the Act.

1. Nonconforming development may be continued provided that it is not enlarged, intensified, increased, or altered in any way which increases its nonconformity.

2. A nonconforming development which is moved any distance must be brought into conformance with the SMMP and the Act.

3. If a nonconforming development is damaged to an extent not exceeding seventy-five percent replacement cost of the original 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 one year of the date of damage.

4. If a nonconforming use is discontinued for twelve consecutive months or for twelve 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.

5. 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.

6. An undeveloped lot, tract, parcel, site, or division which was established prior to the effective date of the Act or the SMMP but which does not conform to the present lot size or density standards may be developed so long as such development conforms to other requirements of the SMMP and the Act.

AGRICULTURE

INTRODUCTION

Agriculture refers to all methods of livestock, crop, vegetation and soil management. These include but are not necessarily limited to the related activities of tilling, fertilizer application, soil preparation and maintenance, harvesting and the control of weeds, plant diseases and insect pests. Also included are animal husbandry practices associated with the feeding, housing, maintenance and marketing of animals such as beef cattle, milk cows, breeding stock, horses and poultry and their by-products. Facilities contained within this category include, but are not limited to, storage, feed lots, fences and ditches. Also included is local or minor farm product processing as contained in the zoning code, Title 18, SCC.

Many of these practices require the use of agricultural chemicals, most of which are water soluble and may wash into contiguous land or water areas causing significant alteration and damage to plant and animal habitats, especially those in the fragile shoreline areas. Also, large quantities of mineral and organic sediments enter water bodies through surface erosion when proper land management techniques are not utilized. These policies and regulations are especially important in Snohomish County because agriculture constitutes the primary use by land area of the County's human modified shoreline areas. Uses and activities associated with agriculture which are identified as separate use activities in this program, such as Commercial Development, Ports and Industry, and Shoreline Stabilization and Flood Protection, are subject to the regulations established for those uses in addition to the standards established in this section.

POLICIES

1. Encourage the maintenance of a buffer or permanent vegetation or other soil erosion control measures between tilled areas and associated water bodies which will retard surface runoff, protect water quality, improve habitat, and reduce siltation.
2. Comply with control guidelines prepared by the U.S. Environmental. Protection Agency and State and local agencies, for regulating the location of confined animal feeding operations, retention and storage ponds for feed lot wastes, and stockpiles of manure solids along the County's shorelines so that water area will not be polluted.
3. Encourage the use of erosion control measures, in conformance with standards established by the Soil Conservation Service, U.S. Department of Agriculture.
4. In the planning and construction of manure lagoons and livestock flood sanctuaries, adjacent farms should be encouraged to combine plans and construction.

REGULATIONS

General

1. Buffer zones of permanent, native vegetation or other suitable soil erosion control methods shall be established and/or maintained between tilled or grazed areas, manure lagoons and livestock flood sanctuaries. The type and extent of buffers or methods shall be determined on a case-by-case basis and shall be of a width and/or character sufficient to retard surface runoff and reduce siltation.

Manure Lagoons and Associated Permanent Transmission Systems

1. Manure lagoons shall be designed, constructed and operated to county, Department of Ecology, U.S. Soil Conservation Service, and U.S. Environmental Protection Agency standards.
2. Manure lagoons may not be built within a marsh, bog or swamp unless all of the following conditions apply: 1) The marsh, bog or swamp had been converted to agriculture use prior to June 9, 1993; 2) No other location is available that is not a marsh, bog or swamp; and 3) Full mitigation is provided to replace the functions of the marsh, bog or swamp.

   Unless the above conditions apply, the toe of the dike of a manure lagoon shall be set back from water bodies used for recreation as much as possible, and at a minimum shall maintain a 30 foot setback from any water body, river, creek, marsh, bog or swamp.
3. Manure lagoons shall comply with all other county regulations, including but not limited to grading provisions of Title 17 SCC and flood hazard provisions of Title 27 SCC.
4. Elevation of the top of the dike of manure lagoons shall be determined according to standards established by the Soil Conservation Service (SCS) and Department of Ecology (DOE). When located in with the floodplain, manure lagoons shall be elevated one foot above the on-hundred year flood level, or as close to such height as is feasible and consistent with SCS and DOE design standards.
5. Manure lagoons of earthen construction shall be mulched and/or seeded with grass on all exterior faces, and vegetation shall be maintained to prevent erosion or slippage.
6. If environmental review has shown that there are adverse unmitigated impacts related to ground and/or surface water contamination, habitat, wildlife, recreational uses, public access, and/or aesthetics, then setbacks greater than minimum and/or additional mitigation may be required.
7. Permanent pipelines for transmission of manure shall be properly supported and utilize a single piece of pipe or double piping when crossing waterbodies.

Livestock Flood Sanctuaries

1. A permit to build livestock flood sanctuary mounds will be granted to property owners only when the applicant clearly demonstrates that the denial of such construction will threaten the viability of the applicant's commercial livestock operation.
2. The maximum size of the mounds shall not exceed 50 square feed per animal unit (1000 lb.) plus the area created by adding a ramp of fourteen feet of width along two sides to be used for farm vehicle access. An additional area no greater than 25% of the calculated area will be allowed in order to accommodate future herd growth.
3. Mounds shall be constructed in a manner that does not impact flood elevations, impede flow, or cause significant adverse effects upstream or downstream. Mounds are prohibited in floodways. In floodplains, mounds shall be oriented to the flow.
4. Site preparation and mound construction and maintenance practices shall be conducted according to the recommendations of the Soil Conservation Service or best management practices approved by Snohomish County.
5. Mounds shall comply with all other county regulations, including but not limited to grading provisions of Title 17 SCC and flood hazard provisions of Title 27 SCC.

Natural Environment

1. Only passive agriculture uses such as pasture and grazing lands shall be permitted in the natural environment PROVIDED that no clearing, construction, or other operations which measurably change the character of the environment occur.
2. Manure lagoons and their permanent transmission systems are prohibited in the Natural Environment.
3. Livestock flood sanctuaries are prohibited in the Natural Environment.

Conservancy Environment

1. Agriculture uses shall be permitted in the Conservancy Environment PROVIDED that no construction which substantially changes the character of the environment occurs except as otherwise provided in this Master Program.
2. Manure lagoons and their permanent transmission systems are permitted in the Conservancy Environment only upon issuance of a conditional use permit.
3. Livestock flood sanctuaries are permitted in the Conservancy Environment only upon issuance of a conditional use permit.

Rural Environment

1. Agriculture is permitted in the Rural Environment subject to the General Regulations.
2. Manure lagoons and their permanent transmission systems are permitted in the Rural Environment subject to the General Regulations.
3. Livestock flood sanctuaries are permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Agriculture is permitted in the Suburban Environment subject to the General Regulations.
2. Manure lagoons and their permanent transmission systems are permitted in the Suburban Environment only upon issuance of a conditional use permit.
3. Livestock flood sanctuaries are permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Agriculture is permitted in the Urban Environment subject to the General Regulations.
2. Manure lagoons and their permanent transmission systems are permitted in the Urban Environment only upon issuance of a conditional use permit.
3. Livestock flood sanctuaries are permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

AQUACULTURE

INTRODUCTION

Aquaculture is the culture or farming of food fish, shellfish, or other aquatic plants and animals. This activity is of state-wide and national interest. Properly managed, it can result in long-term over short-term benefit and can provide economic justification for protection of the resources and ecology of the shoreline. Aquaculture is dependent on the use of the water area and, when consistent with control of pollution and prevention of damage to the environment, is a preferred use of the water area. Potential locations for aquacultural enterprises are relatively restricted due to specific requirements for water quality, temperature, flows, oxygen content, wind protection and, in marine water, salinity. The utility und productivity of these sites is threatened by activities and developments which reduce water quality such as waste discharge, non-point runoff, and in some circumstances, disruption of bottom sediments. Tile technology associated with present -day aquaculture is still in its formative stages and experimental. Policies and regulations for aquaculture, therefore, recognize the necessity for some latitude in the development of this emerging economic water use as well as its potential impact on existing uses and natural systems.

POLICIES

1. Locate aquaculture enterprises so that the navigational access of upland owners, recreational boaters and commercial waterborne traffic is maintained.
2. Consider and mitigate insofar as practical the possible detrimental impact aquacultural development might have on view from upland property of the general aesthetic quality of the shoreline area.
3. Encourage development of aquaculture structures which do not significantly interfere with navigation or seriously degrade 'the aesthetic quality of county shorelines.
4. Discourage aquaculture or fisheries enhancement requiring extensive structures or shoreline alterations in areas sensitive to development or which are scarce and valuable in the region such as marshes, estuaries and accretion shorelines unless it can be demonstrated that no adverse impacts will result.
5. Protect" areas suitable for aquaculture from incompatible and' preemptive development by other uses having less critical site requirements.
6. Update maps indicating potentially productive aquaculture areas as information becomes available.
7. Identify and resolve resource use conflicts and resource management issues in regard to use of identified sites.
8. Define aquaculture zones as a one-mile radius around identified aquaculture areas. Evaluate proposed developments and activities within the zone for impact on identified productive or potentially productive aquaculture areas. Identify impacts and mitigate impacts through permit conditions and performance standards. Consider alternate locations and designs for such proposals if potential adverse impacts are significant.

9. Require physical or visual public access to shorelines when physical and operational characteristics allow.
10. Encourage joint development of aquacultural projects.
11. Give preference to proposals which produce aquacultural resources over those which merely harvest resources.
12. Ecological balance should be considered when introducing non native fish or shellfish, plant or animal life.

REGULATIONS

General

1. The processing of aquacultural crops, other than on a tending boat or barge, shall be governed by the use regulations for ports and water' related industries in this program.
2. Areas with either an existing or high potential for aquacultural activities shall be protected from degradation by other types of uses which may locate on the adjacent upland or within a one mile radius. Demonstration that such use could result in irreparable damage to, or destruction of, the identified aquacultural area shall be grounds for the denial of such use.
3. Aquacultural enterprises shall not be located so as to impede or restrict commercial traffic within delineated shipping channels. '
4. Publicly owned aquacultural enterprises shall be open to the public to the maximum extent feasible.
5. Aquacultural enterprises shall be required to mark site boundaries of their aquaculture activities so that public use of the water can occur without interference with the operation.
6. Aquacultural enterprises shall be required to control nuisance factors such as noise, odor, degradation of water quality and degradation of beach quality.
7. Structures, equipment and material other than boats shall not be stored or abandoned in the shoreline environment.

Natural Environment

1. Aquaculture, not involving the construction of facilities, is permitted in the natural environment upon the issuance of a conditional use permit PROVIDED that the natural ecosystems of the environment shall not be significantly altered.
2. Floating aquacultural structures are not permitted.

Conservancy Environment

1. Aquaculture is permitted in the conservancy environment subject to the general regulations and PROVIDED that the natural ecosystems of the environment shall not be significantly altered.

2. Floating aquacultural structures or other structures extending above the water surface shall not unduly detract from the aesthetic qualities of the surrounding environment.

Rural Environment

1. Aquaculture is permitted in the rural environment subject .to the general regulations.

Suburban Environment

1. Aquaculture, except home aquaculture, is permitted in the suburban environment only upon the issuance of a conditional use permit. Home aquaculture (production of food and/or materials for the consumption of occupant only) is permitted in the suburban environment.

Urban Environment

1. Aquaculture is permitted in the Urban Environment only upon the issuance of a conditional use permit. (Ord. 82-011 adopted 3-3-82)

ARCHAEOLOGICAL AREAS AND HISTORIC SITES

INTRODUCTION

Archaeological areas, ancient villages, military forts, old settlers' homes, ghost towns, and trails were often located on Shorelines because of the proximity of food and resources and because water provide an important means of transportation. These sites are non-renewable resources and many are in danger of being lost through present day changes in land use and urbanization. Because of their rarity and the educational link they provide to our past, these locations should be preserved.

POLICIES

1. Consult with professional archaeologists to identify areas containing potentially valuable archaeological data, and to establish procedures for salvaging the data.
2. Preserve wherever feasible, sites with high value for scientific study and public observations.
3. Attach a special condition to shoreline permits in areas known to contain archaeological data providing for site inspection and evaluation by an archaeologist to insure that possible archaeological data are properly salvaged.
4. Require all shoreline permits to contain a special provision which requires developers to notify local governments if any possible archaeological data are uncovered during excavations.
5. Insure that all applicable provisions of the National Historic Preservation Act of 1966 and the State Historic Preservation Act (HCN 43.51) are complied with.

REGULATIONS

General

1. All shoreline permits shall contain a special provision requiring permitees to notify Snohomish County if any possible archaeological data are uncovered during excavation or development. Failure to comply with this provision shall be considered a violation of the Substantial Development Permit and shall subject the permittee to legal action as specified by Title 21, Snohomish County Code.
2. All permits issued for development in areas known to be archaeologically significant shall provide for site inspection by a qualified archaeologist prior to initiation of any development activity.
3. All developments proposed for location adjacent to historical sites which are registered on the state or national historic register shall be located and designed so as to be complementary to the historic site. Development which degrades or destroys the historic character of such sites shall not be permitted.

BEACH AND STREAM ENHANCEMENT

INTRODUCTION

Beach and stream enhancement consists of the upgrading of shorelines for the purposes of recreation, aquatic habitat restoration, or both. The materials used depend on the proposed use. For recreation purposes, various grades of clean sand or pea gravel are often used to create a beach. Native materials and vegetation, and occasionally combinations of other appropriate materials (for example, concrete weirs), may be used to enhance a beach or stream for habitat purposes. Beach and stream enhancement may occur above and below the water line. Activities which are actually Landfill or Shoreline Stabilization are governed under their respective sections elsewhere in this document.

POLICIES

1. All beach and stream enhancement projects should ensure that aquatic habitats, water quality, flood conveyance, and flood storage capacity are not degraded by the action.
2. Beach Restoration/Enhancement. Require the design and use of naturally regenerating systems for prevention and control of beach erosion over bulkheads and other structures where:
   a. The length and configuration of the beach will accommodate such systems;
   b. Such protection is a reasonable solution to the needs of the specific site; and
   c. Beach restoration/enhancement will accomplish one or more of the following objectives:
      1. Recreate or enhance shoreline conditions;
      2. Create or enhance natural habitat;
      3. Reverse otherwise erosional conditions; and
      4. Enhance access to the shoreline, especially to public shorelines.
3. Stream Restoration/Enhancement. Permit stream enhancement projects where:
   a. The length and configuration of the stream will accommodate such systems;
   b. Such protection is a reasonable solution to the needs of the specific site; and
   c. Stream restoration/enhancement will accomplish one or more of the following objectives:
      1. Recreate or enhance natural stream conditions;
      2. Create or enhance natural habitat;
      3. Reverse otherwise erosional conditions; and
      4. Enhance access to the shoreline, especially to public shorelines.

4. Require soil bioengineering or other combination of live woody vegetation and natural or specially developed synthetic materials for bank stabilization at the project site and adjacent sites which would be affected by the beach or stream enhancement.
5. All beach and stream enhancement or restoration projects should comply with design standards required by the State Hydraulics Code and Hydraulic Project Approval and Snohomish County.

REGULATIONS

1. Beach enhancement, including enhancement conducted for the purpose of providing public access, may be permitted when the applicant ha demonstrated that no significant change in littoral drift will result which will adversely affect adjacent properties or habitat.
2. Natural Beach Restoration/Enhancement
   a. Design Alternatives. Design alternatives shall include the best available technology such as, but not limited to:
      1. Gravel berms, drift sills, beach nourishment, and beach enhancement when appropriate; and
      2. Planting with short-term mechanical assistance, when appropriate. All plantings provided shall be maintained for a minimum of one entire growing season.
   b. Design Criteria. Natural beach restoration/enhancement shall not:
      1. Detrimentally interrupt littoral drift, or redirect waves, current or sediments to other shorelines;
      2. Result in any exposed groin-like structures; Provided: small "drift sill" groins may be used as a means of stabilizing restored sediment where part of a well planned beach restoration program;
      3. Extend waterward more than the minimum amount necessary to achieve the desired stabilization;
      4. Result in contours sufficiently steep to impede easy pedestrian passage, or trap drifting sediments;
      5. Create "additional dry land mass;" and
      6. Disturb significant amounts of valuable shallow water fish/wildlife habitat, unless such habitat is replaced within the earliest appropriate season by new habitat that is comparable or better.
   c. Natural Beach Restoration Construction Standards.
      1. The size and/or mix of new materials to be added to a stream shall be as similar as possible to that of the natural materials, but large enough to resist normal current, wake or wave action at the site.
      2. The restored beach shall approximate the natural beach width, height, bulk or profile.

3. Stream Restoration/Enhancement

   a. Design Alternatives. Design alternatives shall include the best available technology such as, but not limited to:

      1. Streamside stabilization through bioengineering, fish screens, fish passage obstruction removal, fishways, and stream channel improvements where appropriate.

      2. Planting with short-term mechanical assistance, when appropriate. All plantings provided shall be maintained for a minimum of three years.

   b. Design Criteria. Stream restoration/enhancement shall not:

      1. Create passage barriers for migrating fish;

      2. Remove more than the minimum existing imbedded organic debris;

      3. Alter the natural stream more than the minimum amount necessary to achieve the desired restoration or enhancement; and

      4. Disturb significant amounts of valuable fish/wildlife habitat, unless such habitat is immediately replaced by new habitat that is comparable or better.

   c. Stream Restoration Construction Standards.

      1. The size and/or mix of new materials to be added to a stream shall be as similar as possible to that of the natural materials, but large enough to resist normal current, wake or wave action at the site.

      2. The restored stream shall approximate the natural stream hydrology, geometry and flow.

4. All shoreline modification activities such as Beach and Stream Enhancement must be in support of an allowable shoreline use that is in conformance with the provisions of this master program. All shoreline modification activities not in support of a conforming allowable use are prohibited. Exception: Shoreline stabilization may be allowed as a shoreline use providing it can be demonstrated that such activities are necessary for the maintenance of shoreline stability and natural ecology.

<u>Prohibited</u>

1. Beach enhancement is prohibited within spawning, nesting or breeding habitat and also where littoral drift of the enhancement materials adversely affect adjacent spawning grounds or other areas of biological significance.

2. Beach and stream enhancement is prohibited if it interferes with the normal public use of the navigable waters of the state.

3. Beach and stream enhancement may not be used solely for the purpose of creating new land area.

<u>Natural Environment</u>

1. Beach and stream enhancement is permitted as a conditional use in the Natural Environment, subject to the General Regulations.

Conservancy Environment

1. Beach and stream enhancement is permitted in the Rural Environment, subject to the General Regulations

Rural Environment

1. Beach and stream enhancement is permitted in the Rural Environment, subject to the General Regulations.

Suburban Environment

1. Beach and stream enhancement is permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Beach and stream enhancement is permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

BOATING FACILITIES

INTRODUCTION

Boating facilities include marinas, boat launch ramps, covered moorage, boat houses, mooring buoys and piers and docks. Refer to Definitions section for definitions. Depending upon the type of construction, boating facilities can affect fish and shellfish habitats, wildlife habitat, and natural shore processes.

Piers and docks are structures which abut the shoreline and are used as a landing or moorage place for commercial and pleasure craft. Piers are built on fixed platforms above the water, while docks float upon the water. Piers and docks are utilized for commercial, industrial and recreational purposes, or may serve several uses.

While floating docks generally create less of a visual impact than those on piling, they constitute an impediment to boat traffic and shoreline trolling. Floating docks can also alter beach sand patterns in areas where tides and littoral drift are significant. On lakes, a proliferation of piers along the shore can have the effect of substantially reducing the usable water surface.

POLICIES

1. The location, design, construction and operation and operation of boating facilities should endeavor to minimize any adverse effects on priority habitats, fish and shellfish resources, and the adjacent areas.
2. Shallow-water embayments with poor flushing action should not be used for overnight and long-term moorage facilities.
3. Encourage provision of multiple use in boating facility design.
4. Locate boating facilities where they do not infringe on accretion beaches.
5. Encourage the use of floating docks in those areas where pile piers would obstruct views and to prevent conflicts with recreational users.
6. Encourage the use if open-pile piers where there is significant littoral drift and where scenic values will not be impaired.
7. Give priority to the use of community piers and docks in all new waterfront subdivisions. In general, encouragement should be given to the cooperative use of piers and docks.
8. Encourage cooperative use of piers and docks as a means of reducing the proliferation of single-purpose private piers and docks.
9. Carefully consider the capacity of shoreline sites to absorb the impact of waste discharges from boats including gas and oil spillage, when identifying suitable sites for boat docking facilities.

REGULATIONS

General

1. Boating facilities shall make use of the natural site configuration to the greatest extent possible.
2. Landfill, when utilized, shall be only for necessary water dependent portions of the boating facilities and not for parking, unless no alternatives exist and such fill would be consistent with this program and the public interest.
3. Marinas shall provide for at least one method of boat launching as an integral part of the facility.
4. All boating facilities shall meet federal, state and local health and water quality standards in regard to any wastes generated at the facility.
5. Oil and gas handling systems shall be designed in accordance with federal and state laws and regulations.
6. Surface runoff shall be controlled in accordance with federal, state and local water quality and storm drainage laws and regulations.
7. All marinas shall include landscaping pursuant to a landscaping plan to be submitted and approved as a part of the Substantial Development permit process.
8. All boating facilities shall meet standards required by the State Hydraulics Code and Hydraulic Project Approval.
9. Skirting is prohibited around piers, docks, floats and wharfs.

Marine Waterfront Facilities

10. No marina or boat launching facility shall be built on any Class 1 beach, as defined in the Snohomish County Inventory Summary.
11. No marina shall be built within 1/2 mile of any outfall of primary treated domestic or industrial sewage or waste.
12. Marinas involving fill of wetland areas shall be located in conjunction with designated spoil disposal areas and shall not fill wetlands for the sole purpose of marina construction.
13. Public shore breakwaters, where safe and feasible, shall be so constructed that public access along the top of the breakwater is possible and encouraged.
14. When located in designated port areas, marinas shall not extend seaward of the pierhead line.
15. When located in other than designated port areas, marinas shall be designed and constructed so that littoral drift shall not be detrimentally affected.

Lakeside Boating Facilities

16. No overwater structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting overwater structures along the same shoreline and within three hundred (300) feet of the parcels on which proposed. Where no such preexisting structures exist within three hundred (300) feet, the pier length shall not exceed fifty (50) feet.

17. Lakeside boating facilities shall be designed to blend visually with all surrounding land uses.

Riverfront Boating Facilities

18. No marina shall be located closer than 1/2 mile downstream from any outfall of primary treated domestic or industrial waste or sewage.

19. Marinas located in floodplains shall have all berths so designed that they can rise and fall safely with flood waters.

20. No boating facilities shall extend into the river in such a manner as to impede navigation or create any navigation hazard.

21. Boating facilities shall not deflect river currents such that adverse impacts would occur.

Boat Launches

22. Launch ramps proposed to be located on marine or riverine accretion shoreforms (such a barrier beaches, points, spits, hooks) shall be allowed only if there will be no impact to the functioning of the shoreform.

23. Where launch ramps are permitted, parking and shuttle areas shall not be located on accretion shoreforms which have high value for general shore recreation.

24. Launch ramps may be permitted on stable nonerosional banks, where no or a minimum number of current deflectors or other stabilization structures will be necessary.

25. Boat launch ramps may be permitted for individual residences where the upland slope within twenty-five (25) feet of the ordinary high water mark (OHWM) does not exceed twenty-five (25) percent and/or where substantial cutting, grading, filling or defense works are not necessary.

26. Boat launching ramps, minor accessory buildings and haul out facilities shall be designed to be in character and scale with the surrounding shoreline.

27. Ramp structures shall be built from flexible, hinge-segmented pads which can adapt to changes in beach profiles unless a solid structure is demonstrated to be more appropriate for the intended level of use.

28. Ramps shall be placed and maintained near flush with the foreshore slope to minimize the interruption of geo-hydraulic processes.

29. Boat launching ramps shall be designed so that surface water runoff from adjacent parking, driveway, or road surfaces does not drain directly into the water body without water quality treatment.

Piers and Docks

30. Noncommercial piers and docks shall be regulated as to size by Section 18.32.040 (B) (3) of the Snohomish County Zoning Code, and Appendix 1 on page L-1-1.

31. A single, joint-use pier or dock shall be required of all new subdivisions, motels, and multi-family residences if any piers or docks are proposed.

32. Joint-use piers and docks shall be preferred for commercial and industrial enterprises in close proximity to each other.

33. Moorage buoys shall be preferred over piers and docks on all tidal water, EXCEPT for port, industrial and commercial developments in the Urban Environment.

Natural Environment

1. Marinas and boat launching facilities are prohibited in the Natural Environment.

2. Piers, docks, and other permanent moorages shall not be permitted in the Natural Environment. Floating walkways or other similar over water pedestrian structures facilitating access to observation point or viewing areas shall be permitted providing they are constructed to minimize alteration of natural conditions.

Conservancy Environment

1. Marinas are prohibited in the Conservancy Environment on lakes and rivers; boat launching facilities are a conditional use in such areas.

2. Marinas and boat launching facilities are a conditional use in the Conservancy Environment on marine waterfront.

3. Parking for boat launching facilities must be located at least 50 feet from the shoreline. Perimeters of parking areas must be landscaped, preferably with appropriate native vegetation so as to be not visible from the water. The permit application must identify where landscaping is to be placed and of what it will consist. Landscaping shall be installed within one (1) year of commencement of construction.

4. Structures for accessory uses which are not strictly shoreline dependent shall not be located over water.

5. Piers and docks shall be permitted in the Conservancy Environment of lakes and rivers only as a conditional use.

6. Piers and docks on marine shorelines in the Conservancy Environment shall be permitted subject to the General Regulations.

Rural Environment

1. Marinas are permitted in the Rural Environment subject to the General Regulations.
2. Parking for boat launching facilities must be located at least 25 feet from the shoreline. Perimeters of parking areas must be landscaped, preferably with appropriate native vegetation, so as to be not visible from the water. The permit application must identify where landscaping is to be placed and of what it will consist. Landscaping shall be installed within one (1) year of commencement of construction.
3. Structures for accessory uses which are not strictly shoreline dependent shall not be located over water.
4. Piers and docks shall be allowed in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Marinas and boat launching facilities are permitted in the Suburban Environment upon the issuance of a conditional use permit.
2. Piers and docks shall be allowed in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Marinas are permitted in the Urban Environment subject to the General Regulations.
2. Perimeters of parking areas must be landscaped, preferably with appropriate native vegetation, so as to be not visible from the water. The permit application must identify where landscaping is to be placed and of what it will consist. Landscaping shall be installed within one (1) year of commencement of construction.
3. Piers and docks shall be allowed in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

BREAKWATERS

INTRODUCTION

Breakwaters are protective structures usually built offshore to protect beaches, bluffs, dunes or harbor areas from wave action. However, because offshore breakwaters are costly to build, they are seldom constructed to protect the natural features alone, but are generally constructed for navigational purposes also. Breakwaters can be either rigid in construction or floating. The rigid breakwaters, which are usually constructed of riprap or rock, have both beneficial and detrimental effects on the shore. All breakwaters eliminate wave action and thus prevent the free flow of sand along the coast and starve the downstream beaches. Floating breakwaters do not have the negative effect on sand movement, but cannot withstand extensive wave action and thus are impractical with present construction methods in many areas. (Sec. 1 of Ord. 84-015 adopted 2-27-84).

POLICIES

1. Give preference to floating breakwaters rather than solid landfill or rigid types in order not to inhibit sand movement and aquatic life.
2. Construct solid breakwaters only where design modifications can eliminate potentially significant detrimental effects on the movement of sand and circulation of water.
3. Minimize to the absolute extent feasible, restrictions on the public use of the water surface which might result from breakwater construction.
4. Encourage the multiple use of breakwaters to increase public access to and enjoyment of the shoreline.

REGULATIONS

General

1. Applications for breakwaters shall provide (as a minimum) the following information:
   a. Purpose of breakwater;
   b. Construction material;
   c. Method of construction;
   d. Direction of net longshore drift (when appropriate); and
   e. Direction of prevailing winds and strongest tidal current.
2. Breakwaters shall not impede longshore sand and gravel transport unless such impedance is found to be beneficial.
3. Solid type public breakwaters shall be designed to allow pedestrian access on their tops where safe and feasible.
4. Breakwaters shall conform to all design requirements of the State Department of Fisheries.

Natural Environment

1. Breakwaters are not permitted in the Natural Environment.

Conservancy Environment

1. Floating breakwaters are permitted in the Conservancy Environment when they do not impede sand movement or aquatic life.
2. Solid type breakwaters are permitted in the Conservancy Environment only upon issuance of a conditional use permit.
3. Breakwaters in the Conservancy Environment must be visually compatible with their surroundings.

Rural Environment

1. Breakwaters are allowed in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Breakwaters are allowed in Suburban Environment subject to the General Regulations.

Urban Environment

1. Breakwaters are allowed in the Urban Environment subject to the General Regulations.

BULKHEADS

INTRODUCTION

Bulkheads or seawalls are structures erected parallel to and near the high water mark for the purpose of protecting adjacent uplands from the action of waves or currents. Bulkheads are constructed of steel, timber or concrete piling, and may be either of solid or open-piling construction. For ocean exposed locations, bulkheads do not provide a long lived permanent solution, because eventually a more substantial wall is required as the beach continues to recede and layer waves reach the structure.

While bulkheads and seawalls may protect the uplands, they do not protect the adjacent beaches, and in many cases, are actually detrimental to the beaches by speeding up the erosion of the sand in front of the structures. In general, alternative methods of shoreline stabilization, such as soil bioengineering, are preferable to bulkheads on streams, lakes and beaches.

The following policies and regulations apply to the construction of bulkheads and seawalls designed to protect the immediate upland area. Proposals for landfill must comply with the policies and regulations for that specific activity.

POLICIES

1. Permit the construction of bulkheads only when other methods of shoreline protection are not feasible.
2. Locate and construct bulkheads and seawalls in a manner which will not result in adverse effects on nearby beaches and will minimize alterations of the natural shoreline.
3. Locate, design and construct bulkheads and seawalls in such a way as to minimize damage to fish and shellfish habitats.
4. Minimize the effect of a proposed bulkhead on public access to publicly owned shorelines.
5. When possible, design bulkheads and seawalls to blend in with the surroundings and to not detract from the aesthetic qualities of the shoreline.
6. Permit the construction of bulkheads only where they provide protection to upland areas or facilities, not for the indirect purpose of creating land by filling behind the bulkhead, except as covered in the use activities pertaining to landfill.
7. Restrict bulkheads on feeder bluffs except where danger to existing development exists.

REGULATIONS

General

1. Bulkheads shall be allowed only when other methods of shoreline protection are not feasible and when evidence is presented that one of the following conditions exists:
    a. Serious erosion is threatening an established use on the subject property;
    b. A bulkhead is necessary to stabilize an existing beach condition;
    c. A bulkhead is the preferred method of stabilizing a landfill allowed by this program; and
    d. There is a demonstrated need in connection with water dependent or water related commerce and industry in appropriate environments.
2. Bulkheads will not be permitted in conjunction with new projects when other design alternatives, not requiring the use of bulkheads, are practicable.
3. Applications for bulkheads shall include the following (at a minimum):
    a. Type of construction;
    b. Elevation of the toe and crest of the bulkhead with respect to water levels;
    c. Purpose of bulkhead;
    d. Direction of net longshore drift (when appropriate); and
    e. Normal, low and high water elevations (when appropriate).
4. Bulkheads on Class I marine beaches (as defined in the Sno. Co. Shoreline Inventory Summary) shall be located at least 20 feet landward of the ordinary high water mark.
5. Bulkheading of marine feeder bluffs shall be prohibited EXCEPT where such bulkheading is necessary to protect existing development.
6. Bulkheads shall conform to all design and other legal requirements of the State Hydraulics Code and Hydraulic Project Approval.
7. The cumulative effects of multiple requests for bulkheads along segments of shoreline shall be evaluated by county staff and if necessary mitigated according to the provisions of the State Environmental Policy Act.

Natural Environment

1. Bulkheads are not permitted in the Natural Environment.

Conservancy Environment

1. Bulkheads are not permitted in the Conservancy Environment on lakes and rivers.
2. Bulkheads are permitted in the Conservancy Environment on marine shorelines subject to the General Regulations.

Rural Environment

1. Bulkheads are permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Bulkheads are permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Bulkheads are permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

COMMERCIAL DEVELOPMENT

INTRODUCTION

Commercial developments are those uses which are involved in wholesale and retail trade or business activities and shall include business parks. Commercial developments range from small businesses within residences, to high-rise office buildings. Commercial developments are intensive users of space because of extensive floor areas and because of facilities, such as parking, necessary to service them. (Sec. 3 of Ord. 83-055 adopted May 23, 1983)

POLICIES

1. Ensure that new commercial development located in shoreline areas emphasizes those uses which are water-oriented uses and activities.
2. Strongly encourage new commercial developments on shorelines to locate in those areas where current commercial uses exist.
3. In order to minimize adverse impact, ensure that adequate assessment be made of and consideration given to, the effect a commercial structure will have on a scenic view significant to a given area or enjoyed by a significant number of people.
4. Require that parking facilities minimize their visual impact on the shorelines, and where possible be placed inland away from the immediate water's edge and recreational beaches, EXCEPT when the parking facility is within or beneath the structure and adequately screened, or in cases when an alternate orientation would have less adverse impact on the shoreline.
5. Encourage commercial developments that abut the water's edge to provide physical and/or visual access to the shoreline where appropriate.
6. Ensure that all commercial development respect natural systems.

REGULATIONS

General

1. New commercial development located in shoreline areas shall emphasize those uses which are water-oriented uses and activities as defined herein. Commercial development in shoreline areas should be encouraged in descending order of preference as follows:
    a. Water-dependent uses
    b. Water-related uses
    c. Water-enjoyment uses

2. Nonwater-oriented commercial uses in shoreline areas may be permitted as a conditional use.
3. Applications for commercial development shall include a detailed statement explaining the nature and intensity of water orientation of the proposed activity. Such statement shall include (at a minimum) the following:
   a. Nature of the commercial activity;
   b. Need for shoreline frontage (where appropriate);
   c. Special considerations being planned to enhance the relationship of the activity to the shoreline; and
   d. Provisions for public visual and/or physical access to the shoreline.
4. Signs associated with commercial developments shall meet the regulations specified under "Signs."
5. Parking associated with commercial developments shall meet the regulations specified under "Roads and Railroads."
6. Construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps to facilitate a water-dependent use or enhance public access may be allowed as a conditional use, provided the proposed project will supply equivalent replacement of habitat and/or hydrological function of the subject water body or watershed.
7. To facilitate a nonwater-dependent use, construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps may be allowed as a conditional use provided the applicant can demonstrate that there is no other alternative to said fill, and that the proposed project will improve the habitat and/or hydrological function of the subject water body or watershed.

Natural Environment

1. Commercial development is prohibited in the Natural Environment.

Conservancy Environment

1. Commercial development shall be prohibited on conservancy shorelines EXCEPT for those low intensity recreational developments which do not substantially change the character of the Conservancy Environment.
2. Any commercial structure, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of 100 feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Rural Environment

1. Commercial development or activity shall be prohibited on rural shorelines EXCEPT for those developments or activities which do not substantially change the character of that environment. Such developments may include: restaurants, campgrounds, group camps, and similar recreational facilities; craft or antique stores and the like; hunting and fishing and other private club structures; game preserves and private parks; museums and limited commercial activities in historical structures; and farm produce sales.
2. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of one hundred (100) feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Suburban Environment

1. Commercial development shall be compatible in size, scale and intensity with the majority of existing adjacent shoreline uses. Uses shall reflect the Neighborhood Business provisions of the Zoning Code 18.12.030 (5) (a) SCC.
2. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of one hundred (100) feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Urban Environment

1. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of twenty-five (25) feet, except setbacks for North Creek shall conform to Section 3 (b) of the Environmental Designation Map Descriptions at page E-19. (Sec. 3 of Ord. 83-055 adopted May 23, 1983)
2. Commercial development may be located on landfill or over water PROVIDED that such development must require or be dependent on direct, contiguous access to the water or must provide substantial numbers of the public the opportunity to physically or visually enjoy the shoreline.
3. A minimum 25 feet buffer zone of permanent vegetation or other suitable soil erosion control methods shall be established and maintained between the structures or facilities and the associated water bodies.

(Amended Ordinance 93-036, June 9, 1993)

DREDGING

INTRODUCTION

Dredging is the removal of earth from the bottom of a stream, river, lake, bay or other water body for the purposes of deepening a navigational channel or to obtain use of the bottom materials for landfill. A significant portion of all dredged materials are deposited either in the water or immediately adjacent to it, often resulting in problems of water quality. Proper disposal of dredge spoils within the Snohomish River Estuary has been a growing problem in the last few years and the need has developed to establish suitable long-term dredge spoil disposal sites in this area.

POLICIES

1. Regulate and control dredging to minimize damage to existing ecological systems and natural resources of both the area to be dredged and the area for deposit of dredged materials.
2. Designate and require the use of specified long-range sites for the disposal of spoils and provide for the periodic review of site designations.
3. Identify, with the assistance of the State Departments of Natural Resources, Game and Fisheries, spoil deposit sites in water areas.
4. Allow deposition of dredge materials in water areas, except as provided for under Landfills and Solid Waste Disposal, only for habitat improvement, to correct problems of material distribution adversely affecting fish and shellfish resources or where the alternative of depositing materials on land is more detrimental to shoreline resources than depositing it in water areas.
5. Dredging of bottom materials for the single purpose of obtaining fill material should be discouraged.
6. Encourage utilization of spoil transfer sites which can be used on a continuing basis.
7. Approve new dredging projects only when accompanied by an acceptable plan for the long-range disposal of dredge spoils created by the project and its continued maintenance.
8. Provide for a periodic review of existing dredging projects.
9. Prohibit dredging in or the disposal of spoils on archaeological sites which are listed on the Washington State Register of Historic Places until such time as they are released.

REGULATIONS

General

1. Applications for dredging permits shall include the following information (at a minimum):
    a. Physical analysis of material to be dredged: material composition and amount, grain size, organic materials present, source of material, etc.;

b. Chemical analysis of material to be dredged: volatile solids, chemical oxygen demand, (COD), grease and oil content, mercury, lead and zinc content, etc.;

c. Biological analysis of material to be dredged;

d. Information on stability of bedlands adjacent to proposed dredging and spoils disposal;

e. Dredging procedure: time of dredging, method of dredging and spoils disposal; and

f. Spoils disposal area: location, size, capacity, and physical characteristics.

2. New dredging projects shall, in addition to the above, provide all of the following information with their application:

   a. Total initial spoils volume;

   b. Frequency and quantity of project maintenance dredging;

   c. Area proposed for initial spoils disposal; and

   d. Plan for disposal of maintenance spoils for at least a 50 year period.

3. Dredging shall only be permitted for the following purposes and only when other alternatives are impractical:

   a. To improve water quality or aquatic habitat;

   b. To maintain and improve navigability and water flow;

   c. To mitigate conditions which could endanger public safety; and

   d. To create or improve public recreational opportunities.

4. Dredge spoils shall be deposited at dumping sites which are consistent with the Master Program.

5. a. Prior to commencement of disposal operations, the disposal site's dikes shall be improved such that no spoils bearing discharge water may escape. The site's dikes shall be kept in this condition throughout any disposal operations:

   b. The inlet and outlet shall be so located so as to prevent any short circuiting;

   c. The settling area within the dikes shall be maintained sufficiently large so that return water carries a minimum of suspended sediment. The outlet pipe shall be moved from time to time as may be necessary to comply with this requirement.

   d. Normal drainage patterns within the project area shall not be adversely affected by the conduct of spoils disposal;

   e. Notice shall be given to Snohomish County, in writing, at least two weeks prior to the commencement of any disposal operations;

   f. Any spoils removed from the site shall be taken out of the flood plain unless they are used in a project for which a valid Shoreline Management Permit has been obtained; and

   g. Existing vegetation on the site's dikes and on adjacent lands shall not be disturbed during the usage of the site.

6. Spoils transfer sites shall be managed to meet the conditions of 5a through 5g above and the following:
   a. Within the established area and height limitations (and when not in conflict with other provisions of this permit), spoils may be deposited and removed from the site as necessary or desirable during the period of this permit;
   b. Removal of spoils materials from the site shall not be done in a manner that would disturb the perimeter dike except at points of ingress and egress; and
   c. Trees such as shore pine, poplar (quaking aspen), birch, or other approved local species shall be planted within six (6) months of the issuance of the permit and maintained around the perimeter of the site to act as a visual buffer for the site: Such planting shall typically be naturalized clusters of evergreen trees or a triangular spacing of 15 feet on center and/or deciduous trees planted in naturalized clusters. A planting plan, reflecting the above minimum conditions, shall be submitted for review to the Snohomish County Planning Department within three (3) months of the issuance of this permit.
7. Dredge spoils may be utilized in beach enrichment projects provided that the spoils would result in a benefit to the beach disposal area and that water quality would not be subject to a significant adverse effect.

Natural Environment

1. Dredging and dredge spoil deposition are not allowed in the Natural Environment.

Conservancy Environment

1. Dredging within the conservancy environment shall be limited to the maintenance of existing navigation channels and facilities.
2. Dredge spoils shall not be disposed of within the Conservancy Environment, EXCEPT that dredge spoil deposition at designated Department of Natural Resources underwater sites is allowed.

Rural Environment

1. Dredging in the Rural Environment is permitted subject to the General Regulations.
2. Dredge spoil disposal is permitted in designated spoils disposal areas within the Rural Environment. Any such disposal areas shall be identified by the Master Program.
3. Applications for spoil disposal areas must show that ultimate use of the site will be for a use permitted within the Rural Environment.

Suburban Environment

1. Dredging and dredge spoil disposal shall be allowed in the .Suburban Environment subject to the General and Rural Environment Regulations.

Urban Environment

1. Dredging and dredge spoil disposal shall be allowed in the Urban Environment subject to the General Regulations.

FOREST MANAGEMENT PRACTICES

INTRODUCTION

Forest management practices are those methods used for the protection, production and harvesting of timber. Trees along a body of water provide shade which insulates the waters from detrimental temperature change and dissolved oxygen release. A stable water temperature and dissolved oxygen level provide a healthy environment for fish and other more delicate forms of aquatic life. Poor logging practices on shorelines alter this balance as well as result in slash and debris accumulation and may increase the suspended sediment load and the turbidity of the water. Enforcement of effective forest management practices is of high importance within Snohomish County because commercial forestry constitutes the greatest single use of County shoreline areas.

POLICIES

1. Require forest land owners to conduct harvesting practices, including road construction and debris disposal, so as to minimize visual impact on views and viewpoints in shoreline areas of the County.
2. Require that logging within all shoreline areas be conducted to ensure adequate protection to fish populations, water quality and stream banks.
3. Ensure that timber harvesting on shorelines of state-wide significance does not exceed the limitations established in RCW 90.58.150.
4. Require proper road, bridge and drainage design, location, construction and maintenance practices to prevent development which would adversely affect shoreline resources.
5. Require that all forest management practices in shorelines of the County be conducted to maintain the applicable State Water Quality Standards currently in effect.
6. Require that logging and thinning operations be so conducted to prevent the accumulation of slash and other debris in waterways of shorelines of the County.
7. Ensure that adequate measures are taken in the process of timber harvesting to prevent substantial sediment, runoff and erosion on sloped areas.
8. Require erosion control measures and replanting where necessary to provide stability on areas of steep slope which have been disturbed by road construction or logging.
9. Require reforestation.
10. In addition to the exceptions provided for under the Act, allow harvesting of timber within shorelines of state-wide significance when an act of nature has caused or will cause destruction of the timber in the immediate future.
11. Require, where applicable, that a detailed reclamation plan be submitted as a part of any permit required under the Shoreline Management Act.

12. Require all forest management practices in shorelines of the County be conducted to maintain Department of Ecology administered state water quality standards for streams, lakes and rivers.
13. Encourage the development of information, techniques and regional rules and regulations regarding forest management practices.
14. Policies relating to timber harvesting apply also to those directly related practices such as road construction and debris removal.

REGULATIONS

General

1. The following regulations on forest Management practices shall constitute interim regulations to be superseded by the appropriate regulations developed under the Forest Practices Act of 1974 PROVIDED that where such regulations do not address a subject covered by these regulations, these regulations shall remain in force.
2. Applications for permits shall demonstrate compliance with these regulations and shall include, where applicable, a reclamation plan for the area of operations.

Road Systems

1. Roads shall be located on stable soils and constructed in such a manner as to minimize the risk of material entering waterways:
   a. Roads shall be fitted to the topography so that a minimum alteration of natural features will be necessary;
   b. Avoid steep, narrow canyons; slide areas; slumps; marshes; wet meadows; or natural drainage channels. Utilize all available topographic surveys, soils and geologic data to assist in selecting locations which avoid steep and/or unstable areas;
   c. Where possible, locate roads far enough away from waterways to leave buffer zones;
   d. Mininize the number of waterway crossings and avoid unnecessary duplication of road systems by making use of existing roads where practical. Where roads traverse land in another ownership, but still adequately serve the operation, attempt to negotiate with the owner for use before resorting to location of new roads; and
   e. Avoid sidehill cuts and fills that endanger stream channel.
2. Roads shall be designed so as to:
   a. Balance cuts and fills or provide waste and borrow areas which minimize damage to soil and water;
   b. Roads and waterway crossings shall be no wider than necessary to accommodate the anticipated use;
   c. Cut and fill slopes shall be designed at the normal angle of repose or less;

d. Design culvert installations to prevent erosion of the fill;

e. Specifications for bridges, culverts, and other waterway crossing devices shall take into account flood frequency and flood debris hazards. No such structure shall be constructed which encroaches on the stream channel or which would serve to back up flood waters;

f. Drain roads by outsloping, crowning, water-bars, and through grade changes wherever possible;

g. Road drainage (whether from culverts, cross drainage or ditches) shall be directed onto the forest floor, preferably on benches so that sediment can settle out before drainage water reaches any waterway; and

h. All roads, bridges, culverts and other related development shall be designed in accordance with State Department of Fisheries and Game regulations and requirements.

3. Roads shall be constructed in such a manner as to prevent the entry of construction or waste material to waterways:

   a. Excess material shall be deposited in stable locations outside the hydraulic floodway;

   b. Drainage ways shall be cleared of all debris generated during road construction and/or maintenance which potentially interferes with drainage or water quality;

   c. Where roadside material is potentially unstable or erodable, it shall be stabilized by seeding, compacting, riprapping, benching, or other suitable means;

   d. In the construction of road fills, properly compact the material to reduce the entry of water and to minimize the settling of fill material;

   e. Waterway crossings either temporary or permanent shall be constructed to result in minimum disturbance to banks and existing channels. Remove temporary crossings and abutment fills promptly after use, where applicable. Abandoned road ends shall be water barred;

   f. Activity in waterways shall only be permitted in compliance with state hydraulics permits (normally restricted to summer seasons);

   g. Drainage structures shall be installed as soon as feasible during the pioneer stage of road construction. Uncompleted road grades subject to washing before grading shall be adequately cross-drained;

   h. Road and bridge construction shall be carried out in that time of year which will prevent serious soil erosion or, when this is not practical, measures to prevent erosion shall be taken;

   i. Quarry drainage shall provide for adequate protection against sediment entering into the waterways; and

   j. Road rock and gravel shall be obtained from dry quarries wherever possible. Use of gravels from waterways shall be discouraged.

4. Road maintenance shall be sufficient to insure the proper function system throughout the lifetime of the road:

a. Culvert inlets, outlets, ditches and trash racks shall be cleaned before and during the runoff periods to diminish danger of clogging and the possibility of washouts and overflows;

b. When it is the intention of the landowner to discontinue active use of the road, the road shall be left in such a state as to provide for adequate drainage and soil stability without continuous active maintenance;

c. Winterize roads by water barring, surface crowning, or out sloping prior to the runoff periods; and

d. Mechanical equipment shall be preferred over herbicides for roadside brush control; if herbicides are used, they shall be applied so that chemicals do not enter streams.

Timber Harvesting

1. The size, shape and location of logging areas shall be based on an analysis of such things as topography, timber type, forest regeneration, logging economics, fire control, wildlife production, soil protection, property lines; aesthetic appeal and water quality maintenance:

   a. Landings within designated wetlands shall be avoided whenever possible. When necessary within these wetlands, landings shall be located of firm ground above the high water level of any waterway; unstable areas or excessive excavation shall be avoided;

   b. Land areas permanently unsuited for the production of wood fiber, such as lakes, bogs, springs or swamps shall be maintained in their natural state;

   c. The operator must provide for soil stabilization and water quality maintenance by vegetation along waterways by one or more of the following:

      i. Leave non-merchantable or low-value trees, shrubs, grasses, rocks, wherever they afford shade over a waterway or maintain the integrity of the soil near such a waterway;

      ii. Where insufficient non-merchantable tree species exist to maintain an effective buffer zone, a fringe of undisturbed merchantable trees may be required. This requirement may be waived if an acceptable harvest plan, such as staggered cuttings, or other means is developed which will not result in a significant decrease of water quality or remove a substantial amount of cover necessary for wildlife;

      iii. Plan the removal of timber from the buffer strip in such a way that shading and filtering effects are not destroyed;

      iv. Where it is impractical to leave buffer strips of timber to shade a waterway, a plan to re-establish cover must be submitted and approved.

2. Falling and bucking of logs shall be conducted so as to prevent soil disturbance and other water quality hazards along skid trails on landings, and over the watershed in general:

   a. Trees shall be felled, bucked and limbed so that the tree or any part thereof, will not fall into or across any waterway;

b. If debris should enter the waterway(s) as a result of this project, such debris shall be removed concurrently with the yarding operation and before removal of equipment from the project site. Removal of debris shall be accomplished in such a manner that natural stream bed conditions and stream bank vegetation are disturbed as little as possible.

3. Yarding of logs shall be conducted so as to prevent soil disturbances and other water pollution hazards along skid trails, on landings, and over the watershed in general:

   a. Tractor skid trails shall be located carefully and drained adequately so that muddy and turbid waters will be kept out of waterways. Keep all tractor skid trails out of waterways and off banks. Use temporary log or metal culverts wherever such trails must cross a waterway, and keep the number of such crossings to as few as possible;

   b. Avoid tractor yarding on wet ground, unstable slopes and on all slopes steeper than thirty percent (30%); there shall be no yarding through waterways;

   c. There shall be no cable yarding through waterways. When yarding across waterways is unavoidable, do it by lifting the logs over such waterways rather than dragging them through the waterways.

4. Clean-up measures at the logging site shall be conducted as an integral part of the logging operation:

   a. Waste resulting from logging operations, such as crankcase oil, filters, grease and oil containers, machine parts, old wire rope and used tractor tracks, shall be disposed of off-site immediately following termination of harvesting operations. At no time shall such materials be placed in waterways;

   b. Drainage on landings, tractor skid trails and fire trails, shall be re-established after use to minimize soil instability and erosion. Cross drains, dips, water bars or other water diversions shall be utilized where appropriate.

   c. Potentially unstable or erodable exposed soils- shall be stabilized by seeding with grass species or other suitable means. Consideration shall be given to game forage plants suitable to the area.

   d. All potentially waterborne woody logging debris four inches (4") or more in diameter and eight feet (8') or more in length resulting from this project shall be relocated outside the hydraulic floodway.

<u>Slash Disposal</u>

1. In those areas where slash treatment is necessary for protection or regeneration, methods including, but not limited to the following, shall be used:

   a. Scattering of slash accumulations;

   b. Piling or windrowing of slash;

   c. Mechanized chopping or compaction of slashing;

   d. Controlled burning.

2. Unstable slash accumulations shall be treated to prevent their entry into waterways.
3. Streamside buffer strips shall be protected from fire damage where slash is disposed of by burning.

Reforestation

1. All clearcut areas shall be planted or seeded within eighteen months of logging to produce at least 300 well distributed seedlings per acre.
2. If necessary and practical, additional planting or seeding shall be performed annually until at least 300 well distributed seedlings per acre have been established.
3. Reforestation shall be of a commercial tree species genetically suited to the site.

Natural Environment

1. Harvesting of timber shall be permitted in the Natural Environment only where it is necessary to:
   a. Control a fire or prevent an epidemic of insect or disease infestations throughout the designated areas and to adjoining areas when no other means of control will work;
   b. Clean up and restore an area devastated by disaster, such as epidemic wind throw, fire, insect attack or disease.
2. No road construction shall be permitted, except that which is absolutely necessary to cope with emergency situations described in 1.a. and 1.b. above.
3. Reforestation or restoration of devastated areas shall be accomplished as soon after the salvage or clean up as is possible.

Conservancy Environment

1. Forest Management Practices shall be permitted in the Conservancy Environment subject to the General Regulations.

Rural Environment

1. Forest Management Practices shall be permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Forest Management Practices are permitted in the Suburban Environment only upon the issuance of a conditional use permit.

Urban Environment

1. Forest Management Practices are permitted in the Urban Environment only upon the issuance of a conditional use permit.

JETTIES AND GROINS

INTRODUCTION

Jetties and groins are structures designed to modify or control sand movement. A jetty is generally employed at inlets for the purpose of navigation improvements. When sand being transported along the shoreline by waves and currents arrives at an inlet, it flows inward on the flood tide to form an inner bar, and outward on ebb tide to form an outer bar. Both formations are harmful to navigation through the inlet.

A jetty is usually constructed of steel, concrete or rock. The type depends on foundation conditions and wave, climate and economic considerations. To be of maximum aid in maintaining the navigation channel, the jetty must be high enough to completely obstruct the sand stream. The adverse effect of a jetty is that sand is impounded at the updrift jetty and the supply of sand to the shore downdrift from the inlet is reduced, thus causing erosion.

Groins are barrier-type structures extending from the backshore seaward across the beach. The basic purpose of a groin is to interrupt the sand movement along a shore.

Groins can be constructed in many ways using timber, steel, concrete or rock, but can be classified into basic physical categories as high or low, long or short, and permeable or impermeable.

Trapping of sand by a groin is done at the expense of the adjacent downdrift shore, unless the groin system is filled with sand to its entrapment capacity.

POLICIES

1. Give careful consideration to the effect of proposed jetties or groins on sand movement; locate and design them to minimize the adverse impact on that sand movement.
2. Give special attention to the effect jetties and groins will have on fish and wildlife propagation and movement.
3. Encourage the multiple use of jetties and groins to increase public access to and enjoyment of the shoreline.
4. Design jetties and groins so they will not detract from the aesthetic quality of the shoreline.

REGULATIONS

General

1. Jetties and groins shall be prohibited which result in a net adverse effect on all adjacent beaches UNLESS enforceable provisions are made to artificially feed such beaches.
2. Jetties and groins shall be permitted only for improvement to commercial navigation or to artificially create a beach where none exists.

3. Applications for jetties shall include the following (at a minimum) :
   a. Reason for project;
   b. Type of construction;
   c. Method of construction;
   d. Direction of net longshore drift; and
   e. Beach feeding procedures (where appropriate).
4. Applications for groins shall include the following (at a minimum) :
   a. Reason for project;
   b. Type of construction;
   c. Method of construction;
   d. Source and destination of material proposed to be trapped by the groin(s); and
   e. Beach feeding procedures (where appropriate).
5. Jetties and groins shall be designed to be visually compatible with their surroundings.
6. Wherever factors of safety would not prevent such, provision shall be made for pedestrian access on the top of jetties and groins.

Natural Environment

1. Jetties and groins are not allowed in the Natural Environment.

Conservancy Environment

1. Jetties are not allowed in the Conservancy Environment.

2. Groins are allowed in the Conservancy Environment only for the purpose of creating a beach where none presently exists and only when such groin placement will not interrupt natural sand movement.

Rural Environment

1. Jetties and groins are allowed in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Jetties and groins are allowed in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Jetties and groins are allowed in the Urban Environment subject to the General Regulations.

LANDFILL AND SOLID WASTE DISPOSAL

INTRODUCTION

Landfill is the placement of soil, sand, rock, gravel, or the addition of material to existing sediment or other material (excluding solid waste) to create new land, tideland or bottom land area along the shoreline below the OHWM, or on upland areas in order to raise the elevation. Landfills also occur to replace shoreland areas removed by wave action or the normal erosive processes of nature. However, most landfills destroy the natural character of land, and create unnatural erosion and silting patterns.

Generally, all solid waste is a possible source of nuisance or hazard. Rapid, safe and nuisance-free storage, collection, transportation and disposal are of vital concern to all persons and communities. If the disposal of solid waste material is not carefully planned and regulated, it can become not only a nuisance but a severe threat to the health and safety of human beings, livestock, wildlife and other biota.

Any landfill activity conducted within shoreline jurisdiction must comply with the following provisions.

POLICIES

1. Allow landfills only in those areas designated for such purposes in the Environment Section of the Master Program.
2. Prohibit sanitary landfills or the location of solid waste disposal sites in any shoreline area.
3. Landfills in water bodies should be allowed if they are required to facilitate water-dependent uses, to enhance public access to the shoreline, or if the applicant can demonstrate such intrusion improves or enhances the functions and values of these water bodies or the watershed.

REGULATIONS

General

1. Sanitary landfills or the location of solid waste disposal sites within any area subject to the jurisdiction of the Shoreline Management Act is strictly prohibited.
2. Landfills shall be permitted only when used as preparation for an activity otherwise permitted by this program for the Environment in which it is located. Such landfills shall also be subject to the regulations for the proposed use.
3. Applications which include landfilling shall include the following information:
   a. Physical, chemical and biological character of landfill material;
   b. Source of landfill material;
   c. Method of placement and compaction;
   d. Type of proposed surfacing and runoff control devices;

e. Method of perimeter erosion control; and

f. Proposed use of filled area.

4. The perimeter of all landfills shall be provided with some means to control erosion. Nonstructural methods (e.g., vegetation, soil bioengineering) shall be preferred over structural, such as retaining walls or other mechanisms.
5. Placement of material for the maintenance, creation or enhancement of beaches or the building of manure lagoons, dikes or livestock sanctuary mounds shall not be considered landfills.
6. Landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps to facilitate a water-dependent use or enhance public access may be allowed as a conditional use, provided the proposed project will supply equivalent replacement of habitat and/or hydrological function of the subject water body or watershed.

Natural Environment

1. Landfills are not permitted in the Natural Environment.

Conservancy Environment

1. Landfills shall not be permitted to intrude into or within one hundred (100) feet of the ordinary high water mark of rivers, lakes, streams, and marine shorelines, or into marshes, bogs, and swamps in the Conservancy Environment.
2. Retaining walls may not be utilized to control erosion from landfills in the Conservancy Environment.

Rural Environment

1. Landfills within the flood plain of the base (100 year frequency) flood shall be allowed solely for the purpose of floodproofing a structure and shall be subject to the limitations of Title 27, Snohomish County Code. (Sec. 2 of Ord. 84-015 adopted 2-27-84)

Suburban Environment

1. Landfills are permitted in the Suburban Environment subject to the general regulations.

Urban Environment

1. Landfills are permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

MINING

INTRODUCTION

Mining is the removal and primary processing of naturally occurring materials from the earth for economic use. For purposes of this definition, "processing" includes screening, crushing, stockpiling, all of which utilize materials removed from the site where the processing activity is located. Mining activities also include in-water dredging activities related to mineral extraction. Processing does not include general manufacturing, such as the manufacture of molded or cast concrete or asphalt products, asphalt mixing operations, or concrete batching operations.

The removal of sand and gravel from shoreline areas of Washington usually results in erosion of land and silting of water. These operations can create silt and kill bottom-living animals. The removal of sand from marine beaches can deplete a limited resource which may not be restored through natural processes.

POLICIES

1. Require that adequate protection against sedimentation, silt production and chemical contamination of public waters be provided.
2. Require mining of sand and gravel and other minerals is done in conformance with the Washington State Surface Mine Reclamation Act (Chap. 78.44 RCW) and the provisions of the Snohomish County Code.
3. Prohibit the commercial removal and strictly control other removal of sand and gravel or other minerals from marine beaches.
4. Regulate the excavation of riverbed materials from within the wetted perimeter.
5. Minimize the adverse visual impact of sand and gravel and other mineral excavation on surrounding shoreline areas.
6. Maintain the integrity of river hydraulic systems when conducting surface mining.
7. Recognize the sensitivity of flood hazard areas when considering sand and gravel and other mineral excavation operations.
8. In accord with provisions of the comprehensive plan and zoning code, prohibit sand and gravel and other mineral excavations which would disrupt agricultural activities or permanently remove prime agricultural lands from production when other viable excavation alternatives exist.
9. Require all mineral excavation operations to provide maximum protection for anadromous fisheries resources.
10. Give preference to mining operations which remove the annual accretion of sand and gravel from river gravel bar areas over operations which extract nonrenewable deposits.
11. Encourage the development of mining operations in nonshoreline areas before considering their location in shoreline areas.

12. Ensure that site reclamation plans are compatible with existing and proposed land uses in the immediate vicinity.

REGULATIONS

General

1. Applications for mining permits shall be accompanied by a report on the geologic makeup of the site, prepared by a geologist or geotechnical engineer, addressing the following (at a minimum):
   a. Type of material(s) present on the site;
   b. Quantity of material(s) (by type);
   c. Quality of material(s) by type;
   d. Lateral extent of mineral deposit;
   e. Depth of mineral deposit; and
   f. Depth of overburden.
2. Applications for excavation of sand, gravel and other minerals within any 100 year flood plain shall be accompanied by a report on the potential hydraulic impacts of the proposed operation. Said report shall contain the following information (at a minimum):
   A. Flood information including:
      1. The minimum flood frequency necessary to inundate the site.
      2. The velocity and depth of inundating floodwaters in the proposed excavation area for the 10, 50 and 100 year flood events, and the potential for the proposed development to increase local flood flow velocities.
      3. The location of the floodway of the 100-year floodplain on the project site and the location of any improvements or uses proposed in the said floodway. (Sec 3 of Ord. 84-015 adopted 2-27-84; Sec 2 of Ord. 83-054 adopted 5-23-83)
      4. Type and quantity of sand, gravel and other materials anticipated to be deposited annually at any proposed bar excavation site.
   B. The potential for erosion in the area, including possible river channel changes. This includes potential for floodwater erosion of existing or proposed berms or dikes located on the project site.
   C. The potential for acceleration of erosion and/or sediment transport of materials upstream and downstream of the site due to the proposed excavation.
   D. The potential for existing upstream or downstream or on-site spawning and rearing areas to be affected by bedload or finer material deposition or excavation within the excavation area.

The above information is to be required only once for each particular project if the proposal is approved. Subsequent applications for the same proposal (due to permit expiration or need for permit renewal) shall not require submittal of this information

unless there is evidence that changes in hydraulics have occurred or that new information is available.

3. A reclamation plan shall be submitted with each application. Such plan shall provide for reclamation of the site into a use which is permitted by this program for the site and shall indicate the time period over which excavation shall continue;

4. The applicant must demonstrate that the following potential impacts will not occur, are insignificant, or can be adequately mitigated:

   a. Channel changes.
   b. Changes in transport or deposition of sediment.
   c. Bank erosion upstream or downstream of the excavation.
   d. Changes to riparian habitat.

5. Scalping of streamway bars is permitted provided that:

   No more material may be removed in one mining season than will predictably be replaced by natural processes during the subsequent wet season.

6. Mining of marine and lake beaches, including but not limited to sand, gravel, cobbles, boulders, or quarry rock from any marine or lake beach for purposes of sale or use in manufacturing products or for any other commercial or industrial purpose, is prohibited;

7. Stockpiling and processing of materials shall not be allowed in the floodway or within the density fringe area of the base (100-year frequency) flood unless the applicant can demonstrate compliance with Title 27 Snohomish County Code. (Sec. 3 of Ord. 84-015 adopted 2-27-84; Sec. 2 of Ord. 83-054 adopted 5-23-83).

8. Non-commercial mining of sand and gravel on marine beaches or in river beds shall be strongly discouraged and shall be prohibited if necessary to preserve natural wildlife habitats and natural processes such as dune systems, littoral drift, erosion, accretion, and depletion.

9. All shoreline mining operations shall use buffer zones, settling ponds, erosion prevention measures, and/or other precautions to protect the shoreline from mine-generated sediment, debris and contaminated effluent.

10. Topsoil overburden having value for agriculture or other beneficial uses shall not be disposed in a manner which precludes future utilization or impairs its value.

11. Mining in or under Snohomish County waters shall be undertaken only during periods permitted by the appropriate State regulatory agencies.

12. Excavation of sand, gravel and other minerals shall be done in strict conformance to the Washington State Mine Surface Reclamation Act (RCW78.44) and the provision of the Snohomish County Code.

13. Should substantial evidence be submitted to Snohomish County indicating that the continuance of any project in the current manner is detrimental to the proper functioning of the subject river, this permit shall be reviewed by the granting authority to determine if further conditions should be imposed or if the permit should be terminated. (Sec. 3 of Ord. 84-015 adopted 2-27-84; Sec. 2 of Ord. 83-054 adopted 5-23-84).

Natural Environment

1. Mining is not allowed in the Natural Environment.

Conservancy Environment

1. Open pit type mining is not allowed in the Conservancy Environment.

2. Scalping of streamway bars is a conditional use in the Conservancy Environment.

3. There shall be no processing of minerals at the bar removal sites; all processing shall be done at the plant site or some other approved site within the County.

Rural Environment

1. A minimum 50-foot buffer of undisturbed soil and vegetation shall be maintained between mining sites, including all accessory developments, and other properties not used for mining. A minimum 100-foot buffer of undisturbed soil and vegetation shall be maintained between mining sites and abutting swamps, marshes and bogs or other bodies of water; provided that, the water body buffer requirement may be waived for approved streamway bar scalping operations. (Sec. 3 of Ord. 83-054 adopted 5-23-83)

Suburban Environment

1. Mining is not allowed in the Suburban Environment.

Urban Environment

1. Mining is allowed in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

PIERS

INTRODUCTION

A pier or dock is a structure built over or floating upon the water, used as a landing place for marine transport or for recreational purposes. While floating docks generally create less of a visual impact than those on piling, they constitute an impediment to boat traffic and shoreline trolling. Floating docks can also alter beach sand patterns in areas where tides and littoral drift are significant. On lakes, a proliferation of piers along the shore can have the effect of substantially reducing the usable water surface.

POLICIES

1. Encourage the use of floating docks in those areas where pile piers would obstruct views and where conflicts with recreational boaters and fishermen will not be created.
2. Encourage the use of open-pile piers where there is significant littoral drift and where scenic values will not be impaired.
3. Give priority to the use of community piers and docks in all new major waterfront subdivisions. In general, encouragement should be given to the cooperative use of piers and docks.
4. Encourage cooperative use of piers and docks as a means of reducing the proliferation of single-purpose private piers.
5. Carefully consider the capacity of shoreline sites to absorb the impact of waste discharges from boats including gas and oil spillage, when identifying suitable sites for boat docking facilities.
6. Designate areas where pile piers will have priority over floating docks.

REGULATIONS

General

1. Non-commercial piers shall be regulated as to size by Section 18.32.040 (B) (3) of the Snohomish County Zoning Code, and Appendix I on page L-1-1.
2. A single, joint-use moorage facility shall be required of all new subdivisions, motels, and multi-family residences.
3. Joint-use piers shall be preferred for commercial and industrial enterprises in close proximity to each other.
4. Moorage buoys shall be preferred over piers on all tidal water, EXCEPT for port, industrial and commercial developments in the Urban Environment.

Natural Environment

1. Piers and other permanent moorages shall not be permitted in the Natural Environment. Floating walkways or other similar over water pedestrian structures facilitating access to observation point or viewing areas shall be permitted providing they are constructed to minimize alteration of natural conditions.

Conservancy Environment

1. Piers shall be permitted in the Conservancy Environment of lakes and rivers only as a conditional use.

2. Piers on marine shorelines in the Conservancy Environment shall be permitted subject to the General Regulations.

Rural Environment

1. Piers shall be allowed in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Piers shall be allowed in the Suburban Environment subject to the General Regulations;

Urban Environment

1. Piers shall be allowed in the Urban Environment subject to the General Regulations.

(Amended Ordinance 88-075, October 1988)

PORTS AND WATER-RELATED INDUSTRY

INTRODUCTION

Ports are centers for water-borne traffic and as such have become gravitational points for industrial/manufacturing firms. Heavy industry may not specifically require a waterfront location, but is attracted to port areas because of the variety of transportation available.

POLICIES

1. Industries wishing to locate on the shoreline must be water dependent.
2. Design port facilities to permit viewing of harbor areas from viewpoints, waterfront restaurants and similar public facilities which would not interfere with port operations or endanger public health and safety.
3. Require that waste treatment ponds for water-related industry occupy as little shoreline area as possible, and be placed away from the immediate waters edge and recreational beaches.
4. Encourage the cooperative use of docking, parking, cargo handling and storage facilities in waterfront industrial areas.
5. Require land transportation and utility corridors serving ports and water-related industry to follow the policies provided under the sections of the Master Program dealing with Utilities and Roads and Railroads.
6. Give consideration to state-wide port needs, and coordinate planning with other jurisdictions in the State to avoid wasteful duplication of port services within Puget Sound.
7. Undertake careful planning to reduce any potential adverse impact of industrial piers and docks on other water-dependent uses and shoreline resources.
8. Require that all port development be consistent with an adopted comprehensive port development plan.
9. When considering port development projects, consider not only their comprehensive plan but also County/City comprehensive plans.

REGULATIONS

General

1. Industries wishing to locate within 200 feet of the shoreline must be water dependent. Failure to show compliance with this regulation shall be sufficient grounds for permit denial.
2. Utilities, roads and railroads, piers and parking areas shall comply with the regulations for each such activity.

Ports

1. Proposed port developments, expansions, alterations, or any phase thereof shall be consistent with, and shall be based upon, an officially adopted comprehensive port development plan. Failure "to show compliance with this regulation shall be sufficient grounds for permit denial.
2. Opportunities for public visual and/or physical access to port activity areas shall be maximized: PROVIDED that, such access would not interfere with port operations or endanger public health and safety.

Log Storage

1. Dry land log storage shall be preferred over water storage.
2. Wherever practical, paved log yards shall be preferred over aggregate-surfaced yards to reduce waste disposal problems.
3. Unpaved storage areas underlain by permeable soils shall have at least a four (4) foot separation between ground surface and the winter water table.
4. Dikes, drains, vegetated buffer strips or other means shall be used to ensure that surface runoff is collected and discharged from the storage area at one point, if possible. It shall be demonstrated that state water quality standards or criteria will not be violated by such runoff discharge under any conditions of flow in nearby water courses. If such demonstration is not possible, treatment facilities for runoff shall be provided meeting state and federal standards.
5. Log storage shall not be permitted in public waters where water quality standards cannot be met at all times or where these activities are a hindrance to other beneficial water uses such as small craft navigation.
6. The free-fall, violent dumping of logs into water shall be prohibited.
7. Easy let-down devices shall be employed for placing logs in the water.
8. Positive bark and wood debris controls, collection, and disposal methods shall be employed at log dumps, raft building areas and mill-side handling zones. This shall be required for both floating and sinking particles.
9. Log dumps shall not be located in rapidly flowing waters or other water zones where positive bark and debris controls cannot be made effective.
10. Accumulations of bark and other debris on the land and docks around dump sites shall be kept out of the water.
11. Whenever possible, logs shall not be dumped, stored, or rafted where grounding will occur.
12. Where water depths will permit the floating of bundled logs, they shall be secured in bundles on land before being placed in the water. Bundles shall not be broken again except on land or at mill sites.

Natural Environment

1. Ports, water dependent and water-related industry are not permitted in the Natural Environment.

Conservancy Environment

1. Ports, water dependent and water-related industry are not permitted in the Conservancy Environment EXCEPT lumber mills and areas for water storage and handling of logs and processing of aquacultural crops may be permitted upon the issuance of a conditional use permit. (Ord. 82-011 adopted March 3, 1982)

Rural Environment

1. Ports, water dependent and water-related industry are not permitted in the Rural Environment EXCEPT that areas for dry land and water storage and handling of logs and processing of aquacultural crops may be permitted upon the issuance of a conditional use permit. (Ord. 82-011 adopted March 3, 1982)

Suburban Environment

1. Ports, water dependent and water-related industry are not permitted in the Suburban Environment, except processing of aquacultural crops may be permitted upon the issuance of a conditional use permit. (Ord. 82-011 adopted March 3, 1982)

Urban Environment

1. Ports, water dependent and water-related industry including processing of aquacultural crops are permitted in the Urban Environment and subject to the General Regulations except that developments along North Creek shall conform to Section 3(b) of the Environmental Designation Map Descriptions at Page E-19. (Sec. 4 of Ord. 83-055 adopted 5-23-83; Ord. 82-011 adopted 3-3-82)

PUBLIC ACCESS

INTRODUCTION

Shoreline public access is the physical ability of the public to reach and touch the water's edge and/or the ability to have a view of the water and the shoreline from upland locations. There are a variety of types of public access including picnic areas, pathways and trails (including handicapped), floats and docks, promenades, viewing towers, bridges, boat launches, street ends, ingress and egress, parking and others. The public may include members of an entire region, members of a neighborhood, users of a waterfront commercial development, residents of a specific subdivision, or others as appropriate.

POLICIES

1. Public Access should be required for all new private and public developments (including land division) with the exception of the following:
   a. One and two family dwelling units; or
   b. Agricultural/ranching activities, not including dikes; or
   c. Where deemed inappropriate due to health, safety, and environmental concerns.
2. When restrictions on access are deemed necessary for the health, safety or welfare of the public or for the protection and maintenance of the particular site, the type and extent of public access should be defined through precedent established by Shoreline Hearing Board decisions. Restrictions on access may delineate times of access or allow access only to residents of a certain community or development, but may not be based on race, sex, color, creed or physical disability.
3. Development, uses and activities on or near the shoreline should not impair or detract from the public's present, historical or potential access to the shoreline.
4. Public access should be provided as close as possible to the water's edge without adversely affecting a sensitive environment and should be designed with provisions for physically disabled persons.
5. Publicly-owned shorelines should be used only for water-dependent or public recreational uses, or should remain protected open space.
6. Public access afforded by shoreline street-ends, public utilities and rights-of-way should be preserved, maintained and enhanced.
7. Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy.
8. There should be a physical separation or other means of clearly delineating public and private space in order to avoid unnecessary user conflict.
9. Public views from the shoreline upland areas should be enhanced and preserved. Enhancement of views should not be construed to allow excessive removal of vegetation that partially limits views.

10. Shoreline development shall be designed and constructed to preserve public views of the water (for example, from roads and public properties) to the greatest extent feasible. Existing and potential views may be impacted only if exempted under the requirements of Regulation 1 of this section.

REGULATIONS

1. In the review of all shoreline substantial development or conditional use permits, consideration of public access shall be required. Provisions for adequate public access shall be incorporated into a shoreline development proposal (including land division) unless the applicant demonstrates that one or more of the following provisions apply:
   a. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
   b. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
   c. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development;
   d. Unacceptable environmental harm will result from the public access which cannot be mitigated;
   e. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated; or
   f. The applicant has first demonstrated and the county has determined that all reasonable alternatives have been exhausted, including but not limited to:
      i. Regulating access by such means as maintaining a gate and/or limiting hours of use;
      ii. Designing separation of uses and activities (e.g. fences, terracing, use of one-way glazing, hedges, landscaping, etc.); and
      iii. Provisions for access at a site geographically separated from the proposal such as a street end, or other public access such as a park, vista or trail system.
2. Development uses and activities shall be designed and operated to avoid blocking, reducing, or adversely interfering with the public's physical access to the water and shorelines.
3. Public access provided by shoreline street ends, public utilities and rights-of-way shall not be diminished (RCW 35.79.035 and RCW 36.87.130).
4. Where feasible, public access sites shall have direct and easy access from a public road and shall include provisions for physically disabled persons.
5. Required public access sites shall be fully developed and available for public use at the time of first occupancy or use of the development or activity.

6. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition of the authorized land use and for heirs and successors in interest as long as the permitted use continues. Said recording with the County Auditor's Office shall occur at the time of permit approval (RCW 58.17.110).
7. Width of public access easements shall be determined on a case-by-case basis, based on, but not limited to, type of use, topography, existing vegetation and site constraints, but in no instance will be narrower than 10 feet nor wider than 30 feet. In cases where the applicant believes the required easement creates a hardship, the applicant may apply for a Shoreline Variance permit in order to reduce easement width.
8. The standard state approved logo or other approved signs that indicate the public's right of access and hours of access shall be constructed, installed and maintained by the applicant in conspicuous locations at public access sites. In accordance with regulation 1(f), signs may control or restrict public access as a condition of permit approval.
9. Future actions by the applicant, the heirs and successors in interest or other parties, shall not diminish the usefulness or value of the public access provided.

(Amended Ordinance 93-036, June 9, 1993)

RECREATION

INTRODUCTION

Recreation is the refreshment of body and mind through forms of play, amusement or relaxation. Water-related recreation accounts for a very high proportion or all recreational activity in the Pacific Northwest. The recreational experience may be passive such as hiking, photography, viewing, hunting and fishing. It may also be active and include facilities for more intensive uses such as parks, campgrounds, golf courses and other outdoor recreation areas. This section applies to both publicly and privately owned shoreline facilities intended for use by the public or a private club, group, association or individual.

POLICIES

1. Give priority to developments which provide recreational uses and other improvements facilitating shoreline public access, including views and scenic areas.
2. Strongly encourage the linkage of shoreline parks and public access points through the use of linear access. Many types of connections can be used such as hiking paths, bicycle trails and/or scenic drives.
3. Carefully consider the total effect the development of a recreational site will have on the environmental quality and natural resources of an area.
4. Insure that recreational development provides for the preservation and enhancement of scenic views and vistas and for the buffering of recreation development from adjacent private property.
5. Avoid wasteful use of the limited supply of recreational shoreline areas by locating parking areas inland away from the immediate edge of the water and recreational beaches. Safe access should be provided by walkways or other methods.
6. Prohibit the use of motorized vehicles on beaches, dunes and fragile shoreline resources.
7. Encourage a variety of recreational facilities which will satisfy the diversity of demands from groups in nearby populated centers. Recreational development should consider these needs, demands and special opportunities as well as public transit access and access for the physically impaired, where planned or available.
8. Allow intensive recreational developments only where sewage disposal and vector control can be accomplished to meet public health standards without adversely altering the natural features attractive for recreational use.
9. Protect water quality and minimize surface runoff from recreational facilities.

REGULATIONS

General

1. Recreation facilities shall be designed to take maximum advantage of and enhance the natural character of the shoreline area.
2. The following regulations shall apply to artificial marine life habitats:
   a. Habitats shall not interfere with surface navigation;
   b. Habitats shall be constructed of long lasting non-polluting materials and moored so as to remain in their original location even under adverse current or wave action; and
   c. Habitats may not be installed on publicly owned submerged land without permission of the administering governmental agency.
3. Motor vehicle use, to include two- and three-wheeled vehicles, shall not be permitted on beaches, dunes, or fragile shoreline areas EXCEPT as necessary for official maintenance or the preservation of public health and safety.

Natural Environment

1. Very low intensity recreation uses, such as passive viewpoints, trails, or limited camping and picnic facilities, shall be permitted in the Natural Environment, subject to the following regulations:
   a. Roads and parking, picnic and camping facilities (including restrooms) shall not be located on the shoreline. Trail access should be provided to link upland facilities to the shoreline;
   b. Golf courses, playing fields, and other large areas devoted to athletic activities will not be permitted on natural shorelines;
   c. Use of pesticides, herbicides, and fertilizers is prohibited; and
   d. Landscaping must, where possible, use indigenous, self-maintaining vegetation.

Conservancy Environment

1. Low intensity recreational uses shall be permitted in the Conservancy Environment, subject to the following regulations:
   a. A recreation facility or structure which changes or detracts from the character of the Conservancy Environment (by building design, construction technique, or intensity of use that is attracted) shall be prohibited;
   b. Parking and roads shall be set back 100 feet from the ordinary high water mark. Trail access should be provided to link upland facilities to the shoreline; and
   c. Golf courses, playing fields, and other large areas devoted to athletic activities will not be permitted.

Rural Environment

1. Recreation uses shall be permitted in the Rural Environment subject to the General Regulations.
2. Golf courses, playing fields, and other large areas devoted to athletic activities shall be allowed as a conditional use in rural areas except that they shall be prohibited in lands designated as resource lands in county comprehensive plans.

Suburban Environment

1. Recreation uses shall be permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Recreation uses shall be permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

RESIDENTIAL DEVELOPMENT

INTRODUCTION

Residential Development includes residential subdivisions as well as development on existing single family lots. The following policies and regulations are to be recognized in the development of any subdivision on the shorelines of the state. To the extent possible, planned unit developments (sometimes called cluster developments) should be encouraged within the shoreline area. Within planned unit developments, substantial portions of land are reserved as open space or recreational areas for the joint use of the occupants of the development. This land may be provided by allowing houses to be placed on lots smaller than the legal minimum size for normal subdivisions, as long as the total number of dwellings in the planned unit development does not exceed the total allowable in a regular subdivision, unless otherwise allowed in county ordinances.

The policies and regulations in this section also apply to development of existing single family lots, including accessory uses, unless otherwise indicated. Although development of a single family lot does not normally require a Shoreline Permit, the proposed development shall still comply with the provisions of the Shoreline Management Master Program.

POLICIES

1. Encourage the use of the planned residential development and rural cluster concept in all shoreline subdivisions.
2. Require that subdivisions be designed at a level of density, site coverage, and occupancy compatible with the physical capabilities and aesthetic characteristics of the shoreline and water body.
3. Encourage subdividers to provide public pedestrian access to the shorelines within the subdivision.
4. Encourage subdividers to provide all residents within the subdivision with adequate easily accessible and usable access to the water when topographically feasible.
5. Prohibit residential development over water.
6. Residential development on shorelines should not be allowed which would be dependent on future bulkheading or other shoreline fortification for protection.
7. Houseboats (mobile vessels) are to be located at moorage slips approved in accordance with the guidelines dealing with marinas, piers, and docks. In planning for houseboats, local governments should ensure that waste disposal practices meet local and state health regulations, that the units are not located over highly productive fish food areas, and that the units are located and designed to be compatible with the intent of the designated environments.

REGULATIONS

General

1. Residential structures and accessory structures over water or floating on the water, other than piers and docks, are prohibited. Floating homes (i.e., those intended to be a permanent based structure and not used as a vessel) are prohibited in all shoreline areas. Houseboats (vessels capable of being mobile but are used for living aboard) are a conditional use in all shoreline areas. Covered boathouses and piers are regulated by the Boating Facilities section of this program.
2. Applications for development of subdivisions shall include the following information (at a minimum):
   a. Detailed statement (graphic and textual) of proposed water quality and erosion control plans to be utilized both during and after construction;
   b. Detailed statement (graphic and textual) of any proposed alterations to the natural character of the shoreline;
   c. Sewage disposal plans (to include statement from the Snohomish Health District attesting to their acceptability);
   d. Storm drainage plans and provisions;
   e. Provisions for lot owner access to the water body (where appropriate); and
   f. Provisions for public access to the water body (where appropriate).
3. Construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps to facilitate a water-dependent use or enhance public access may be allowed as a conditional use provided the proposed project will supply equivalent replacement of habitat and/or hydrological function of the subject water body or watershed.
4. To facilitate a nonwater-dependent use, construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps may be allowed as a conditional use provided the applicant can demonstrate that there is no other alternative to said fill, and that the proposed project will improve the habitat and/or hydrological function of the subject water body or watershed.
5. Residential development shall not be apnrove4 for which flood control, shoreline protection measures, or bulkheading will be required to protect residential lots unless a variance is obtained.
6. All utility lines shall be underground.
7. Prior to any approvals for shoreline development, permit applicants shall be required to submit adequate plans for preservation of shore vegetation, for protection of water quality and control of erosion during and after construction.
8. Sewage disposal facilities and water supply facilities must be provided in accordance with appropriate governmental health and water quality laws and regulations. Storm drainage facilities must be separated from sewage disposal systems.
9. Accessory uses that are not appurtenances shall be reasonable in size and purpose,

and be compatible with on-site and adjacent structures, uses and natural features.

10. Accessory structures and appurtenances which are not water-oriented are prohibited within the required setback.
11. Revegetation of disturbed areas shall follow the Vegetation Management provisions of this program.

Natural Environment

1. Residential subdivisions, including short plats, shall be prohibited in the Natural Environment.
2. Multi-family dwellings shall be prohibited in the Natural Environment.
3. Residences and accessory uses shall maintain a 100-foot setback from the ordinary high water mark in the Natural Environment.
4. Alteration of the natural topographic features and/or flora of the site shall, be restricted to that absolutely necessary to the placement of the residence. Other grading or clearing, as for lawns, etc., is prohibited.
5. Alteration of the land-water interface shall not be allowed.

Conservancy Environment

1. Residential subdivisions, to include short plats, shall maintain an overall density of less than one dwelling unit per 2.3 acres of land.
2. Multi-family dwellings shall be prohibited in the Conservancy Environment.
3. Residences and accessory uses shall maintain a 100-foot setback from the ordinary high water mark in the Conservancy Environment.
4. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Rural Environment

1. Residential subdivisions including short plats, shall maintain an overall density of less than 2.3 dwelling units per acre of land.
2. Multi-family dwellings shall be prohibited in the Rural Environment except when contained in a Planned Residential Development approved pursuant to Chapter 18.38 of the Sno. Co. Zoning Code, or when developed as a rural cluster subdivision under Title 32.30 SCC.
3. Residences and accessory uses shall maintain a 50-foot setback from the ordinary high water mark in Rural Environment.
4. Alterations of topography and the land-water interface shall be minimized. The need for such alteration shall be documented in the permit application.

Suburban Environment

1. Residential development shall be permitted in the Suburban Environment subject to the General Regulations.

2. Residences and accessory uses shall maintain a 25-foot setback from the ordinary high water mark in the Suburban Environment.

Urban Environment

1. Residential development shall be permitted in the Urban Environment subject to the General Regulations, except that such development along North Creek shall conform to Section 3(b) of the Environment Designation Map Descriptions at Page E-19. (Sec. 5 of Ord. 83-055 adopted May 23, 1983)

2. Residences and accessory uses shall maintain a 25-foot setback from the ordinary high water mark in the Urban Environment.

(Amended Ordinance 93-036, June 9, 1993)

ROADS AND RAILROADS

INTRODUCTION

A road is a linear passageway, usually for motor vehicles, and a railroad is a surface linear passageway with tracks for train traffic. Their construction can limit access to shorelines, impair the visual qualities of water-oriented vistas, expose soils to erosion and retard the runoff of flood waters.

POLICIES

1. Locate major highways, freeways and railways away from shorelines wherever feasible.
2. Design and maintain roads to minimize erosion and permit a natural movement of surface runoff.
3. Insure to the maximum extent practical, that all construction debris, overburden and other waste materials shall not enter into any water body by disposal or erosion from drainage, high water or other means.
4. Locate and design all roads and railroads so that minimum alterations of natural conditions will be necessary.
5. Provide safe pedestrian and other nonmotorized travel facilities in public shoreline areas.
6. Encourage provision of view points, rest areas and picnic facilities in public shoreline areas.
7. Retain portions of old highways having high aesthetic quality as pleasure bypass routes, unless conflicting with other values such as agriculture or fish and wildlife habitat.
8. Locate major transportation corridors upland from the shoreline to reduce pressures for the use of waterfront sites except when shoreline alternatives are more ecologically acceptable.
9. Promote the use of abandoned railroad rights-of-way for trail systems, especially where they would provide public access to or enjoyment of the shorelines.
10. Locate and design road and railroad bridges to accommodate the existing floodways of streams and rivers.
11. Encourage creation of trail systems adjacent to new roads and railroads where feasible and safe.

REGULATIONS

General

1. Where feasible, all cut and fill slopes shall be stabilized and planted with grasses, shrubs, and/or trees appropriate to the adjacent shoreline area.
2. Roads and railroads shall be designed so as to allow a free flow surface water under them.
3. Crossing of tidelands, shorelands, and marshes, bogs or swamps for roads or railroads shall be prohibited unless no viable upland alternative exists.
4. Unless there is compliance with General Regulation No.4 of this section, roads and railroads shall be designed so as to' pass the water of the 100-year flood without causing any rise in the flood profile. Transportation facilities allowed to cross over water bodies, marshes, bogs and swamps shall utilize elevated, open pile or pier structures whenever feasible. Filling of marshes, bogs and swamps may be allowed only if the applicant can demonstrate there is no viable alternative to the filling. All bridges must be built high enough to allow the passage of debris and provide a minimum of three (3) feet of clearance above the one hundred (100) year flood level.
5. When roads and railroads are designed to act as flood control structures, applications for permits shall contain the following information (at a minimum):
   a. Existing flood profile and extent of flood inundation during the 100-year flood in the area of the proposed project;
   b. Projected flood profile and extent of flood inundation at the 100-year flood with the project in place;
   c. Present and projected flow rate of the 100-year flood at the project location; and
   d. Legal authorization to impound additional flood waters on private property (where appropriate).
6. Excess construction materials shall be removed from the shoreline area.
7. Major roads and railroads shall cross shoreline areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage or have significant adverse impacts on agricultural activities.
8. Bridge approach fills shall not encroach in the floodway of the base flood (100-year frequency) of any river. (Sec. 4 of Ord. 84-015 adopted February 27,1984)

Parking

9. Off-street parking facilities shall be set back from the ordinary high water mark a sufficient distance, to be determined on a case-by-case basis, so as not to require the creation of or the protection of new land by shore protection measures.
10. Upland parking facilities within the jurisdiction of this Master Program shall be designed and landscaped to minimize adverse impacts on adjacent shorelines and abutting properties. Landscaping shall be appropriate materials and vegetation, be planted within one year after completion of construction and be providing effective screening two years after planting and be effectively maintained thereafter.

11. Upland parking facilities within the jurisdiction of this Master Program for shoreline activities shall provide safe and convenient pedestrian circulation within the parking area and to the shorelines.
12. Commercial parking facilities shall .not be permitted over water.
13. Parking areas serving individual buildings on the shoreline shall be located landward from the principal building being served, EXCEPT when the parking facility is within or beneath the structure and adequately screened or in cases when an alternate orientation would have less adverse impact on the shoreline.
14. Parking facilities shall comply with local, federal and state water quality laws and regulations with regard to surface water runoff.
15. Parking facilities directly related to ferry terminals shall be permitted on the shoreline to the extent necessary to adequately serve the facility.

Natural Environment

1. Roads and railroads are not allowed in the natural Environment.
2. Principal use commercial parking lots are not allowed in the Natural Environment.

Conservancy Environment

1. Roads and railroads are permitted in the Conservancy Environment, subject to the General Regulations, when necessary to cross a shoreline area and when no other feasible alternative is present.
2. Principal use commercial parking lots are prohibited in the Conservancy Environment.

Rural Environment

1. Roads and railroads are permitted in the Rural Environment subject to the General Regulations.
2. Principal use commercial parking lots are prohibited in the Rural Environment.

Suburban Environment

1. Roads and railroads are permitted in the Suburban Environment subject to the General Regulations.
2. Commercial parking lots are a conditional use in the Suburban Environment.

Urban Environment

1. Roads and railroads are permitted in the Urban Environment subject to the General Regulations.
2. Commercial parking lots are permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

SHORELINE STABILIZATION AND FLOOD PROTECTION

INTRODUCTION

Flood protection and streamway modifications are those activities occurring within the streamway and wetland areas which are designed to reduce overbank flow of high waters and stabilize eroding streambanks. Reduction of flood damage, bank stabilization to reduce sedimentation, and protection of property from erosion are normally achieved through watershed and flood plain management and by structural works. Such measures are often complementary to one another and several measures together may be necessary to achieve the desired end. Unless carefully designed and located, structural measures can have potentially adverse impacts.

POLICIES

1. Locate, design and construct bank stabilization or flood protection measures so as to avoid channelization, protect adjacent property from adverse effects and to protect the natural character of the streamway.
2. Place all flood protection measures such as dikes and levees landward of the principal streamway, including associated swamps and marshes directly interrelated and interdependent with the stream proper.
3. Recognize and protect the integrity of a water body's hydraulic system when planning for and designing shoreline stabilization and flood protection measures.
4. All shoreline stabilization and flood protection measures, including repair and maintenance, should conform to standards set forth in county and/or state approved flood plain management plans, when available.

REGULATIONS

General

1. All shoreline stabilization and flood protection measures shall be designed and constructed so that downstream banks will not be adversely affected. Shoreline stabilization measures, including riprap, shall be designed and constructed in a manner consistent with Soil Conservation Service, Corps of Engineers, the State Hydraulics Code and Hydraulic Project Approval, and/or other engineering and design specifications deemed appropriate by the County Department of Public Works, and said designs shall be reviewed and confirmed by the Department of Public Works as being consistent therewith.
2. Shoreline stabilization and flood protection measures shall not be designed and constructed in such a manner as to result in channelization of normal stream flows or undermining of existing structures or streambanks.
3. Within the discretion of the permit granting authority, and considering the reasonableness of the conditions and the technological state of the art, applications for shoreline stabilization and flood protection measures shall include the following (at a minimum):

a. Purpose or project;

b. Hydraulic characteristics of river within one-half mile on each side of proposed project;

c. Existing shoreline stabilization and flood protection devices within one-half mile on each side of proposed project;

d. Construction material and methods; and

e. Resultant hydraulic characteristics of river.

4. Nonstructural control solutions shall be preferred over structural flood protection devices and shall be used wherever possible. Nonstructural controls include such actions as prohibiting or limiting development in areas that are historically flooded or have a high risk of streambank instability; floodproofing existing structures; and limiting increases in peak flow runoff from new upland development.

5. Shoreline stabilization and flood protection measures shall be compatible with on-going shore processes and shall be constructed in a manner as to prevent the loss of in-channel habitat. Soil bioengineering methods shall be the preferred method of bank protection. Use of bank hardening methods, such as riprapping, concrete walls, or extensive revetments, shall only be allowed when the applicant demonstrates that soil bioengineering will not be effective. All stabilization and protection works shall include revegetation in their design and implementation.

6. Flood control diking shall be landward of the floodway of the base (100-year frequency) flood and any marshes or swamps directly interrelated and interdependent with the river. (Sec. 5 of Ord. 84-015 adopted 2-27-84; Sec. 1 of Ord. 83-059 adopted June 1, 1983)

7. Shoreline stabilization measures are allowed in floodways and density fringe areas of the base (100-year frequency) flood only when their purpose is to protect existing development, Agricultural Land of Primary importance (as defined in the Agricultural Preservation Plan, 1982), Riverway Commercial Farmland (as defined in the Interim Agricultural Conservation Plan, 1992), or to prevent serious impairment of channel function. Provided, that where the detailed information referenced in regulation #3 above is not required due to waiver or exemption from a permit, stabilization measures shall be reviewed and approved by the County Engineer, with said approval to confirm that measures mitigate or avoid the potential for adverse impacts to adjacent shoreline consistent with regulation #1 above. Provided further, that vegetative and/or other non-structural shoreline stabilization measures may be used in hydraulic floodways for any purpose otherwise consistent with the Master Program, the Shoreline Management Act and its administrative guidelines. (Sec. 5 of Ord. 84-015 adopted 2-27-84; Sec. 1 of Ord. 83-059 adopted June 1, 1983)

8. Streambank vegetation shall be preserved to the maximum extent feasible consistent with safe construction requirements.

9. Disturbed areas, cut-and-fill slopes and backfill areas shall be revegetated by introducing suitable native plan species that are appropriate for the soil and hydrological conditions. Revegetation shall be designed, installed and maintained in a manner consistent with Soil Conservation Service, Corps of Engineers, the State Hydraulics Code and Hydraulic Project Approval, and/or other engineering and design specifications deemed appropriate by the County Engineer.

10. Flood protection measures shall be planned, constructed and maintained in accordance with a county and/or state approved flood plain management plan, when available, and in accordance with the National Flood Insurance Program and the County Flood Hazard Ordinance, SCC 27.

Natural Environment

1. Shoreline stabilization and flood protection measures are not permitted in the Natural Environment EXCEPT as may be necessary to protect existing development and only when their construction would not destroy the viability of the Natural Environment.

Conservancy Environment

1. Shoreline stabilization and flood protection measures are permitted in the Conservancy Environment subject to the General Regulations.

Rural Environment

1. Shoreline stabilization and flood protection measures are permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Shoreline stabilization and flood protection measures are permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Shoreline stabilization and flood protection measures are permitted in the Urban Environment subject to the General Regulations.

(Amended Ordinance 93-036, June 9, 1993)

SIGNS

INTRODUCTION

Signs are publicly displayed boards whose purpose is to provide information, direction, or advertising. Signs may be pleasing or distracting, depending upon their design and location. A sign, in order to be effective, must attract attention; however, a message can be clear and distinct without being offensive. There are areas where signs are not desirable, but generally it is the design that is undesirable, not the sign itself.

POLICIES

1. Prohibit off-premise outdoor advertising signs in all shoreline areas.
2. Establish size, height, density and lighting limitations for signs.
3. Prevent degradation of vistas and viewpoints and impairment of visual access to the water from such vistas by the placement of signs.
4. Require, whenever feasible, that signs be constructed against existing buildings to minimize visual obstructions of the shorelines.

REGULATIONS

General

1. Off-premises, outdoor advertising signs shall not be permitted in any area subject to the jurisdiction of the Shoreline Management Act.
2. Animated signs are prohibited.
3. Freestanding signs shall not be allowed when they would significantly degrade a vista or viewpoint or impair the visual access to the water from such vistas.
4. Applications for freestanding signs shall demonstrate that it is infeasible or impracticable to mount the requested sign flush on the building. Failure to satisfactorily meet this requirement shall be sufficient grounds for denial of the application.
5. Sign limitations shall not apply to highway and railroad roadway signs, signs which are necessary for operation, safety, and direction, and real estate signs on the premise to be viewed, sold or leased.

Natural Environment

1. Signs shall be prohibited in the Natural Environment EXCEPT for signs, not to exceed four square feet per face, identifying public facilities.

Conservancy Environment

1. The maximum allowable height for all signs shall be five (5) feet from ground level to sign top. Flush mounted signs may be placed on a wall higher than five (5) feet above ground as long as the height of the sign itself does not exceed three (3) feet.

Rural Environment

1. The maximum allowable height for all signs shall be five (5) feet from ground level to sign top. Flush mounted signs may be placed on a wall higher than five (5) feet above ground as long as the height of the sign itself does not exceed three (3) feet.

Suburban Environment

1. The maximum allowable height for all signs shall be thirty-five (35) feet from ground level to sign top in areas dominated (more than 50% of land area within a 300-foot radius) by commercial uses.

2. The maximum allowable height for all signs shall be five (5) feet from ground level to sign top in areas dominated (more than 50% of land area with a 300-foot radius) by residential uses.

Exception to 1 and 2

Flush mounted signs may be placed on tall buildings so that the tops of the signs are above the height of the limits of 1 and 2, as long as the height of the sign itself is not more than fifteen (15) feet in industrial or commercial areas or three (3) feet in residential areas.

Urban Environment

1. The maximum allowable height for all signs shall be thirty-five (35) feet from ground level to sign top in areas dominated (more than 50% of land area within a 300-foot radius) by industrial or commercial uses.

2. The maximum allowable height for all signs shall be five (5) feet from ground level to sign top in areas dominated (more than 50% of land area with a 300-foot radius) by residential uses.

Exception to 1 and 2

Flush mounted signs may be placed on tall buildings so that the top of the sign is above the height of the limits of 1 and 2, as long as the height of the sign itself is not more than fifteen (15) feet in industrial or commercial areas or three (3) feet in residential areas.

1. Require, whenever feasible, that signs be constructed against existing buildings to minimize visual obstructions of the shoreline and water bodies.

UTILITIES

INTRODUCTION

Utilities are services which produce and carry electric power, gas, sewage, water, communications and oil. At this time, the most feasible methods of transmission are the lineal ones of pipes and wires. The installation of this apparatus necessarily disturbs the landscape but can usually be planned to have minimal visual and physical effect on the environment.

POLICIES

1. Insure that upon completion of utility installation or maintenance projects on shorelines, all areas be restored to pre-project configuration, replanted with native species and, provided with maintenance care until the newly planted vegetation is established.
2. Locate utility trunk lines and facilities outside shoreline areas, to the maximum extent feasible.
3. Locate utility lines and facilities, when they must be placed in a shoreline area, so as not to obstruct or destroy scenic views. Whenever feasible, these facilities should be placed underground, or designed to do minimal damage to the aesthetic qualities of the shoreline area.
4. To the maximum extent feasible, local governments should incorporate major transmission line rights-of-way on shorelines into their program for public access to and along water bodies.
5. Locate utilities to meet the needs of future populations in areas planned to accommodate this growth.
6. Combine utility rights-of-way in shoreline areas to the maximum extent possible.
7. Require that major utility developments be consistent with adopted County comprehensive plans for utilities, where they exist, for provision of the respective utility service to the County's residents.
8. Locate sewage treatment, water reclamation, desalinization and power plants where they are compatible with other uses of the water and shorelines.

REGULATIONS

General

1. Applications for installation of utility facilities shall include the following (at a minimum):
   a. Reason why utility facility must be in a shoreline area;
   b. Alternative locations considered and reasons for their elimination;
   c. Location of other utility facilities in the vicinity of the proposed project to include the facilities of other types of utilities;
   d. Proposed method(s) of construction;

e. Plans for reclamation of areas disturbed during construction;

f. Landscape plans (where appropriate);

g. Documentation that major utility developments are consistent with adopted County comprehensive plans for utilities, where such plans exist.

2. Utility transmission lines shall be underground (underwater) wherever practical and where not significantly detrimental to the environment.

3. Utility distribution lines, service lines, and connections shall be underground (underwater) wherever practical PROVIDED that such systems designed to serve floodplain development need not be so located.

4. Above-ground generating facilities, (except hydroelectric generating facilities), switching complexes, pumping stations, treatment plants, storage tanks, and substations shall be located at least 200 feet from the ordinary high water mark. All shall be landscaped. (Sec. 6 of Ord. 84-015 adopted February 27,1984)

5. Upon completion of installation of utility systems or of any maintenance project which disrupts the environment, the disturbed area shall be regraded to compatibility with the natural terrain and replanted (where appropriate) to prevent erosion and provide an attractive, harmonious vegetation cover. Maintenance care for newly planted vegetation shall be provided until it is established.

6. Where utility systems cross shoreline areas, clearing necessary for installation or maintenance shall be kept to a minimum width necessary to prevent interference by trees and other vegetation with the proposed systems.

Underground Utility Lines

1. Such facilities shall minimize crossings of water bodies.

2. Banks and dikes where such facilities enter or leave a body of water shall be returned to their pre-construction configuration, shall be thoroughly compacted and protected against erosion, and shall be maintained in a safe condition by the utility.

3. Utility lines entering or leaving a body of water, other than a river, shall be buried below the surface of the water body's bed out to a minimum water depth of minus ten feet (-10'), measured from mean lower low water PROVIDED that, where the utility consists of a flexible cable and the bottom material is soft, such cable need only be buried to a depth of minus five feet (-5'), measured from mean lower low water; and PROVIDED FURTHER that, if such cable does not bury itself to a minimum depth of ten (10) feet below mean lower low water within one year of installation, the permittee shall bury the cable to such depth.

4. Underground utility lines shall be completely buried under the river bed in all river or stream crossings except where such lines are permanently affixed to a bridge structure.

Surface Utility Lines

1. Surface utility lines shall be avoided wherever possible.

2. When paralleling a water body or highway surface, utility rights-of-way shall be separated from them by a visual buffer of natural vegetation wherever available.

3. Surface utility lines shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such a route would cause significant environmental damage.
4. Surface utility lines shall minimize crossings of shoreline areas.

Aerial Utility Lines

1. Aerial utility lines shall minimize crossings of shoreline areas.
2. Aerial utility lines shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such a route would cause significant environmental damage.
3. Rights-of-way for aerial utility lines shall not be clearcut, but shall leave low-growing shrubs and bushes except as necessary for access roads.
4. Low areas between towers shall not be cleared where the projected growth of vegetation in such areas would not endanger the utility lines.
5. Aerial utility lines shall make maximum use of topography to minimize visual contrast with the environment.
6. When paralleling a water body, aerial utility rights-of-way shall be separated from said bodies by a visual buffer of natural vegetation wherever available, except where located in highway right-of-way.
7. Bends shall be the preferred location for river crossings of aerial utility lines.

Natural Environment

1. Utility systems, including transmission lines, pipelines, sewer trunk lines and treatment plants, water mains, and similar facilities, shall be prohibited on natural shorelines, except where unavoidably necessary to cross a body of water.
2. Any utility brought into a Natural Environment shall be so located that it minimizes environmental impact on scenic views or aesthetic qualities.

Conservancy Environment

1. Utility transmission facilities shall be permitted PROVIDED that they are oriented to crossing the Conservancy Environment area, rather than running along the shoreline area.
2. Any utility brought into a Conservancy Environment shall be so located that it minimizes environmental impact on scenic views or aesthetic qualities, and so that it minimizes environmental impact.

Rural Environment

1. Utility facilities are permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Utility facilities are permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

1. Utility facilities are permitted in the Urban Environment subject to the General Regulations.

VEGETATION MANAGEMENT

INTRODUCTION

Vegetation management involves both a passive and active management system. The intent of both systems is to stabilize the soil and minimize the impacts of erosion, sedimentation, flooding, and loss of habitat. "Passive" vegetation management deals with protection and enhancement of existing diverse native plant communities along all shorelines including rivers, marshes, bogs, swamps, lakes and steep bluffs. "Active" vegetation management involves the restoration of altered or threatened shorelines using a technology called soil bioengineering which reestablishes native plant communities as a dynamic system that stabilizes the land from the effects of erosion. Vegetation Management provisions apply even to those shorelines and uses which are exempt from a permit requirement.

POLICIES

1. Native plant communities bordering state shorelines should be protected and maintained to minimize damage to the environment of the shoreline area.
2. Restoration of shorelines which have been impacted by human activities should use soil bioengineering techniques, except where proven ineffective, to arrest the process of erosion, sedimentation and flooding.
3. Rehabilitation of degraded shorelines for the purpose of habitat enhancement should utilize soil bioengineering techniques where possible.

REGULATIONS

1. Shorelines shall be protected from degradation caused by the modification of the land surface within the shoreline area and/or the adjacent uplands. Noxious weeds, invasive exotic plant species, and hazardous trees shall be selectively managed to protect the environment, property and life.
2. The restoration of any shoreline that has been disturbed or degraded shall attempt to re-introduce suitable native plant species that are appropriate for the soil and hydrological conditions.
3. Stabilization of exposed surfaces along shorelines shall, wherever feasible, use soil bioengineering techniques.
4. All shoreline vegetation management activities and measures shall conform to standards set forth in county and/or state approved flood plain management plans, where available.

(Amended Ordinance 93-036, June 9, 1993)

WATER QUALITY

INTRODUCTION

Water quality is affected in numerous ways by human occupation and development. Typically the increase in nonporous surfaces as a result of development increases runoff, causing higher peak stormwater discharge at a higher velocity which overloads the existing drainage system and causes scouring and erosion of streambanks. Erosion increases suspended solids, which along with heavy metals and household wastes in the water, increase nitrogen and phosphorous enrichment and depress levels of dissolved oxygen. During construction, sediment-laden runoff and other pollutants may enter bodies of water and other shoreline areas. Human occupation and development also introduce more pollutants, such as heavy metals and household wastes, into streams, groundwater, and other water bodies. The degradation of water quality adversely impacts fish and wildlife habitat, reduces the functioning of streams and wetlands, contributes to flooding and water damage to property, and can be a hazard to public health through surface water and groundwater impacts.

POLICIES

1. Shoreline uses and activities should be encouraged to employ appropriate practices and methods for minimizing water quality impacts.
2. Shoreline uses and activities should be located, designed, scheduled, constructed and maintained to prevent adverse impacts to water quality and fish and wildlife resources including spawning, nesting, rearing, feeding areas and migratory routes.
3. Reasonable setbacks, buffers, and/or storage basins should be required to minimize negative impacts on water quality.
4. Measures for the control of water quantity and the treatment of runoff for the purpose of protecting and/or enhancing water quality should be conducted on-site to prevent impacts to waters off site.
5. Dredging and filling activities should be conducted to minimize negative impacts on water quality and should be consistent with applicable local, state and federal regulations.
6. Vegetated buffers, setbacks, and improved farming techniques should be required to minimize groundwater and surface water quality impacts from agricultural activities including but not limited to: animal feeding operations, feed lot operations, retention and storage ponds, manure storage, and use of fertilizers and pesticides.

REGULATIONS

1. All shoreline uses and development shall provide for control, treatment, storage and release of surface water runoff to protect the quality of the receiving waters.
2. All shoreline developments shall provide for control, treatment, storage and release of surface water runoff to minimize impacts of increased runoff.

3. Water quality and water quantity control measures consistent with the regulations of Title 24 SCC and applicable local, state and federal laws shall be the minimum standards for all industrial, commercial, residential, recreational, and agricultural uses. Setbacks greater than minimum and/or additional mitigation shall be required if environmental review shows that there are likely to be significant adverse impacts related to ground and/or surface water contamination, fish and wildlife habitat, recreational uses, public access or aesthetics.

(Amended Ordinance 93-036, June 9, 1993)

NATURAL SYSTEMS

Section G

NATURAL SYSTEMS

This section contains brief and general descriptions of the natural geographic systems around which the shoreline management program is designed. The intent of this section is to define those natural systems to which the Shoreline Management Act applies, to highlight some of the features of those systems which are susceptible to damage from human activity, and to provide a basis for the use activity policies and regulations as well as the shoreline environment designations and management policies contained in this Shoreline Master Program.

The information found in this section was derived mainly from the Department of Ecology's section on The Natural Systems in the Final Guidelines, Shoreline Management Act, 1971, (WAC 173-16-050). It was intended that this section should provide criteria to local governments in the development of their master programs.

Marine Beaches

Beaches are relatively level land areas which are contiguous with the water and are directly affected by marine waters even to the point of origination. The most common types of beaches in Washington marine waters are:

Sandy Beaches: Waves, wind, tide and geological material are the principal factors involved in the formation of beaches. The beach material can usually be traced to one of four possible sources: the cliffs behind the beach; from the land via rivers; offshore wind; and finally from longshore-drifting of material. Longshore-drifting material must have been derived initially from the first three sources. Most beach material in Puget Sound is eroded from the adjacent bluffs composed of glacial till.

The effect of wave action on the movement and deposition of beach material varies depending upon the size of the material. Hence, in most cases, beaches composed of different sized material are usually characterized by different slopes and profiles. The entire process of beach formation is a dynamic process resulting from the effect of wave action on material transport and deposition. Initially, wave action will establish currents which transport and deposit material in various patterns. However, once a particular beach form and profile is established, it begins to modify the effects of waves thus altering the initial patterns of material transport and deposition. Hence, in building beach structures such as groins, bulkheads or jetties, it is particularly important to recognize that subsequent changes in wave and current patterns will result in a series of changes in beach formation over time. (See Use Activity Policies and Regulations).

In the process of beach formation, sand particles are transported up the beach by breaking waves that wash onto the beach in a diagonal direction and retreat in a vertical direction. At the same time, longshore currents are created in the submerged intertidal area by the force of diagonally approaching waves. Beach material suspended by the force of the breaking waves is transported in one direction or another by the longshore current. Longshore drifting of material often results in the net transportation of beach material in one direction causing the loss of material in some areas and gains in others.

The profile of a beach at any time will be determined by the wave conditions during the preceding period. Severe storms will erode or scour much material away from the beaches due to the force of retreating waves. During calm weather, however, the waves will constructively move material back onto the beach. This destructive and constructive action, called cut and fill, is evidenced by the presence of beach ridges or berms. New ridges are built up in front of those that survive storm conditions as sand is supplied to the beach in succeeding phases of calmer weather. In time, the more

stable landward ridges are colonized by successional stages of vegetation. The vegetation stabilizes the ridges, protects them from erosion and promotes the development of soil.

Rocky Beaches: Rocky beaches, composed of cobbles, boulders and/or exposed bedrock are usually steeper and more stable than sandy shores. Coarse material is very permeable which allows attacking waves to sink into the beach causing the backwash to be reduced correspondingly. On sandy shores a strong backwash distributes sand more evenly, thus creating a flatter slope.

On rocky shores a zonal pattern in the distribution of plants and animals is more evident than on muddy or sandy shores. The upper beach zone is frequently very dry, limiting inhabitants to species which can tolerate a dry environment. The intertidal zone is a narrow area between mean low tide and mean high tide that experiences uninterrupted covering and uncovering by tidal action. One of the major characteristics of this zone is the occurrence of tidal pools which harbor separate communities which can be considered subzones within the intertidal zone. The subtidal zone is characterized by less stressful tidal influences but is subject to the forces of waves and currents which affect the distribution and kinds of organisms in this zone.

Muddy Shores: Muddy shores occur where the energy of coastal currents and wave action is minimal, allowing fine particles of silt to settle to the bottom. The result is an accumulation of mud on the shores of protected bays and mouths of coastal streams and rivers. Most muddy beaches occur in estuarine areas. However, some muddy shore areas may be found in coastal inlets and embayments where salinity is about the same as the adjacent sea.

Few plants have adapted to living on muddy shores. Their growth is restricted by turbidity which reduces light penetration into the water and thereby inhibits photosynthesis. In addition, the lack of solid structures to which algae may attach itself and siltation which smothers plants effectively prevents much plant colonization of muddy shores. While the lack of oxygen in mud makes life for fauna in muddy shores difficult, the abundance of food as organic detritus provides nutrition for a large number of detritus feeders.

Spits and Bars

Spits and bars are natural formations composed of sand and gravel and shaped by wind and water currents and littoral drifting. Generally a spit is formed from a headland beach (tall cliff with a curved beach at the foot) and extends out into the water (hooks are simply hookshaped spits). While spits usually have one end free in open water, bars generally are attached to land at both ends. These natural forms enclose an area which is protected from wave action, allowing life forms such as shellfish, to reproduce and live protected from the violence of the open coast. (See Use Activity Policies and Regulations).

Dunes

Dunes are mounds or hills of sand which have been heaped up by wind action. Typically, dunes exhibit four distinct features:

Primary Dunes: The first system of dunes shoreward of the water, having little or no vegetation, which are intolerant of unnatural disturbances.

Secondary Dunes: The second system of dunes shoreward from the water, with some vegetative cover.

Back Dunes: The system of dunes behind the secondary dunes, generally having vegetation and some top soil, and being more tolerant of development than the primary and secondary systems.

Troughs: The valleys between the dune systems.

Dunes are a natural levee and a final protection line against the sea. The destructive leveling of, or interference with the primary dune system (such as cutting through the dunes for access) can endanger upland areas by subjecting them to flooding from heavy wave action during severe storms and destroy a distinct and disappearing natural feature. Removal of sand from the beach and shore in dune areas starves dunes of their natural supply of sand and may cause their destruction from lack of sand. Appropriate vegetation can and should be encouraged throughout the entire system for stabilization. (See Use Activity Policies and Regulations).

Islands

An island, broadly defined, is a land mass surrounded by water. Islands are particularly important to the state of Washington since two entire counties are made up of islands and parts of several other counties are islands. A fairly small island, such as those in our Puget Sound and north coast area, is an intriguing ecosystem, in that no problem or area of study can be isolated. Every living and nonliving thing is an integral part of the functioning system. Each island, along with the mystique afforded it by man, is a world of its own, with a biological chain, fragile and delicately balanced. Obviously it does not take as much to upset this balance as it would the mainland system. Because of this, projects should be planned with a more critical eye toward preserving the very qualities which make island environments viable systems as well as aesthetically captivating to humans.

Estuaries

An estuary is that portion of a coastal stream influenced by the tide of the marine waters into which it flows and within which the sea water is measurably diluted with freshwater derived from land drainage.

Estuaries are zones of ecological transition between fresh and saltwater. The coastal brackish water areas are rich in aquatic life, some species of which are important food organisms for anadromous fish species which use these areas for feeding, rearing, and migration. An estuarine area left untouched by man is rare since historically they have been the sites for major cities and port developments. Because of their importance in the food production chain and their natural beauty, the limited estuarial areas require careful attention in the planning function. Close scrutiny should be given to all plans for development in estuaries which reduce the area of the estuary and interfere with water flow. Special attention should be given to plans for upstream projects which could deplete the freshwater supply of the estuary.

Marshes, Bogs and Swamps

Marshes, bogs and swamps are areas which have a water table very close to the surface of the ground. They are areas which were formerly shallow water areas that gradually filled through nature's processes of sedimentation (often accelerated by man's activities) and the decay of shallow water vegetation.

Although considered abysmal wastelands by many, these wet areas are extremely important to the food chain. Many species of both animal and plant life depend on this wet environment for existence. Birds and waterfowl choose these locations for nesting places. Wet areas are important as groundwater recharge areas and have tremendous flood control value.

The high-water table and poor foundation support provided by the organic soils in these areas usually prevent development on them. The extraction of peat from bogs is possible when it is accomplished in such a manner that the surrounding vegetation and wildlife is left undisturbed and the access roads and shorelines are returned to a natural state upon completion of the operation.

The potential of marshes, bogs and swamps to provide permanent open space in urbanizing regions is high because of the costs involved in making these areas suitable for use. Unlimited public access into them, however, may cause damage to the fragile plant and animal life residing there.

Lakes

A lake can be defined broadly as a body of standing water located inland. Lakes originate in several ways. Many lakes are created each year by man, either by digging a lake basin or by damming a natural valley. Natural lakes can be formed in several ways: by glaciers gouging basins and melting and depositing materials in such a way as to form natural dams; by landslides which close off open ends of valleys; extinct craters which fill with water; changes in the earth's crust, as can happen during earthquakes, forming basins which fill with water; or by changes in a river or stream course which isolate parts of the old course forming lakes, called oxbow lakes.

A lake, like its inhabitants, has a life span. This lifetime may be thousands of years for a large lake or just a few years for a pond. This process of a lake aging is known generally as eutrophication. It is a natural process which is usually accelerated by man's activities. Human sewage, industrial waste, and the drainage from agricultural lands increases the nutrients in a lake which in turn increases the growth of algae and other plants. As plants die, the chemical process of decomposition depletes the water's supply of oxygen necessary for fish and other animal life. These life forms then disappear from the lake, and the lake becomes a marsh or swamp.

Shallow lakes are extremely susceptible to increases in the rate of eutrophication resulting from discharges of waste and nutrient laden-runoff waters. Temperature stratification does not normally occur in shallow lakes. Efficient bottom-to-surface circulation of water in these shallow lakes moves nutrients to the surface, photosynthetic zone encouraging increased biotic productivity. Large quantities of organic matter are produced under these conditions. Upon decomposition, heavy demands are made on the dissolved oxygen content of shallow lakes. Eventually, the oxygen level drops and some fish and other life forms die.

The entire ecosystem of a lake can be altered by man. By removing the surrounding forest for lumber or to provide a building site or farm land, erosion into the lake is accelerated. Fertilizers, whether agricultural or those used by homeowners, can enter the lake either from runoff or leaching along with other chemicals that interfere with the intricate balance of living organisms. The construction of bulkheads to control erosion and filling behind them to enlarge individual properties can rob small fish and amphibians of their habitats. The indiscriminate construction of piers, docks and boathouses, can deprive all of the waterfront owners and the general public of a serene natural view and reduce the lake's surface. (See Use Activity Policies and Regulations).

Rivers, Streams and Creeks

Generally, rivers, streams and creeks can be defined as surface-water runoff flowing in a natural or modified channel. Runoff results either from excessive precipitation which cannot infiltrate the soil, or from groundwater where the water table intersects the surface of the ground. Drawn by gravity to progressively lower levels and eventually to the sea, the surface runoff organizes into a system of channels which drain a particular geographic area.

The drainage system serves as a transportation network for nature's leveling process, selectively eroding materials from the higher altitudes and transporting the materials to lower elevations where they are deposited. A portion of these materials eventually reaches the sea where they may form beaches, dunes or splits.

Typically, a river exhibits several distinct stages as it flows from the headwaters to the mouth. In the upper reaches where the gradient is steepest, the hydraulic action of the flowing water results in a net erosion of the stream bed and a V-shaped cross section, with the stream occupying all or most of the valley floor.

Proceeding downstream, the gradient decreases and the valley walls become gentler in slope. A point is eventually reached where erosion and deposition equalize and the action of the stream changes from vertical cutting to lateral meandering. As the lateral movement continues, a floodplain is formed, over which the river meanders and upon which materials are deposited during floods. Finally, when the river enters a body of standing water, the remaining sediment load is deposited.

Extensive human use is made of rivers, including transportation, recreation, waste and sewage dumping and for drinking water. Rivers are dammed for the production of electric power, diked for flood control and withdrawn for the irrigation of crops. Many of these activities directly affect the natural hydraulic functioning of the streams and rivers as well as the biology of the watercourses. (See Use Activity Policies and Regulations).

Floodplains

A floodplain is a shoreline area which has been or is subject to flooding. It is a natural corridor for water which has accumulated from snow melt or from heavy rainfall in a short period. Floodplains are usually flat areas with rich soil because they have been formed by deposits from flood waters. As such they are attractive places for man to build and farm until the next flood passes across the plain. In certain areas, these plains can be "flood proofed" by diking or building levees along the adjacent river or stream, but always with provisions for tremendous amounts of water that will sooner or later be generated by weather conditions. Streamway modifications can be placed in such a way to cause channelization. Channelization tends to destroy the vital and fragile floodplain shoreline habitats and increase the velocity of waters in times of extreme flow. This may cause considerable damage downstream even in areas already given some flood protection. In unprotected floodplains, land-use regulations must be applied to provide an adequate open corridor within which the effects of bank erosion, channel shifts and increased runoff may be contained. Obviously, structures which must be built on a floodplain should be of a design to allow the passage of water and, wherever possible, permanent vegetation should be preserved to prevent erosion, retard runoff, and contribute to the natural beauty of the floodplain.

Puget Sound

Puget Sound is a complex of inter-connected inlets, bays and channels with tidal sea water entering from the west and freshwater streams entering at many points throughout the system. Most of what is known as Puget Sound was formed by glacial action that terminated near Tenino in Thurston County. The entire system, of which Puget Sound is actually a small portion, also includes the Strait of Georgia and the Strait of Juan de Fuca. The large complex may be divided into nine oceanographic areas which are interrelated: Strait of Juan de Fuca, Admiralty Inlet, Puget Sound Basin, Southern Puget Sound, Hood Canal, Possession Sound, Bellingham Bay, San Juan Archipelago, and Georgia Strait (from Puget Sound and Adjacent Waters, Appendix XV, Plan Formulation).

The economic development of the central Puget Sound Basin has been stimulated by the fact that the Sound is one of the few areas in the world which provides several deepwater inland harbors. The use of Puget Sound waters by deep-draft vessels is on the increase due to its proximity to the developing Asian countries. This increased trade will attract more industry and more people which will put more use pressure on the Sound in the forms of recreation (sport fishing, boating and other water-related sports) and the requirements for increased food supply.

Puget Sound waters are rich in nutrients and support a wide variety of marine fish and shellfish species. An estimated 2,820 miles of stream are utilized by anadromous fish for spawning and rearing throughout the area. Some of these fish are chinook, coho, sockeye, pink and chum salmon, steelhead, searun cutthroat, and Dolly Varden trout. All these fish spend a portion of their lives in the saltwaters of Puget Sound and the Pacific Ocean before returning to streams of origin to spawn. The juveniles of these fish spend varying amounts of time in the shore waters of the area before moving to sea to grow to maturity. Aquaculture or sea farming is now in the process of becoming reality in the Puget Sound complex. The mass production of seaweed, clams, geoducks, scallops, shrimp, oysters, small salmon, lobsters and other possibilities looms as an important new industry. Shoreline management is particularly crucial to the success of sea farming. Aquaculture on any scale can be compatible and coexist with maritime shipping and shoreline industrial activities only by careful planning and regulation.

The shoreline resources of Puget Sound include few beach areas which are not covered at high tide. Bluffs ranging from 10 to 500 feet in height rim nearly the entire extent of the Sound making access to beach and intertidal areas difficult. Because of the glacial-till composition of these bluffs, they are susceptible to fluvial and marine erosion and present constant slide hazards. Although Puget Sound is protected from the direct influence of Pacific Ocean weather, storm conditions can create very turbulent and sometimes destructive wave action. Without recognizing the tremendous energy contained in storm waves, development of shoreline resources can be hazardous and deleterious to the resource characteristics which make Puget Sound beaches attractive. (See Use Activity Policies and Regulations).

The concerns expressed previously in this section regarding each natural system are to be carefully considered when appropriate to the issuance of substantial development permits or the revision of the Master Program.

SHORELINES OF STATEWIDE SIGNIFICANCE

Section H

SNOHOMISH COUNTY WASHINGTON

SHORELINES OF STATE-WIDE SIGNIFICANCE

Management Principles and Development Guidelines

The Shoreline Management Act of 1971 designated certain shoreline areas as shorelines of state-wide significance. Shorelines thus designated are important to the entire state. Because these shorelines are major resources from which all people in the state derive benefit, Snohomish County's Master Program must give preference to uses which favor public and long-range goals.

Accordingly, the Act has established that Snohomish County's Master Program shall give preference to uses which meet the principles outlined below in order of preference. Guidelines for ensuring that these principles are incorporated into the Master Program and adhered to in implementing the Act follow each principle.

1. Recognize and Protect the State-Wide Interest Over Local Interest

   Development Guidelines:

   a) Solicit comments and opinions from groups and individuals representing state-wide interests by circulating the Master Program, Master Program amendments and requests for substantial development permits on shorelines of state-wide significance to state agencies, adjacent jurisdictions, citizen's advisory committees and local officials, and state-wide interest groups.

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

   c) Solicit comments, opinions and advice from individuals with expertise in ecology, oceanography, geology, limnology, aquaculture and other scientific fields pertinent to shoreline management.

2. Preserve the Natural Character of the Shoreline

   Development Guidelines:

   a) Designate and administer shoreline planning environments and use regulations to minimize man-made intrusions on shorelines.

   b) Upgrade and redevelop those areas where intensive development already exists, in order to reduce their adverse impact on the environment and to accommodate future growth rather than allowing high intensity uses to extend into low intensity use or underdeveloped areas.

   c) Ensure that where commercial timber cutting is allowed, as provided in RCW 90.58.150, reforestation will be possible and accomplished as soon as practicable.

3. Result in Long-Term Over Short-Term Benefit

Development Guidelines:

a) Preserve the shorelines for future generations. For example, actions that would convert resources into irreversible uses or detrimentally alter natural conditions characteristic of shorelines of state-wide significance, should be severely limited.

b) Evaluate the short-term economic gain or convenience of developments in relationship to long-term and potentially costly impairments to the natural environment.

c) Actively promote aesthetic considerations when contemplating new development, redevelopment of existing facilities or for the general enhancement of shoreline areas.

4. Protect the Resources and Ecology of the Shorelines

Development Guidelines:

a) Leave undeveloped those areas which contain a unique or fragile resource.

b) Prevent erosion and sedimentation that would alter the natural function of the water system. In areas where erosion and sediment control practices will not be effective, excavations or other activities which increase erosion are to be severely limited.

c) Restrict or prohibit public access onto areas which cannot be maintained in a natural condition under human uses.

5. Increase Public Access to Publicly Owned Areas of the Shorelines

Development Guidelines:

a) Give priority to developing paths and trails to shoreline areas, linear access along the shorelines and to developing upland parking.

b) Locate development inland from the ordinary high water mark so that access is enhanced.

6. Increase Recreational Opportunities for the Public on the Shorelines

Development Guidelines:

a) Plan for and encourage development of facilities for recreational use of the shorelines.

b) Reserve areas for lodging and related facilities on uplands well away from the shorelines with provisions for non-motorized access to the shorelines.

Shoreline Areas of Snohomish County Designated as Shorelines of Statewide Significance

Lakes

Lake Stevens

Rivers

Sauk River
Stillaguamish River (including North and South Forks)
Snohomish River
Skykomish River (including North Fork)
Snoqualmie River

Marine Shorelines

Skagit Bay
Stillaguamish River Estuary
Snohomish River Estuary
Puget Sound (excluding tidelands)
Possession Sound (excluding tidelands)
Port Gardner (excluding tidelands)
Port Susan (excluding tidelands)

MASTER PROGRAM REVIEW AND AMENDMENT PROCESS

Section I

SNOHOMISH COUNTY WASHINGTON

MASTER PROGRAM REVIEW AND AMENDMENT PROCESS

It is recognized that changing public opinion, community needs and standards, new technology and information or other unforeseen changing conditions may justify and compel review and amendment to this master program. However, to insure that suggested changes are not arbitrary or oriented to individual advantage, any proposed amendments or additions to the master program shall follow a process similar to that utilized for amending the County's comprehensive plan. Compliance with this process will assure formal public notice and public hearing(s), the opportunity for ample public involvement, assessment and recommendation by the County Planning Department's professional staff and the County Planning Commission with final formal approval given by the Board of County Commissioners, prior to submission to the Department of Ecology for official certification.

Due to the newness and lack of local or statewide experience with such a shoreline master program, it shall be fully reviewed and updated at least once in the first three years after initial certification by the Department of Ecology.

In addition, the County's shoreline inventory shall be updated within the six months preceding the beginning of the review and update of the master program. The inventory update shall include mapping of shoreline use and ownership, natural features and resources, as well as evaluation of federal, state and local plans and legislation and any other relevant factors.

DEFINITIONS

Section J

DEFINITIONS

DEFINITIONS. As used herein the following words and phrases shall have the following meanings:

"Accretion" - The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, hooks, and tombolos.

"Act" - The Shoreline Management Act, Chapter 90.58 RCW [WAC 173-14-030(1)]

"Accessory Use" - Any structure or use incidental and subordinate to a primary use or development (SHB, UWPA pg. 35)

"Adjacent Lands" - Lands adjacent to the shorelines of the state (outside of shoreline jurisdiction). The SMA directs local governments to develop land use controls i.e. zoning, etc. for such lands consistent with the policies of the SMA, related rules, and the local master program. See RCW 90.58.340.

"Agriculture" - The cultivation of the soil, production of crops, and/or raising of livestock, including an incidental preparation of these products for human use.

"Alluvium" - Unconsolidated fragmental material deposited by streams in river beds, flood plains, lakes, fans at the foot of mountain slopes and esturaries.

"Anadromous Fish" - Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to fresh water rivers and streams to procreate.

"Appurtenance" - A structure or development which is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the perimeter of a marsh, bog, or swamp, and landward of the ordinary high water mark. Normal appurtenances include a garage; deck; driveway; utilities solely servicing the subject single-family residence; fences; and grading which does not exceed two hundred fifty (250) cubic yards (except to construct a conventional drainfield).

"Aquaculture" - The cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use.

"Archaeological" - Having to do with the scientific study of material remains of past human life and activities.

"Average Grade Level" - The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. However, in case of structures to be built over water, average grade level shall be the elevation of ordinary high water. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure. [WAC 173-14-030(3)]

"Backshore" - The accretion or erosion zone, located landward of the line of ordinary high tide, which is normally wetted only by storm tides. It may take the form of a more or less narrow storm berm (ridge of wave heaped sand and/or gravel) under a bluff or it may constitute a broader complex of berms, marshes, or dunes landward of the line of ordinary high tide. It is part of the littoral drift process along it seaward boundary.

"Beach" - The zone of unconsolidated material that is moved by waves, wind, and tidal currents, extending landward to the coastline.

"Beach Enhancement/Restoration" - Process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation, drift sills, and other nonintrusive means as applicable. For purposes of shoreline regulations, beach enhancement is not considered landfill or shoreline stabilization, and therefore not regulated under those uses.

"Beach Feeding" - Process of replenishing a beach by delivery of materials dredged or excavated elsewhere.

"Berm" - A linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.

"Best Available Technology" - The most effective method, technique, or product available which is generally accepted in the field, and which is demonstrated to be reliable, effective, and preferably low maintenance.

"Bioengineering" - See Soil Bioengineering.

"Biofiltration System" - A storm water or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds, and other vegetative features.

"Biota" - The animals and plants that live in a particular location or region.

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

"Bog" - A wet, spongy, poorly drained area which is usually rich in very specialized plants, contains a high percentage of organic remnants and residues, and frequently is associated with a spring, seepage area, or other subsurface water source. A bog sometimes represents the final stage of the nature process of eutrophication by which lakes and other bodies of water are very slowly transformed into land areas.

"Breakwater" - Offshore structure aligned parallel to shore, sometimes shore-connected, that provides protection from waves.

"Buffer Area" - A parcel or strip of land that is designed and designated to permanently remain vegetated in an undisturbed and natural condition to protect an adjacent aquatic or wetland site from upland impacts, to provide habitat for wildlife, and to afford limited public access.

"Bulkhead" - A solid or open pile wall erected generally parallel to and near the ordinary high water mark for the purpose of protecting adjacent uplands from waves or current action.

"Channel" - An open conduit for water either naturally or artificially created, but does not include artificially created irrigation, return flow, or stockwatering channels. [WAC 173-14-030 (8b)] See also Stream.

"Clearing" - The destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

"Coastline" - The line where terrestrial processes give way to marine processes, tidal currents, wind waves, etc.

"Commercial Feedlot" - see Feedlot.

"Conditional Use" - A use or development which is classified by the master program as a conditional use in certain shoreline environments or is not classified by the master program. Conditional uses can be permitted only by meeting performance standards that make the use compatible with other permitted uses within that area.

"Covered Moorage" - Boat moorage, with or without walls, that has a roof to protect the vessel.

"CZMP" - Coastal Zone Management Plan.

"Degrade" - To scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

"Delta" - See River Delta.

"Department" - State of Washington, Department of Ecology.

"Development" - A use, consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the act at any state of water level.

"Director" - The director of the Department of Ecology.

"DNS" - Determination of Nonsignificance, under SEPA.

"Downdrift" - The direction of movement of beach materials.

"Dredging" - The removal of earth, sand, sludge or other materials from the bottom of a stream river, lake, bay or other water body. However, the creation of temporary depressions or contour alterations on tidelands or bedlands through the use of aquaculture harvesting equipment approved by the Department of Fisheries shall not be construed to be dredging as defined in this Master Program.

"Drift Sills" - Small groins which hold sediments in place without blocking longshore drift.

"Dune" - A hill or ridge of sand piled up by the wind and/or wave action.

"Emergency" - An unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements. [RCW 90.58.030(3eiii); WAC 173-14-040(1d)]

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

"Erosion" - The wearing away of land by the action of natural forces.

"Estuary" - The zone in which fresh water and saltwaters mingle and effect the total land and water habitat. They are often referred to as "flats," "mud bays," "marshes," or "saltchucks."

"Estuarine Zone" - The zero-gradient sector of a stream where it flows into a standing body of water together with associated wetlands; tidal flows reverse flow in this zone twice daily, determining its upstream limit. It is characterized by low bank channels (distributaries) branching off the main streamway to form a broad, near-level delta; vegetation ranges from marsh to forest, and water is usually brackish due to daily mixing and layering of fresh and salt water. Estuarine shores are rich in aquatic and other bird and animal life, and in their natural condition are the most productive of all shoreline habitats in terms of the marine food chain.

"Exemption" - Certain developments are exempt from the definition of substantial developments and are therefore exempt from the substantial development permit process of the SMA. An 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 Act and the local master program. Conditional use and/or variance permits may also still be required even though the activity does not need a substantial development permit. [RCW 90.58.030(3e); WAC 173-14-030(60;040]

"Extreme Low Tide" - The lowest line of the land reached by a receding tide.

"Fair Market Value" - The expected price at which the development can be sold to a willing buyer. For developments which involve non-structural operations such as dredging, drilling, dumping, or filling, the fair market value is the expected cost of hiring a contractor to perform the operation of where no such value can be calculated, the total of labor, equipment use, transportation, and other costs incurred for the duration of the permitted project. [WAC 173-14-030(7)]

"Feeder Bluff, Erosional Bluff" - Any bluff (or cliff) experiencing periodic erosion from waves, sliding or slumping, whose eroded earth, sand or gravel material is naturally transported (littoral drift) via a driftway to an accretion shoreform. These natural sources of beach material are limited and vital for the long term stability of driftways and accretion shoreforms.

"Feedlot" - An enclosure or facility, of any size, used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or pasture for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations. [RCW 90.58.030(3eiv); WAC 173-14-040(1e)]

"Floating Home" - A structure designed and operated substantially as a permanently based structure and not as a vessel and is typically characterized by permanent utilities and a semi-permanent anchorage/moorage design, and by the lack of adequate self-propulsion to operate as a vessel.

"Floodplain" - Synonymous with one hundred-year floodplain and means that land area susceptible to being inundated by stream derived waters with a one percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA. [WAC 173-22-030(2)].

"Floodway" - 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. The floodway is identified, under normal conditions, by changes in surface soil conditions or changes in types or quality of vegetative ground cover conditions. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state. The limits of the floodway are based on flood regulation ordinance maps or by a reasonable method which meets the objectives of the SMA. [RCW 90-58-030(2g); WAC 173-22-030(3)]

"Forest Practice" - Any activity conducted on or directly related to forest land and relating to growing, harvesting, or processing timber. These activities include but are not limited to: road and trail construction, final and intermediate harvesting, pre-commercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control. See WAC 222-16-010(21).

"Foreshore" - In general terms, the beach between mean higher high water and mean lower low water.

"Gabions" - Structures composed of masses or rocks, rubble or masonry held tightly together usually by wire mesh so as to form blocks or walls. Sometimes used on heavy erosion areas to retard wave action or as foundations for breakwaters or jetties.

"Grading" - The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

"Groin" - (also referred to as a spur dike or rock well) - A barrier-type structure extending from the backshore or streambank into a water body for the purpose of the protection of a shoreline and adjacent upland by influencing the movement of water and/or deposition of materials.

"Guidelines" - Those standards adopted to implement the policy of this chapter for regulation of use of the shorelines of the state prior to adoption of master programs. Such standards shall also provide criteria to local governments and the department in developing master programs.

"Habitat" - The place or type of site where a plat or animal naturally or normally lives and grows.

"Hearings Board" - The shorelines hearings board established by the Act.

"Height" - The distance measured from the average grade level to the highest point of a structure. However, television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines (or the master program provides otherwise): Provided further, That temporary construction equipment is excluded in this calculation. [WAC 173-14-030(9)]

"Hook" - A split or narrow cape of sand or gravel which turns landward at its outer end.

"Houseboat" - A vessel used for living quarters but licensed and designed substantially as a mobile structure by means of detachable utilities or facilities, anchoring, and the presence of adequate self-propulsion to operate as a vessel.

"HPA Hydraulic Project Approval" - The permit issued by the Washington State Department of Fisheries or Wildlife pursuant to the State Hydraulic Code Chapter 75.20.100-140 RCW

"In-kind Replacement" - To replace wetlands, biota or other organisms with substitute flora or fauna whose characteristics closely match those destroyed, displaced or degraded by an activity.

"Jetty" - A structure(s) projecting out into the sea at the mouth of a river for the purpose of protecting a navigation channel or a harbor, or to influence water currents.

"Lacustrine" - Of, on, or pertaining to the banks of a lake.

"Lake" - A body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake's ordinary high water mark within the stream. [RCW 90.58.030(1d); WAC 173-20-030; WAC 173-22-030(4)]

"Levee" - A large dike or embankment, often having an access road along the top, which is designed as part of a system to protect land from floods.

"Liberal Construction" - A key concept of shoreline management. Provisions of the Shoreline Management Act are to be liberally construed to give full effect to the objectives and purposes of the Act. Interpretations of the Act must actively promote the Act and not frustrate its purposes. See RCW 90.58.900.

"Littoral Drift" - The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

"Littoral" - Living on, or occurring on, the shore.

"Local Government" - Any county, incorporated city, or town which contains within its boundaries any lands or waters subject to the Shoreline Act of 1971.

"Marshes, Bogs, and Swamps" - Lands transitional between terrestrial and aquatic systems were saturation with water is the dominant factor determining plant and animal communities and soil development. Such lands must have one or more of the following attributes: a) at least periodically, the land supports predominantly hydrophytes (water dependent plants); and/or b) the substrate is predominately undrained hydric (showing characteristics of saturation soil. [WAC 173-22-030(5)]

"Marshes" - Soft, wet are periodically or continuously flooded to a shallow depth, usually characterized by a particular subclass (monocotyledons) of grasses, cattails, and other low plants.

"Master Program" - The comprehensive use plan for a described area, and the use regulations, together with maps, diagrams, charts or other descriptive material and text, a statement of desired goals and standards developed in accordance with the policies enunciated in section 2 of the Act.

"Mean Higher High Tide (MHHT)" - The arithmetic mean of the higher of two daily high tides calculated from the most recent 19 year tidal cycle.

"Merchantable Trees" - All live trees 8" in Diameter at Breast Height (DBH) and larger unless documentation of current, local market conditions are submitted and accepted by the local jurisdiction indicating nonmarketability. "Merchantable trees" shall not include trees smaller than 4" DBH.

"Mitigation" - The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768, SEPA rules and definition of Wetland Mitigation.

"Mobile Home" - A semi-permanent residential structure possessing a trailer-like frame and wheels, usually without means of self propulsion, designed to be moved infrequently if necessary.

"Mooring Buoy" - A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

"Mulch" - An addition of organic material (e.g. woodchips, sawdust, straw, grass clippings, or compost, etc.) to bare soils or in planting beds.

"Multi-Family Dwelling (or residence)" - A building containing two or more dwelling units, including but not limited to duplexes, apartments, and condominiums.

"Native plants, native vegetation" - Plants which are indigenous to the Puget Sound region, not including noxious weeds or exotic (i.e., introduced species of) plants.

"Nonconforming Development" - A shoreline use 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 173-14-055(1)]

"Normal Maintenance" - Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. [WAC 173-14-040(1b)]

"Normal Protective Bulkhead" - A bulkhead, common to single-family residences, constructed at or near the ordinary high water mark to protect an existing single-family residence, and which sole purpose is for protecting land from erosion, not for the purpose of creating new land. [WAC 173-14-040(1c)]

Normal Repair – To restore a development to a state comparable to its original condition 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 173-14-040(1b)] See Normal Maintenance.

"OHWM" - See Ordinary High Water Mark.

"Off-site Replacement" - To replace wetlands away from the site on which a wetland has been impacted by a regulated activity.

"On-site Replacement" - To replace wetlands at or adjacent to the site on which a wetland has been impacted by a regulated activity.

"Ordinary High Water Mark" - The mark on all lakes, streams and tidal waters, which will be found by examining the beds 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 the effective date of this chapter, or as it may naturally change thereafter. However, in any area where the ordinary high-water mark cannot be found, the ordinary high-water mark adjoining saltwater shall be the line of mean higher high tide and the ordinary high-water mark adjoining freshwater shall be the line of mean high water.

"Out of Kind Replacement" - To replace wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

"Permit" - Any substantial development, variance, conditional use, or revision thereto authorized under provisions of this master program and issued by the local government having administrative jurisdiction, subject to review by the department.

"Practicable Alternative" - An alternative that is available and capable of being carried out after taking into consideration short-term and long-term cost, options of project scale and phasing, existing technology, and logistics in light of overall project purposes. It may include an area not owned by the applicant which could reasonably have been or be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed activity.

"Prime Agricultural Land" - Land areas of Class II and Class III soils of 240 contiguous acres or larger regardless of zoning or shoreline environment designation. Contiguous shall mean adjoining acreage regardless of ownership. Also includes Agricultural Lands of Long Term Significance as defined by the State Growth Management Act of 1990.

"Principal Use Parking" - Commercial parking which is the principal use on the property and is not accessory to another use.

"Public Interest" - The interest shared by the citizens of the state of 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 173-14-030(14)]

"RCW" - Revised Code of Washington

"Recreational Vehicle" - A vehicle licensed, designed and operated for recreational purposes, which has a means of self-propulsion or is readily towable by a car or pickup truck, and is not used as a residence in any one location for extended periods of time (generally more than three months).

"Residential Development" - Development which is primarily devoted to or designed for use as a dwelling(s).

"Restoration" - To revitalize or reestablish characteristics and processes of a wetland or habitat diminished or lost by past alterations, activities, or catastrophic events.

"Revetment" - Facing of stone, concrete, etc., built to protect a scarp, embankment, or shore structure against erosion by waves or currents.

"Riparian" - Of, on, or pertaining to the banks of a river.

"Riparian Habitat" - The streamside environment which serves as fisheries and wildlife habitat, and also functions for water quality improvements and minimizing flood damage.

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

"River Delta" - Those lands formed as an aggregational feature by stratified clay, silt, sand, and gravel deposited at the mouths of streams where they enter a quieter body of water. The upstream extent of a river delta is that limit where it no longer forms distributary channels. [WAC 173-22-030(7)]

"Runoff" - Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

"Scalping, bar scalping" - The removal of river bar material without removing material below the water line or affecting the hydrology of the river at the removal site.

"Seawall" - Structure separating land and water areas primarily to prevent erosion and other damage by wave action. Generally more massive and capable of resisting greater wave forces that a bulkhead.

"Sediment" - The material deposited by water or wind.

"SEPA" - State Environmental Policy Act - SEPA requires state agencies, local governments, and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

"Setback" - A required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

"Shoreline Environment Designations" - The categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. The basic recommended system classifies shorelines into four distinct environments (natural, conservancy, rural, and urban). See WAC 173-16-040(4). The Snohomish County Shoreline Management Master Program classifies shorelines into five environments: natural, conservancy, rural, suburban, and urban.

"Shoreline Jurisdiction" - The proper term describing all of the geographic areas covered by the SMA, related rules, and the applicable master program. Also, such areas within a specified local government's authority. See definitions of "shorelines", "shorelines of the state", "Shorelines of Statewide Significance", and "associated wetlands".

"Shoreline Master Program (SMP)" - The comprehensive use plan and related use regulations which are used by local governments to administer and enforce the permit system for shoreline management. Master programs 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 Permit" - A substantial development, conditional use, revision, or variance permit or any combination thereof. [WAC 173-14-030(13)]

"Shorelines" - All of the water areas of the state, including reservoirs, and their associated wetlands, together with the lands underlying them, except:

a) Shorelines of state-wide significance;
b) Shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less, and the wetlands associated with such upstream segments; and
c) Shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes.

"Shorelines Hearings Board (SHB)" - A six member quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit and appeals by local government on Ecology approval of master programs, rules, regulations, guidelines or designations under the SMA. See RCW 90.58.170; 90.58.180; and WAC 173-14-170; 173-14-174.

"Shorelines of State-Wide Significance" - Include the following shorelines of the state:

a) The area between the ordinary high-water mark 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) Those areas of Puget Sound and adjacent saltwaters and the Strait of Juan de Fuca between the ordinary high-water mark and the line of extreme low tide as follows:
   i) Nisqually Delta - from DeWolf Bight to Tatsolo Point;
   ii) Birch Bay - from Point Whitehorn to Birch Point;
   iii) Hood Canal - from Tala Point to Foulweather Bluff;
   iv) Skagit Bay and adjacent area - from Brown Point to Yokeko Point; and
   v) Padilla Bay - from March Point to William Point.
c) Those areas of Puget Sound and the Strait of Juan de Fuca and adjacent saltwaters north to the Canadian line and lying seaward from the line of extreme low tide;
d) Those lakes, whether natural, artificial or a combination thereof; with a surface acreage of 1,000 acres, or more, measured at the ordinary high-water mark;
e) Those natural rivers or segments thereof, as follows:
   i) Any west of the crest of the Cascade range downstream of a point where the mean annual flow is measured at 1,000 cubic feet per second, or more;
   ii) Any east of the crest of the Cascade range downstream of a point where the annual flow is measured at 200 cubic feet per second, or more, or those portions of rivers east of the crest of the Cascade range downstream from the first 300 square miles of drainage area, whichever is longer;
f) Those wetlands associated with a) through e).

"Shorelines of the State" - The total of all "shorelines" and "Shorelines of state-wide significance" within the state.

"Sign" - A board or other display containing words and/or symbols used to identify or advertise a place of business or to convey information. Excluded from this definition are signs required by law and the flags of national and state governments.

"Single-Family Residence" - A detached dwelling designed for and occupied by one family and includes normal appurtenances thereto within a contiguous ownership.

"Slash" - The organic debris which is produced by logging operations.

"SMA" - The Shoreline Management Act of 1971 Chapter 90.58 RCW, as amended.

"Soil Bioengineering" - An applied science that combines structural, biological, and ecological concepts to construct living structures that stabilize the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

"Solid Waste" - All putrescible and nonputrescible solid and semisolid wastes including garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities.

"Spit" - An accretion shoreform which extends seaward from and parallel to the shoreline. They are usually characterized by a wave-built berm on the windward side and a more gently sloping, muddy or marshy shore in the leeward side. A curved spit is normally called a hook.

"State Master Program" - The cumulative total of all master programs approved or adopted by the Department of Ecology.

"Stream" - A naturally occurring body of periodic or continuously flowing water where: a) the mean annual flow is greater than twenty cubic feet per second, and b) the water is contained within a channel. [WAC 173-22-030(8)]. See also Channel, and Tidal Water.

"Streamway" - A general term describing the bed and banks of a stream.

"Structure" - A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels. (WAC 173-14-030(5)]

"Subdivision" - The division or redivisions of land, including short subdivision.

"Substantial Development" - Any development of which the total cost, or fair market value, exceeds two thousand-five hundred dollars ($2,500.00) or any development which materially interferes with the normal public use of the water or shorelines of the state except that the following shall not be considered substantial developments:

a) Normal maintenance or repair of existing structures or developments, including damage by fire, accident, or elements;
b) Construction of the normal protective bulkhead, common to single-family residences;
c) Emergency construction necessary to protect property from damage by the elements;

d) Construction of a barn or similar agricultural structure on wetlands. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on wetlands, and the construction and maintenance of irrigation structures including, but not limited to, head gates, pumping facilities, and irrigation channels. However, a feedlot of any size, all processing plants, all other activities of a commercial nature, or alteration of the contour of the wetlands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary for farming or ranching activities.
e) Construction or modification of navigational aids, such as channel markers and anchor buoys;
f) Construction on wetlands by an owner, lessee, or contract purchaser, of a single-family residence, for his own use or for the use of his family, which residence does not exceed a height of thirty-five (35) feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof. Construction of a single-family residence and appurtenances as defined in this master program and for purposes of this exemption shall be located landward of the ordinary high water mark.
g) The holder of a certification from the Governor pursuant to RCW 80.50 shall not be required to obtain a permit;
h) Construction of a dock, designed for pleasure craft only, for the private noncommercial use of the owners, lessee, or contract purchaser of a single family residence, for which the cost of fair market value, whichever is higher, does not exceed two thousand five hundred dollars ($2,500.00).
i) Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water from the irrigation of lands;
j) The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;
k) Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on the effective date of the 1975 amendatory Shoreline Management Act which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system. However, any new development associated with said diking or drainage systems, which would 1) reclaim lands which are not being used for agricultural purposes at the time of development is proposed, 2) increase the level of protection provided, or 3) enlarge the land area for which protection is provided, shall not be considered operation and maintenance under this exemption.

"Swale" - A vegetated drainage channel that is designed to remove various pollutants from stormwater runoff through biofiltration.

"Swamp" - A depressed area flooded most of the year to a depth greater than that of a marsh and characterized by areas of open water amid wetland soils vegetated with trees and shrubs. Extensive grass vegetation is not characteristic.

"Tidal Flats" - Marshy or muddy areas of the seabed which are covered and uncovered by the rise and fall of tidal water.

"Tidal Prism" - The volume of water present between mean low and mean high tide.

"Tidal Water" - Includes marine and estuarine waters bounded by the ordinary high water mark. Where a stream enters the tidal water, the tidal water is bounded by the extension of the elevation of the marine ordinary high water mark within the stream. [WAC 183-22-030(9)]

"Tidelands" - Land on the shore of marine water bodies between the line of ordinary high tide and the line of extreme low tide.

"Tombolo" - A causeway-like accretion spit that connects an offshore rock or island to the main shore, or to another island.

"Upland" - Generally described as the area above and landward of the OHWM.

"Variance" - A means to grant relief from the specific bulk, dimensional or performance standards specified in the applicable master program. Variance permits must be specifically approved, approved with conditions, or denied by Ecology. (See WAC 173-14-150)

"Vessel" - Ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with normal public use of the water. (WAC 173-14-030(18).

"WAC" - Washington Administrative Code.

"WDOE" - The Washington State Department of Ecology.

"Water-bar" - A diversion ditch and/or hump in a trail or road for the purpose of carrying surface water runoff into the vegetation duff, ditch, or other dispersion area so that it does not gain the volume and velocity which cause soil movement and erosion.

"Water-dependent" - A use or a portion of a use which requires direct contact with the water and cannot exist at a nonwater location due to the intrinsic nature of its operations. Examples of water-dependent uses may include 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" - A recreational use, or other use facilitating 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 character of the use and which through the location, design and operation assure the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline space of the project must be devoted to provisions that accommodate public shoreline enjoyment. Examples may include parks, piers, museums, restaurants, educational/scientific reserves, resorts, and mixed use projects.

"Water-oriented" - Refers to any combination of water-dependent, water-related, and/or water enjoyment uses and serves as an all encompassing definition for priority uses under the SMA. Nonwater-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional office, automobile sales or repair shops, mini-storage facilities, multi-family residential development, department stores, and gas stations.

"Water-related" - A use or a portion of a use which is not intrinsically dependent on a waterfront location but whose operation cannot occur economically without a waterfront location. 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.

"Watercourse" - Any portion of a channel, bed, bank, or bottom within the ordinary high water mark of waters of the state. This definition does not include irrigation ditches, canals, stormwater runoff devices, or other entirely artificial watercourses, except where they exist in a natural watercourse which has been altered by humans.

"Wetland Mitigation" - Avoiding and minimizing adverse impacts to wetlands, including, in the following order of preferences:

(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 preservation and maintenance operations during the life of the action; and
(5) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments.

"Wetlands, Associated Wetlands, Wetland areas (Jurisdictional)" - Those lands extending landward for 200 feet in all directions, as measured on a horizontal plane from the ordinary high water mark; floodways, floodplains, and all marshes, bogs and swamps, and river deltas associated with the streams, lakes, and tidal waters subject to the SMA. See RCW 90.58.030(2f), WAC 173-16-030(17); WAC 173-22-030(10).

"Wetted Perimeter" - The areas of a watercourse covered with water, flowing or nonflowing.

"Zoning" - To designate by ordinance, including maps, areas of land reserved and regulated for specific land uses.

SEVERANCE CLAUSE

Section K

SNOHOMISH COUNTY WASHINGTON

SEVERANCE CLAUSE

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

APPENDICES

Section L

SNOHOMISH COUNTY WASHINGTON

APPENDIX 1

Chapter 18.32

PERMITTED, CONDITIONAL AND TEMPORARY USES

18.32.040(B) Use Matrix - Reference notes for use matrix.

3) Private, Noncommercial, Docks and Boathouses;

a) The height of any covered overwater structure shall not exceed twelve (12) feet as measured from the line of ordinary high water,

b) The total roof area of covered, overwater structures shall not exceed one thousand (1,000) square feet,

c) The entirety of such structures shall have a width no greater than fifty percent (50%) of the width of the lot at the natural shoreline upon which it is located.

d) No overwater structure shall extend beyond the mean low water mark at distance greater than the average length of all preexisting overwater structures along the same shoreline and within three hundred (300) feet of the parcel on which proposed. Where no such preexisting structures exist within three hundred (300) feet, the pier length shall not exceed fifty (50) feet,

e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored, and

f) Covered structures are subject to a minimum setback of three (3) feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder. (Amended Ord. No. 88-075 dated October 12, 1988.)

(Res. adopted May 22, 1972.)

APPENDIX 2

CITIZEN PARTICIPATION IN THE SHORELINE MASTER PROGRAM PLANNING PROCESS

A major portion of Snohomish County's Shoreline Management Master Program development effort centered around public involvement. The County made a concerted attempt to implement the approach for citizen participation outlined in the Final Guidelines (WAC 173-16-040(1)) adopted pursuant to the Shoreline Management Act of 1971. By following this recommended approach, Snohomish County has extensively involved the public from the initial planning stages throughout the development of the Master Program.

Formation of the Citizens Advisory Committee of Shoreline Management:

The Citizen's Advisory Committee of Shoreline Management (CAC) has served as the primary vehicle for gathering public input during the shoreline planning process. The CAC was appointed by the Board of County Commissioners in June, 1973, from a list of applicants who responded to news media announcements asking for volunteers to assist in developing the County's Shoreline Master Program. The CAC was composed of 50 citizens representing a wide diversity of backgrounds and interests. The membership consisted of 36 "citizens at large" and representatives from 13 County organizations including:

1. Washington Environmental Council
2. Everett Area Chamber of Commerce
3. Washington State Sportsmen Council
4. Snohomish County Master Builders Council
5. Snohomish County Sportsmen Association
6. Pilchuck Audubon Society
7. Snohomish County Economic Development Council
8. Snohomish Agricultural Extension Service
9. Snohomish County Planning Commission
10. Snohomish County League of Women Voters
11. Snohomish County Board of Realtors
12. Snohomish County Park Board
13. Forest Products Industry

The Board also appointed an 18 member Technical Advisory Panel (TAP) to advise the CAC which consisted of representatives of various public and private agencies having the information and expertise related to shoreline management problems and use activities. The Board established the CAC to guide the formulation of Snohomish County's Master Program and directed the Committee to submit its findings and recommendations concerning the Master Program to the Snohomish County Planning Commission for further consideration prior to final adoption of the Master Program by the Board itself.

Public Meetings:

In June, 1973, the CAC began holding public evening meetings announced in advance through legal advertisements and often through news articles in local newspapers.

The Committee held 40 of these public meetings during which public input was sought and accepted. Specifically, over 250 citizens attended more than 30 of the 40 meetings

held by the CAC. The CAC itself expended more than 3,700 man-hours of work on the development of the Master Program. In addition to offering the general public the opportunity at every meeting to present information and comments concerning the development of the Master Program, the CAC also issued special invitations to numerous agencies, firms and individual experts who had a particular interest in shoreline related activities to present their views to the Committee. Several full meetings were set aside by the Committee in the fall of 1973 for this purpose. The agencies and individuals who made presentations to the CAC (a special effort was also made to invite the general public to these meetings) are enumerated by the date of the meeting at which they spoke:

October 18, 1973	1. Forest Products Industry (Forest Management Practices)
	2. Snohomish County Extension Service (Agriculture and Aquaculture)
	3. City of Everett, Department of Community Development (City plans affecting the Snohomish River estuary)
October 25, 1973	4. U.S. Army Corps of Engineers (Snohomish River Basin Study)
	5. Port of Everett (Future Port expansion plans)
	6. Burlington Northern Railroad (Proposed rail classification yard in the Snohomish Valley)
	7. Associated Sand & Gravel (Need for preserving and utilizing prime aggregate reserves in river flood plains)
November 8, 1973	8. Minor Baker - Seattle First National Bank Economist (Future economic growth in Snohomish County)
November 15, 1973	9. Forest Products Industry (Industrial site requirements and air/water pollution abatement)
November 28, 1973	10. Wolf Bauer (Marine shorelines of Snohomish County)
November 29, 1973	11. Wolf Bauer (Streamway resources and the Snohomish River System and Estuaries)
December 6, 1973	12. Charles Roe - State Attorney General's Office (Legal aspects of Shoreline Master Program development)
	13. John Spencer - Department of Ecology (Status report of local Master Program development)
January 3, 1974	14. Jack Sceva - EPA Geologist (Environmental impact of mining operations)
	15. Don Ford - Dept. of Natural Resources (State Surface Mining Act)

Field Trips:

In addition to its public meetings, the CAC also conducted three organized field trips to better acquaint members of the Committee with the characteristics of the County's varied shorelines. The field trips were conducted in July, August and September, 1973, and included two boat trips along the County's marine shorelines and river estuaries and one airplane flight which followed the County's major river systems.

News Media Coverage:

A strong effort was made to provide as much news coverage as possible of the CAC's work on the development of the Master Program. A meeting notice and agenda for each public meeting was sent to the various news media in Snohomish County including daily and weekly newspapers, radio stations and Cable TV outlets. The

Planning Department also prepared and sent press releases to the news media regarding development of the Master Program shortly prior to consideration of key phases of the program by the CAC and the Planning Commission.

A total of more than 70 newspaper articles, including numerous front page and feature articles, were published during the Master Program's development. Numerous announcements of the CAC's activities were also made by local radio stations. In addition, the CAC and Planning Department staff worked with KING Television, People Power staffers, RIBCO and adjacent jurisdictions to put together a two hour television program concerning water and shoreline resources and the need for coordinated planning to properly manage those resources. The program which was aired October 27, 1973, included a questionnaire which received more than 2500 responses.

Public Hearings - Planning Commission:

The Snohomish County Planning Commission assumed the initial responsibility for holding the required public hearings on the Master Program. It should be noted that due to the size and complexity of Snohomish County's program, four public hearings rather than just the one required hearing were held by the Planning Commission. One public hearing was held to consider each major component of the Master Program and all the hearings were conducted in full accordance with the requirements of the Shoreline Management Final Guidelines. The date and subject of each hearing is listed below:

September 25, 1973	Shoreline Use Element Goals
October 23, 1973	Shoreline Use Element General Development Policies
May 21, 1974	Shoreline Use Activity Policies Environment Designations Criteria and Management Policies
May 28, 1974	Shoreline Use Activity Regulations Shoreline Planning Environment Designation

Public Hearings - Board of County Commissioners:

At its June 17, 1974, public meeting, the Snohomish County Board of Commissioners reviewed the development of the County's Shoreline Management Master Program and the recommendation of the Planning Commission. After conducting this review, the Board elected to hold its own public hearings on the Master Program before taking final action on its adoption and submission to the Department of Ecology. Two evening public hearings for the purpose of taking additional public testimony were held. The date and subject of each public hearing is listed below:

July 24, 1974	All goals, policies, regulations and other supporting textual portions of the Master Program.
August 7, 1974	The mapped shoreline environment designations of the Master Program.

The second hearing was continued to September 25, 1974, by the Board for the purpose of making it's decision regarding approval of the Master Program. During the time period when the second hearing was continued, the Board reviewed all the written

testimony submitted during the development and review of the Master Program. The Commissioners also reviewed the final Environmental Impact Statement on the Master Program which has been drafted, circulated and revised in conformance with the provisions of the State Environmental Policy Act.

At the September 25, 1974, evening public hearing continuation, the Board of County Commissioners took final action by approving a series of amendments to the Planning Commission approved version of the Master Program and then adopting the amended Master Program for submission to the Department of Ecology. Action on one specific environment designation issue was delayed for further consideration.

The second public hearing was continued again until September 30, 1974, for the purpose of resolving the remaining environment designation issue and was officially terminated on this date after this final Master Program decision was made by the Board.

APPENDIX 3

INTER-GOVERNMENTAL COORDINATION IN THE SHORELINE MANAGEMENT MASTER PROGRAM PLANNING PROCESS

A significant effort was made to coordinate the development of Snohomish County's Shoreline Management Program with the master programs being developed by adjacent local governments. In addition, efforts were made to consult with public agencies whose future plans and programs would be affected by the County's Master Program.

Regional Coordination

A considerable portion of Snohomish County's coordination efforts centered around a series of monthly meetings held during the past year by the twelve counties and several larger cities located within the greater Puget Sound basin. These meetings provided the participating jurisdictions the opportunity to exchange information, coordinate their planning efforts and generally share the problems and experiences related to development of their individual master programs. Department of Ecology officials were in attendance at all meetings to answer questions and otherwise provide needed assistance and information. Representatives of several other agencies which had a major interest in shoreline management also attended these meetings in order to share their interests and concerns with the assembled local government representatives. The participating agencies included the Department of Natural Resources, the Washington Oceanographic Commission, the Puget Sound Governmental Conference and the University of Washington (Sea Grant Program).

It was generally felt that these meetings greatly improved the lines of communication between the local governments of the Puget Sound Basin and facilitated, much better, individual County-County and County-City contact through which much of the actual inter-governmental shoreline planning coordination was achieved.

With the assistance of the Puget Sound Governmental Conference, the inter-County-City group also sponsored a two day training session on Shoreline Management planning problems for the members of its own local planning staffs.

Local Coordination

At the local level, Snohomish County was authorized by many of its cities and towns to develop their master programs for them. However, several cities including: Everett, Edmonds, Marysville, Stanwood and Snohomish elected to formulate their own programs. Consequently, the County attempted, on a continuing basis, to keep these communities informed of its Master Program's development process and to obtain relevant information regarding the status of their master programs.

The Citizen's Advisory Committee also sought input from a variety of public agencies at its regular public meetings. Special invitations were sent to a number of public agencies involved with shoreline management related activities asking them to make presentations to the Committee and to be available to answer questions. Several public meetings were set aside expressly for the purpose of gaining valuable technical input from these agencies. The County Planning staff also made contact with numerous public agencies and private firms to request review and comments on draft materials and technical assistance on special projects. The following public agencies provided substantial information to the Citizen's Advisory Committee and the County Planning staff.

Federal Agencies

U.S. Army Corps of Engineers

Soil Conservation Service, U.S. Department of Agriculture

National Oceanic and Atmospheric Agency, Department of Commerce

U.S. Environmental Protection Agency

State of Washington Agencies

Department of Ecology

Office of the Attorney General

Department of Game

Department of Natural Resources

Department of Fisheries

Department of Highways

Local Agencies

Port of Everett

Snohomish County Public Utility District No. 1

Snohomish County Extension Service

Snohomish County Economic Development Council

Snohomish County Health District

Snohomish County Department of Public Works

Snohomish County Prosecutor's Office

In addition to the agencies listed above, all the members of the Technical Advisory Committee were provided with notices and agendas for each Citizen's Advisory Committee meeting and were generally kept informed of the Committee's progress.

APPENDIX 4

TULALIP INDIAN RESERVATION

It has been brought to the attention of Snohomish County that a complex set of jurisdictional questions has developed which pertains to the legal applicability of the Shoreline Management Act within the boundaries of the Tulalip Indian Reservation. Specifically, several important legal issues relating to the degree of sovereignty any and all Indian tribes may have over the lands (both Indian and non-Indian owned) within their Reservations remain unresolved. In addition, a number of specific boundary location questions exist which pertain to lands claimed by the Tulalip Tribes as portions of the Reservation ceded to them by the United States Government in 1873.

After discussing this situation with representatives of the Tulalip Tribes of Washington at several meetings, it was agreed that a special section including both map and text would be included in the Snohomish County Shoreline Management Master Program to point out and briefly explain this complex set of jurisdictional issues. The following information is intended to assist in explaining the current status of lands in and adjacent to the Tulalip Reservation which either do or could potentially fall under the jurisdiction of the Shoreline Management Act.

Land Ownership Patterns

There are basically three types of land ownership on the Reservation - allotted lands, owned by individual Indians; alienated lands, owned by non-Indians; and tribal lands, owned by the Indian Tribes.

Allotted Lands - Shortly after the Reservation was established in 1855, the Federal Government assigned individual parcels of land to the Indian families on the tribal rolls and in some cases forcibly relocated the families from the small settlements on the shores of Puget Sound to their designated parcels. These lands are held in trust and managed by the Bureau of Indian Affairs on behalf of each Indian owner.

Snohomish County does not attempt to apply its land use control authority to those lands which are mutually agreed upon as being allotted.

Tribal Lands - Over the years since 1935, certain parcels of unallotted lands have reverted to tribal ownership. In 1939, the Tribes also began acquiring allotted lands throughout the Reservation. Tribal lands are generally held in trust status with joint management responsibility being shared between the Tulalip Tribes and the Bureau of Indian Affairs.

Snohomish County does not apply its land use control authority to those lands which are mutually agreed upon as being Tribal.

Disputed Lands

There are several areas on the periphery of the Tulalip Reservation which for the purposes of this Master Program have been unofficially declared as disputed lands. This disputed lands label has been applied to these areas based on the uncertainty surrounding their jurisdictional status. The Tulalip Tribes have made jurisdictional claims on lands, tidelands and waterways which have not been acknowledged or agreed upon by Snohomish County or the State of Washington.

The largest single block of disputed lands which may fall under the jurisdiction of the Shoreline Management Act are the tidelands running most of the western length of the Tulalip Reservation. Other areas include the bedlands of Tulalip Bay, portions of Steamboat Slough and tidelands lying west of Smith Island.

Shoreline planning environment designations have been applied to all these disputed lands by Snohomish County.

ENVIRONMENT DESIGNATION MAPS

Section M

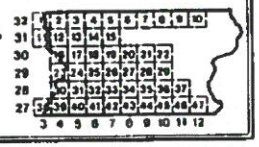
SNOHOMISH COUNTY WASHINGTON

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township Range

Map Number

INDEX



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

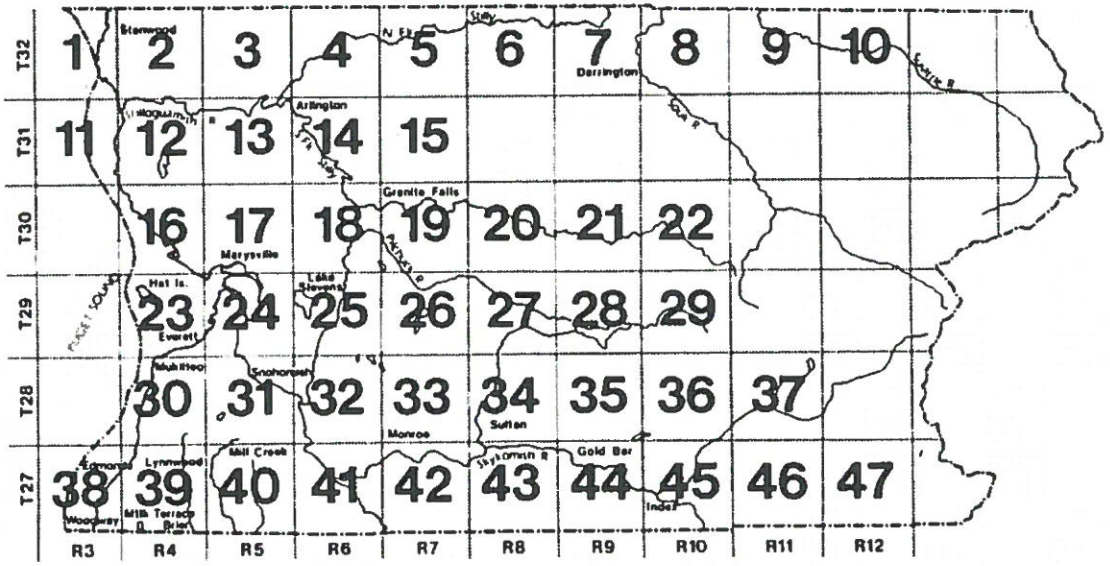
** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,000 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August, 1984

Preparation of this map was aided by the Washington State Office of Community Development through a grant from HUD under the provision of Section 701 of the Housing Act of 1954 as amended and a grant from the Washington State Department of Ecology under Section 23 of the Shoreline Management Act of 1971

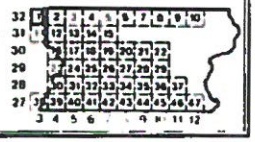


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 32 Range 3

Map Number 1



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

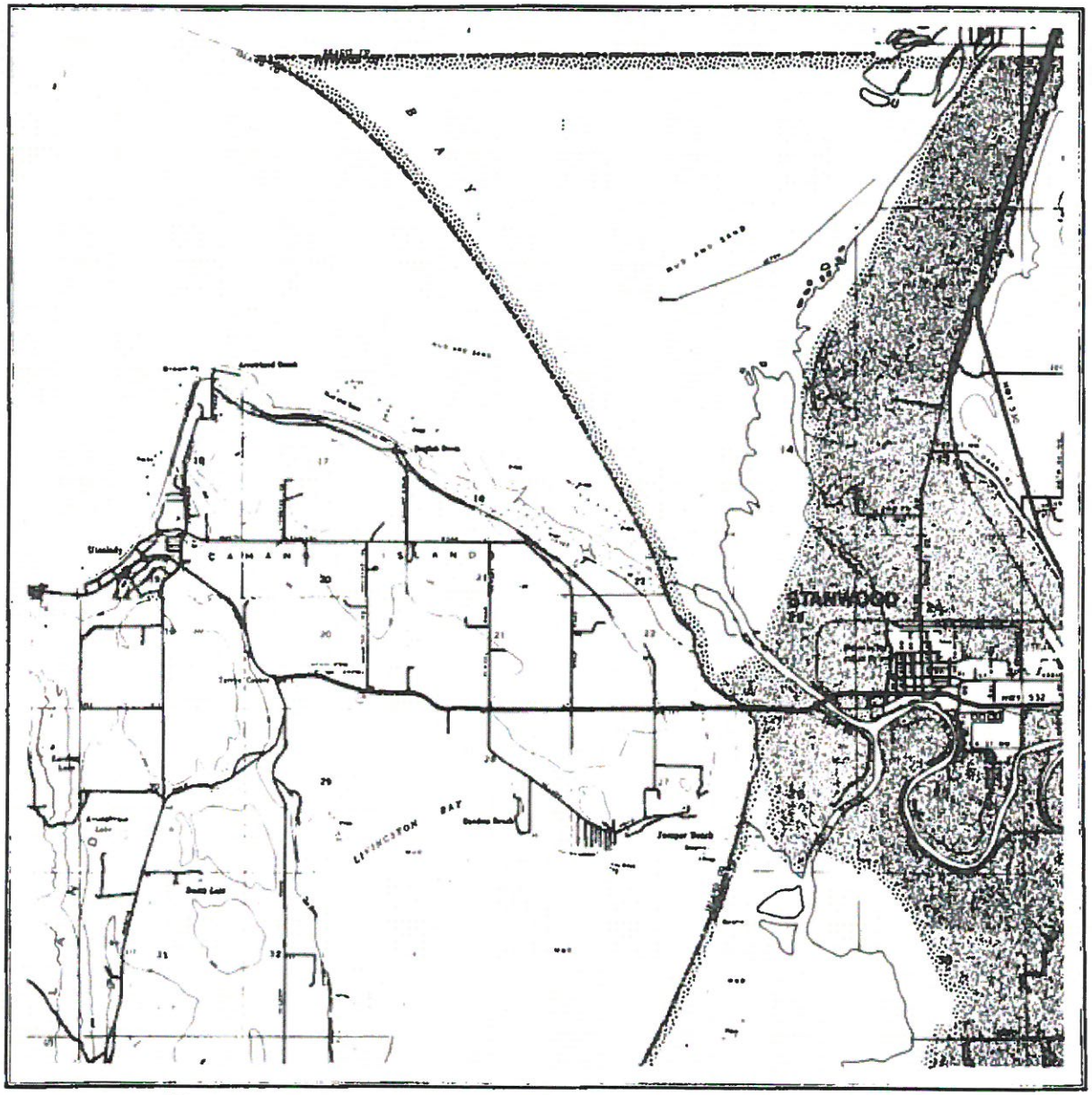
** Based on Mt. Baker Snoqualmie National Forest Map 93-94

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5280 feet

Prepared by the Snohomish County Office of Community Planning
Reprint - August, 1984

The preparation of this report was especially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration and appropriated for Section 306 of the Coastal Zone Management of 1972



SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **4**

Map Number **2**

ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

**Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/8 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August 1984

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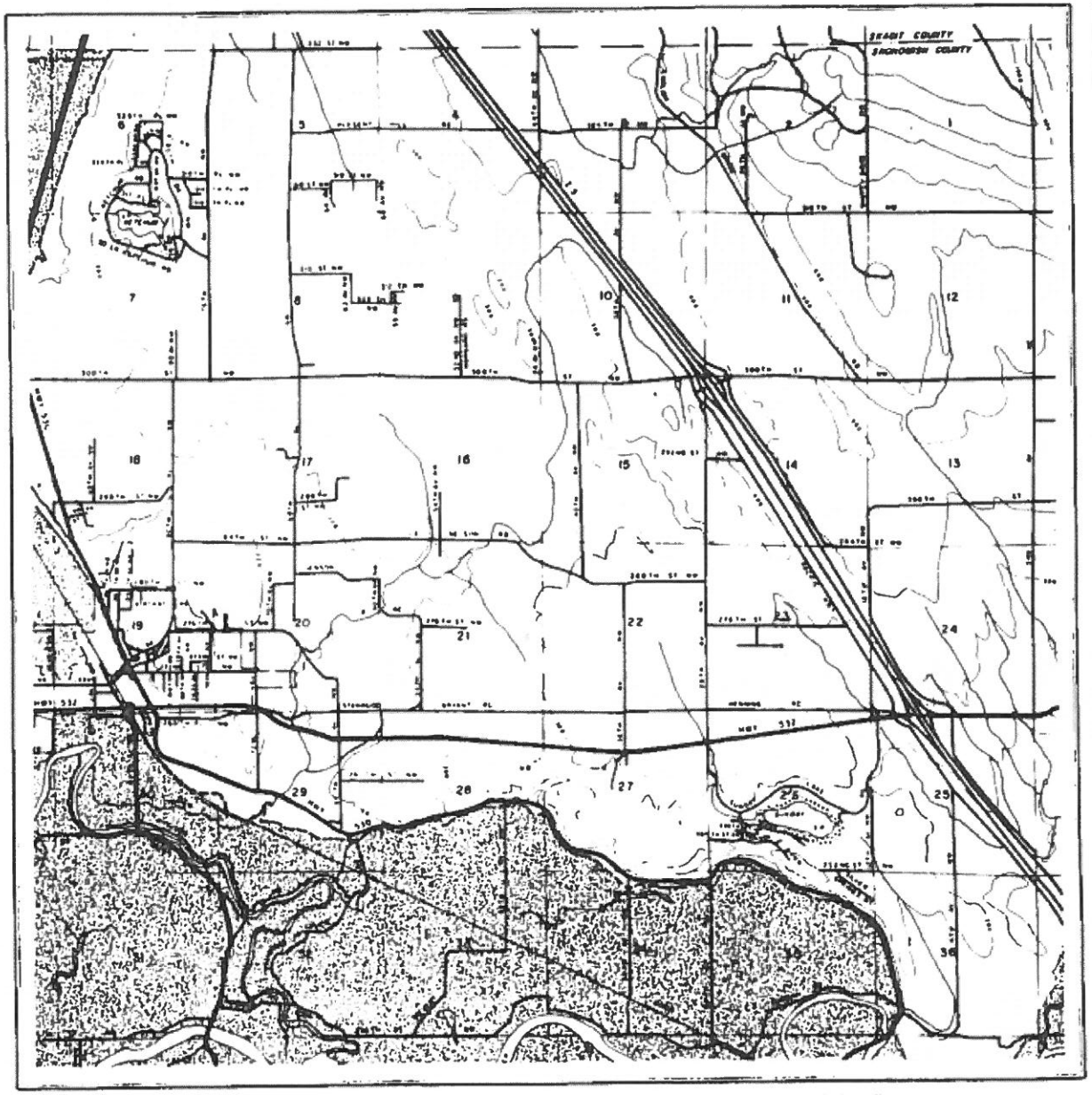
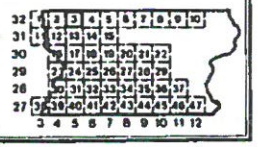


SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **5**

Map Number **3**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 93-84

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5280 feet

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Reprint - August, 1984

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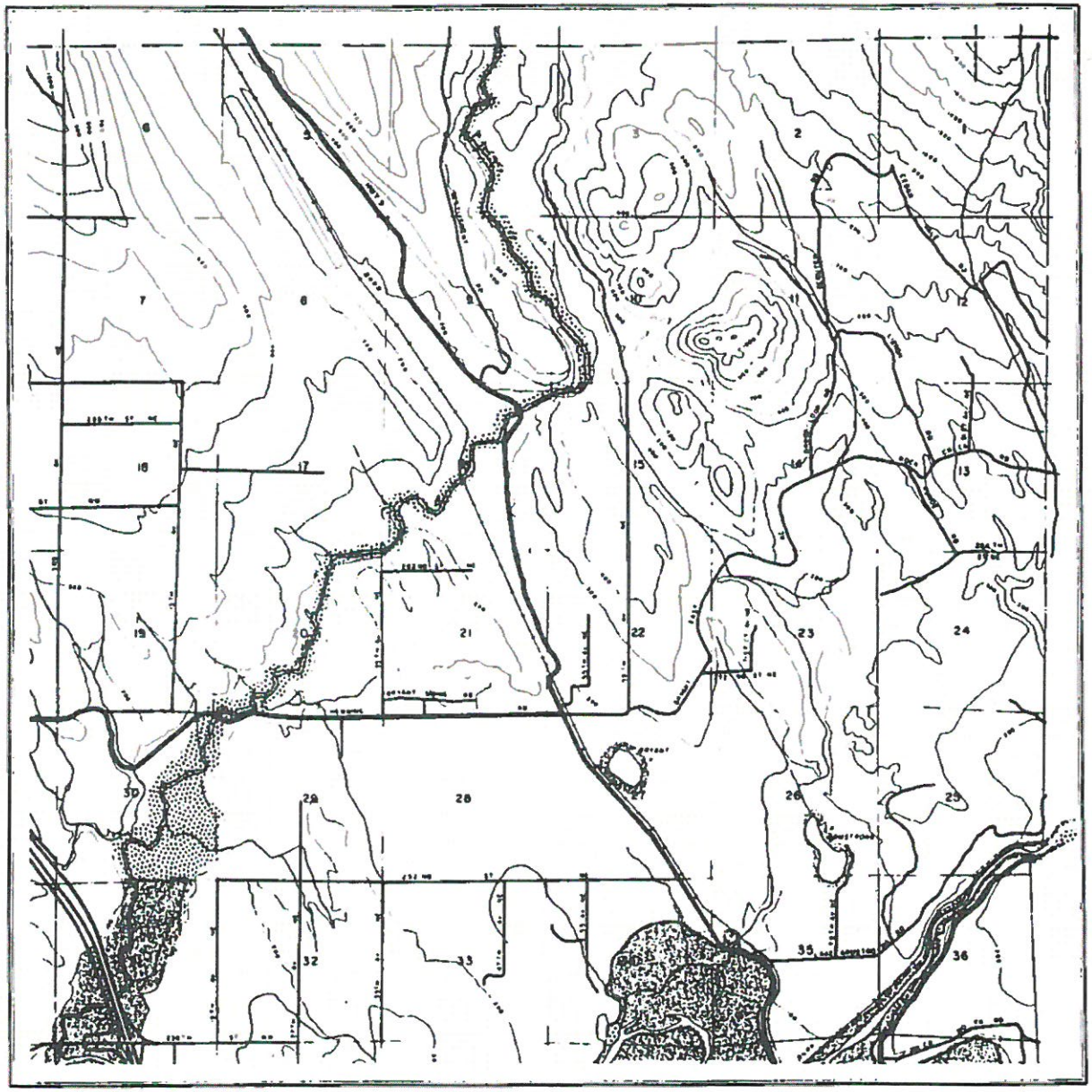
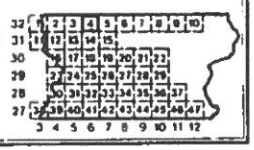


[illegible] the Snohomish County Shoreline Inventory for specific information see the Army Corps of Engineers Flood Insurance Study Maps

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **6**

Map Number **4**



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100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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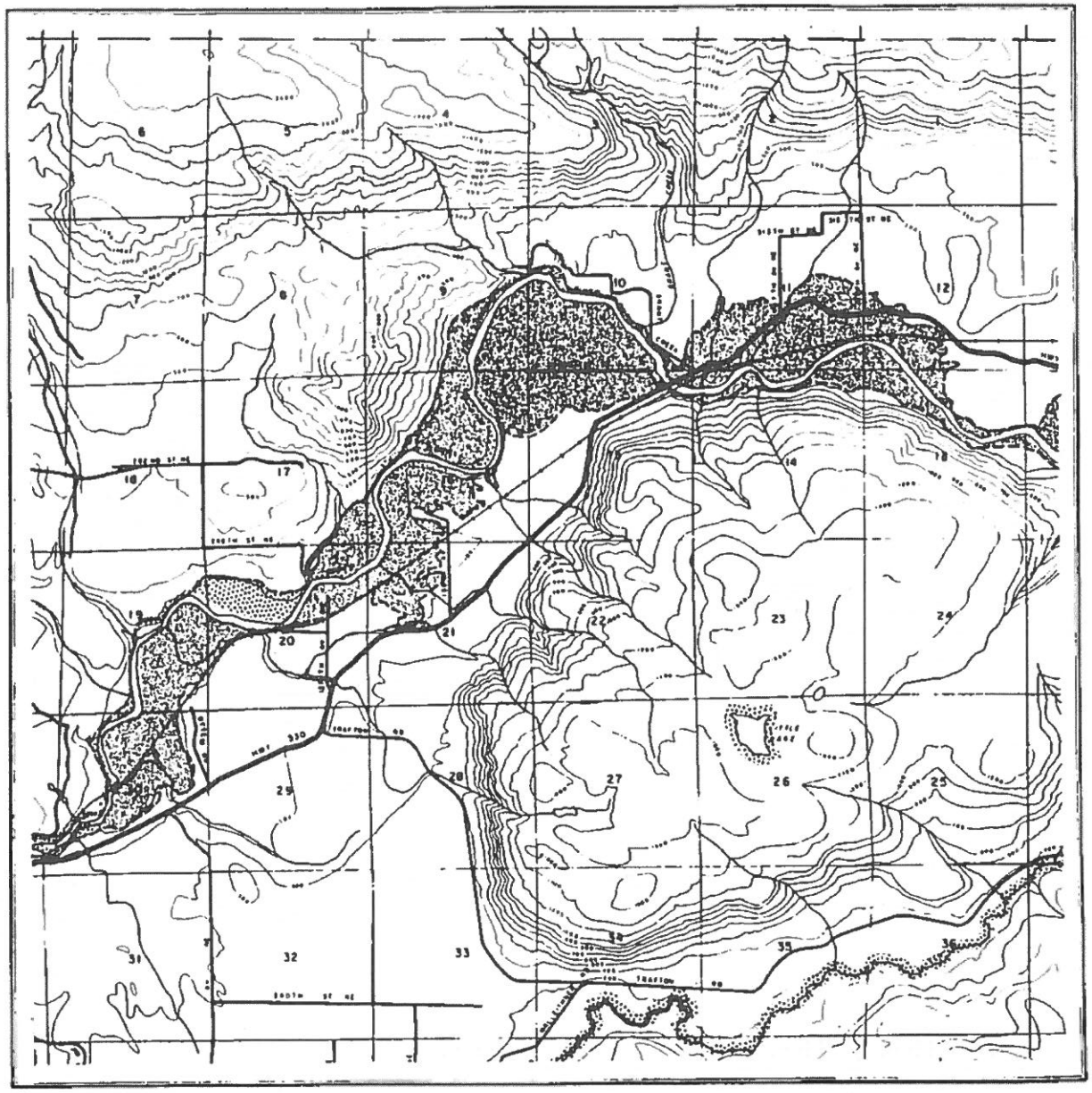
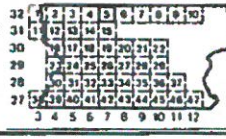


SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **7**

Map Number **5**



ENVIRONMENT DESIGNATIONS

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- Suburban
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100 Year Flood Plain Boundary*

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Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5,280 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August, 1984

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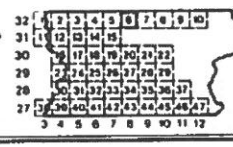
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **8**

Map Number **6**



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100 Year Flood Plain Boundary*

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Federal Lands**

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0 1/4 1/2 3/4 1 mile

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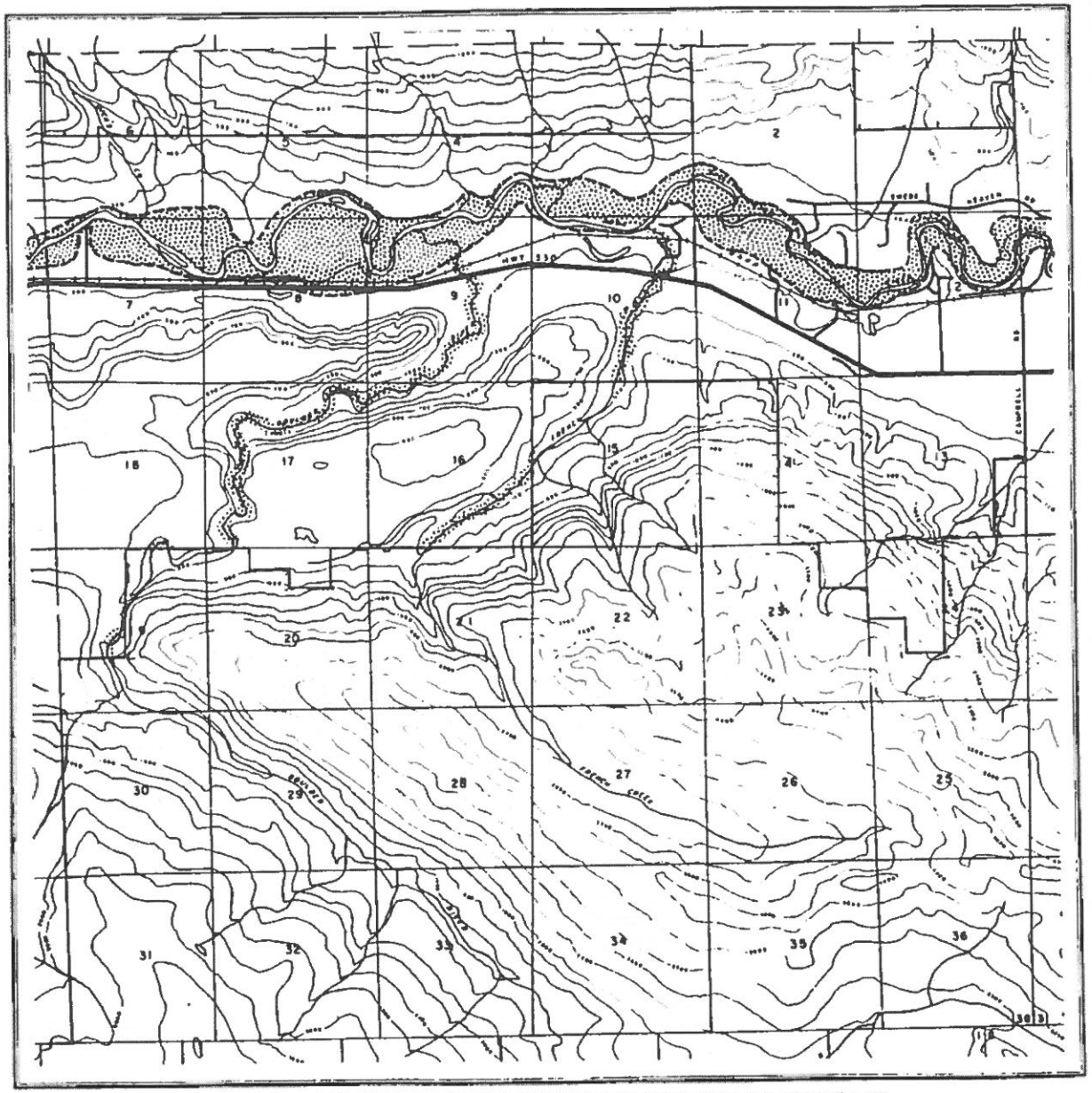

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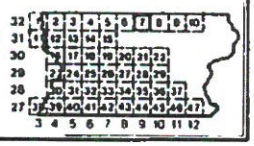
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **9**

Map Number **7**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

**Based on Mt. Baker/Snoqualmie National Forest Map 83-84

SNOHOMISH COUNTY WASHINGTON

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August, 1984

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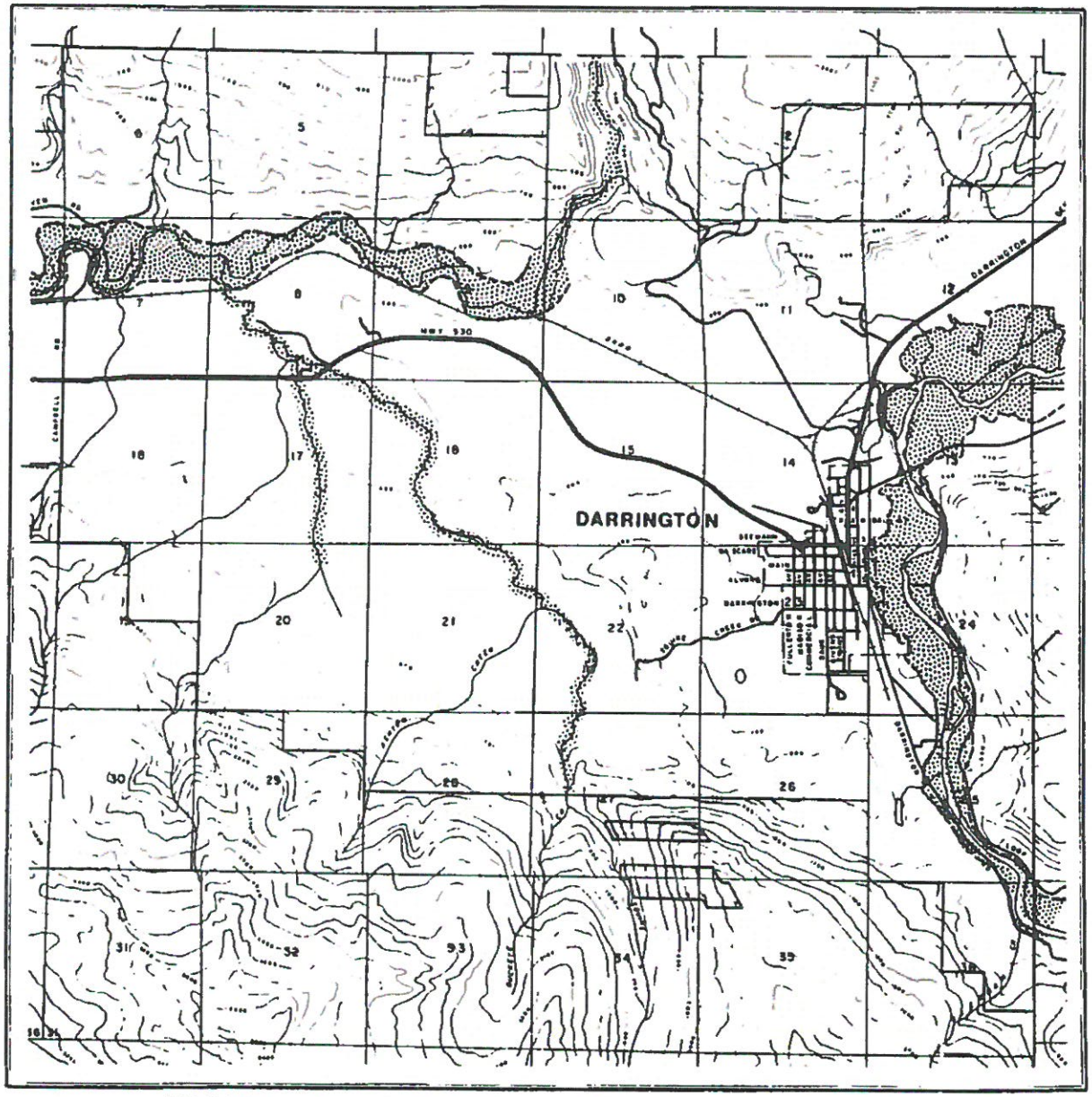
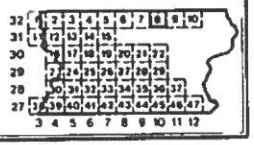


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 32 Range 10

Map Number 8



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/8 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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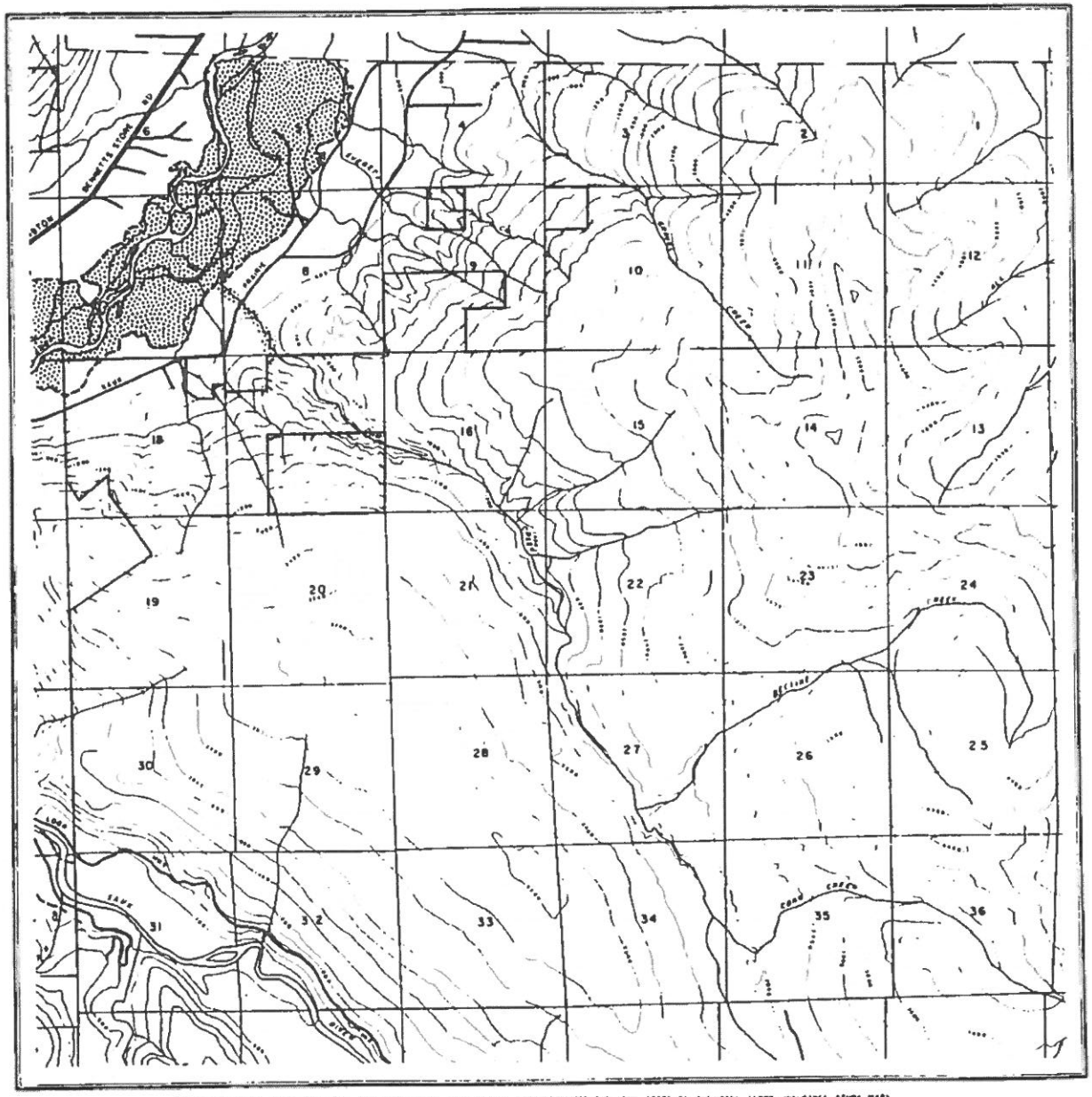
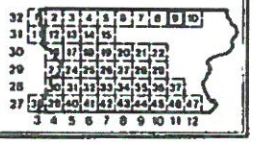


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **11**

Map Number **9**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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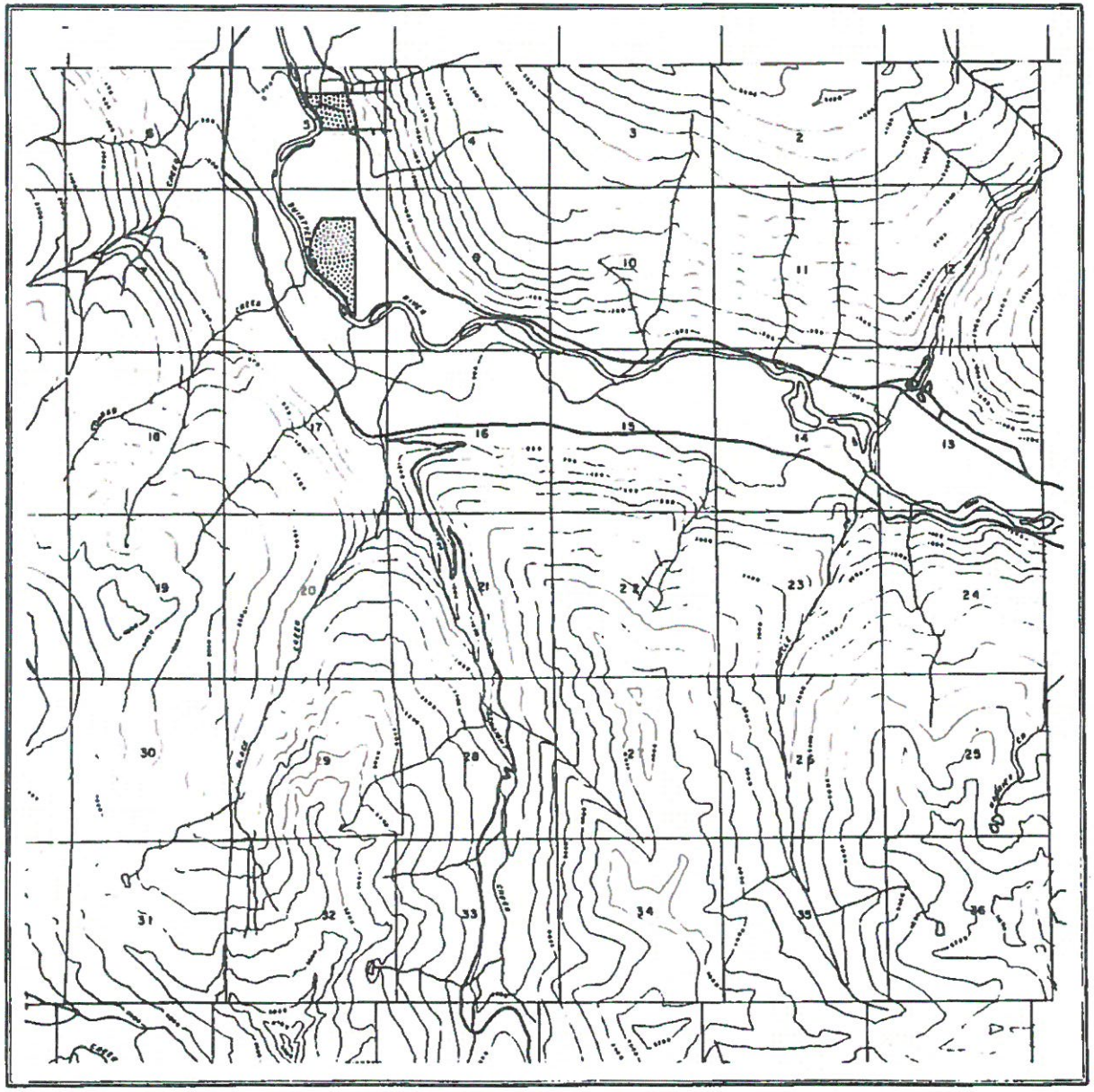
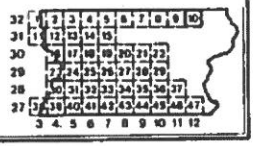


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **32** Range **12**

Map Number **10**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5,280 feet

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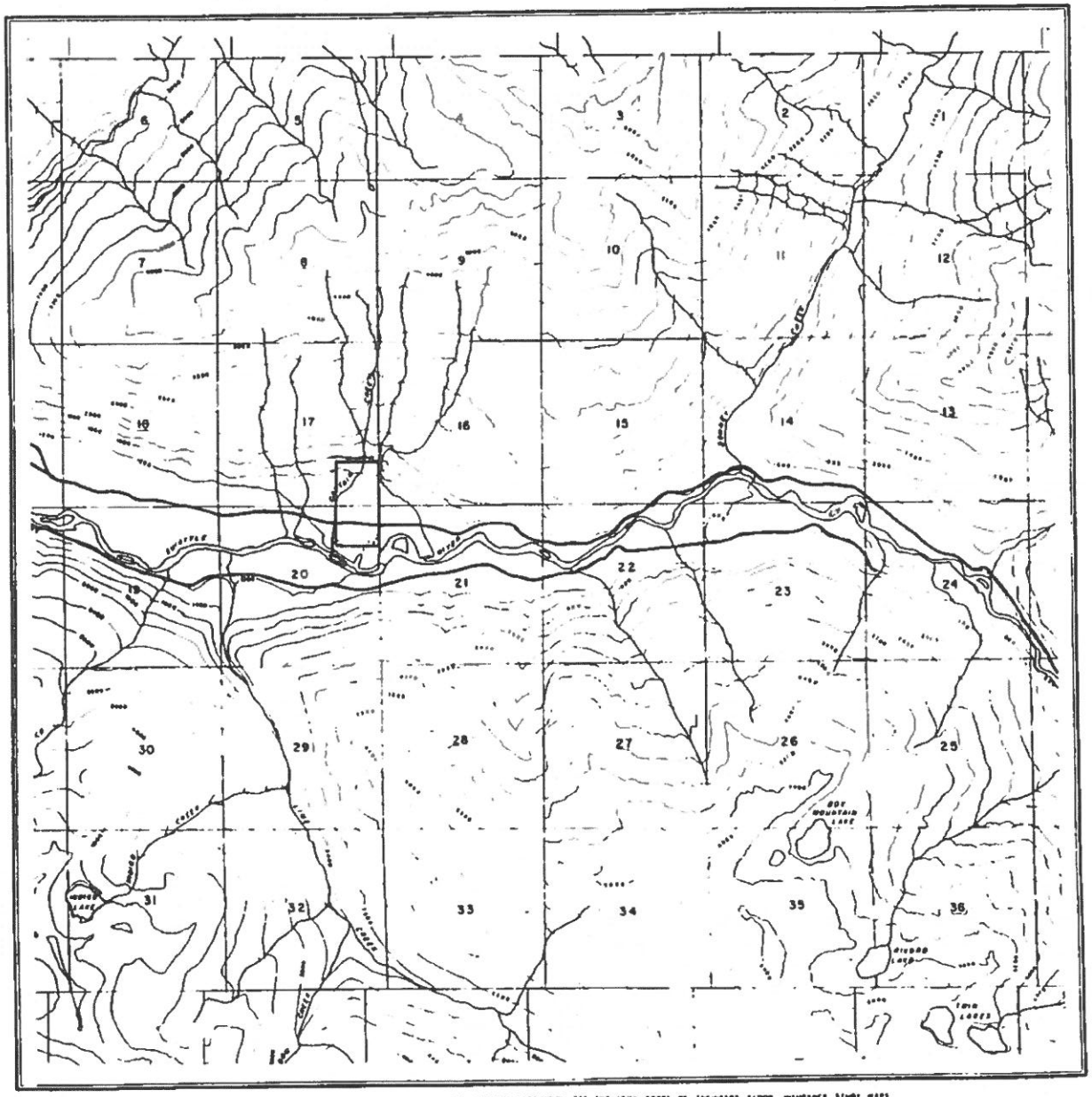
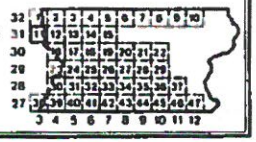


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **31** Range **3**

Map Number **11**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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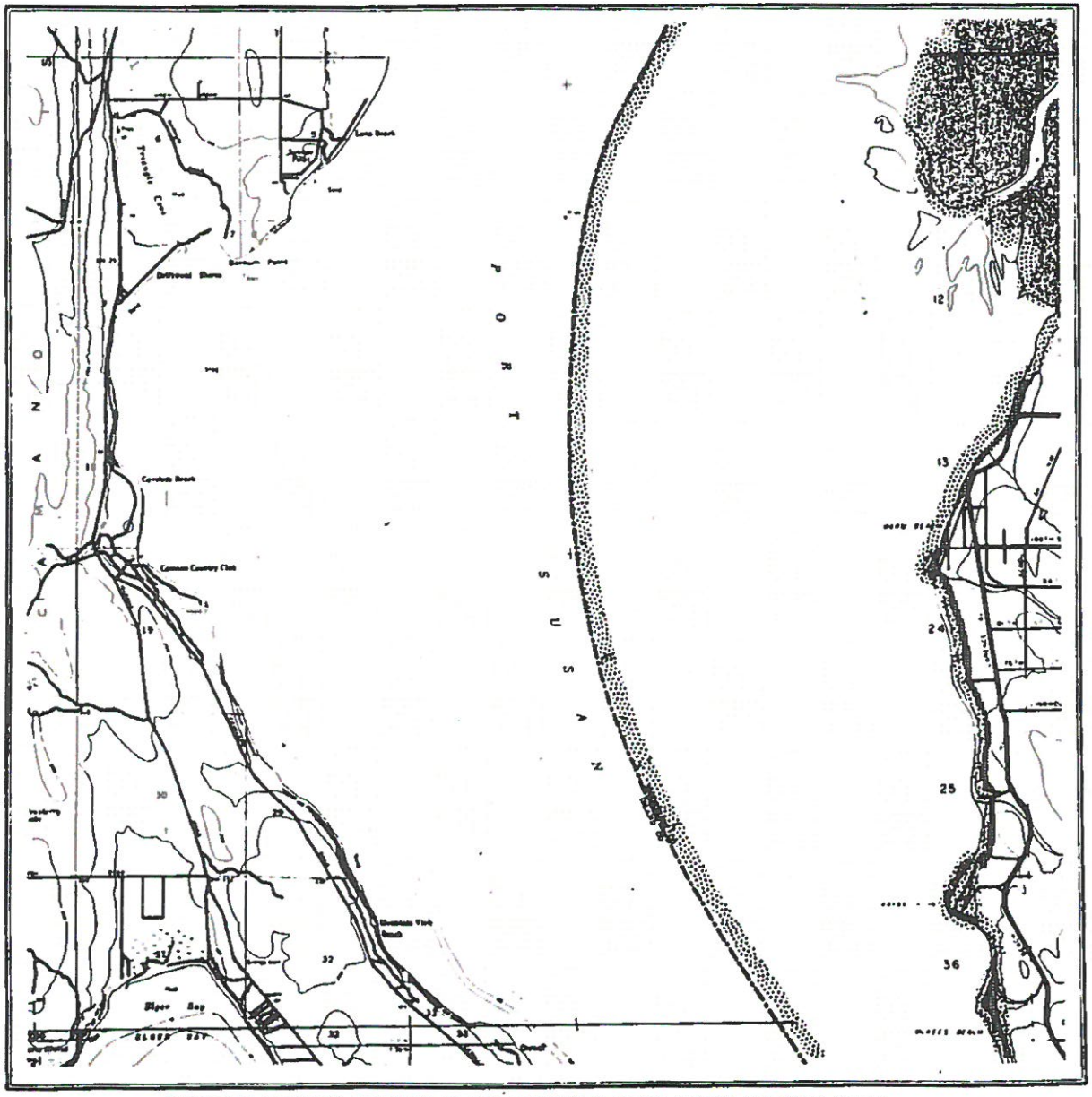
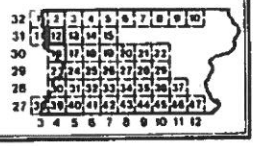


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **31** Range **4**

Map Number **12**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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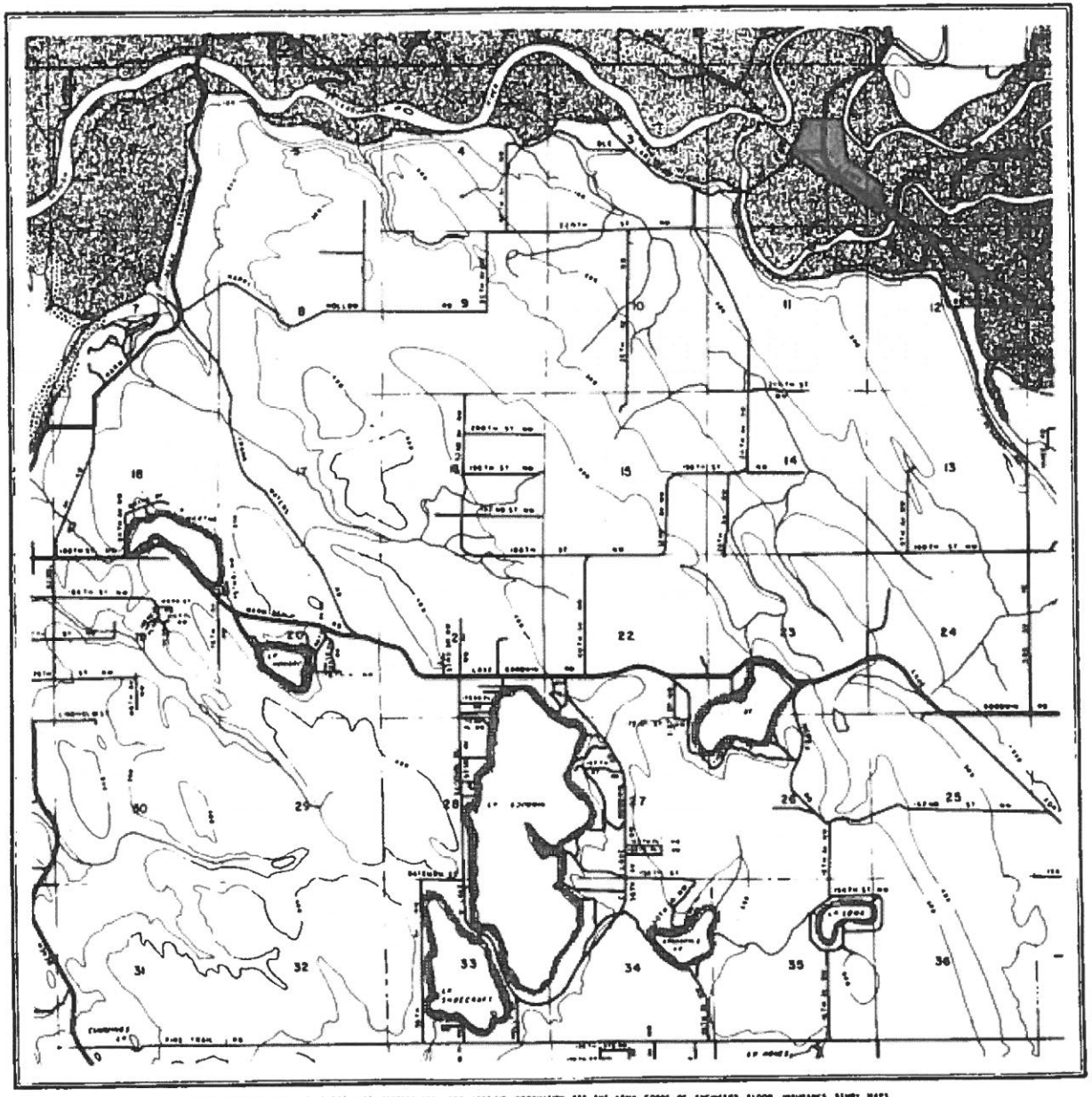

GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **31** Range **5**

Map Number **13**

ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

---------- 100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

———— Federal Lands**

** Based on Mt. Baker Snoqualmie National Forest Map 83-84

SCALE

1:24,000

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5280 feet

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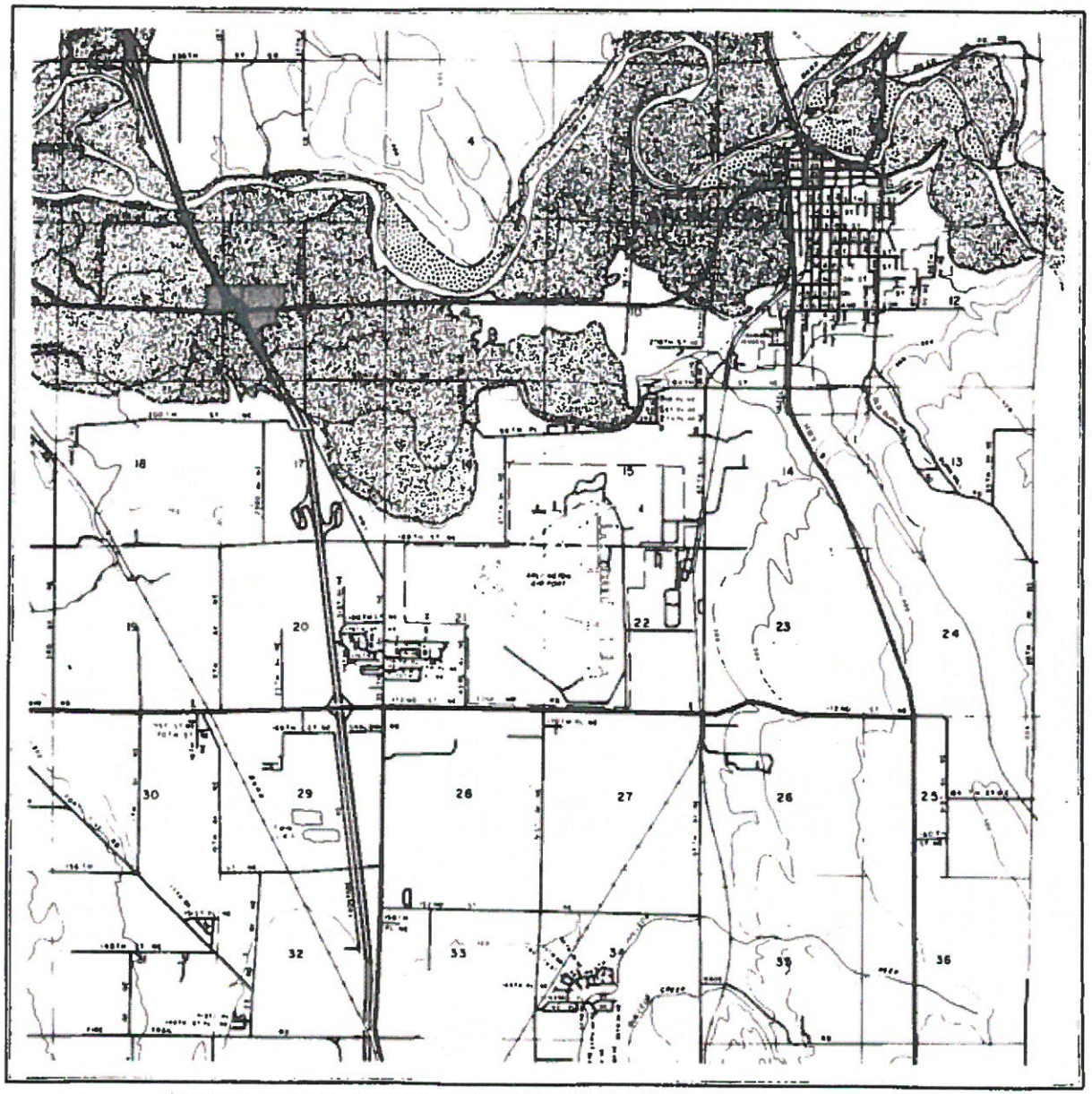
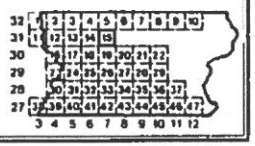


SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 31 Range 6

Map Number 14



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

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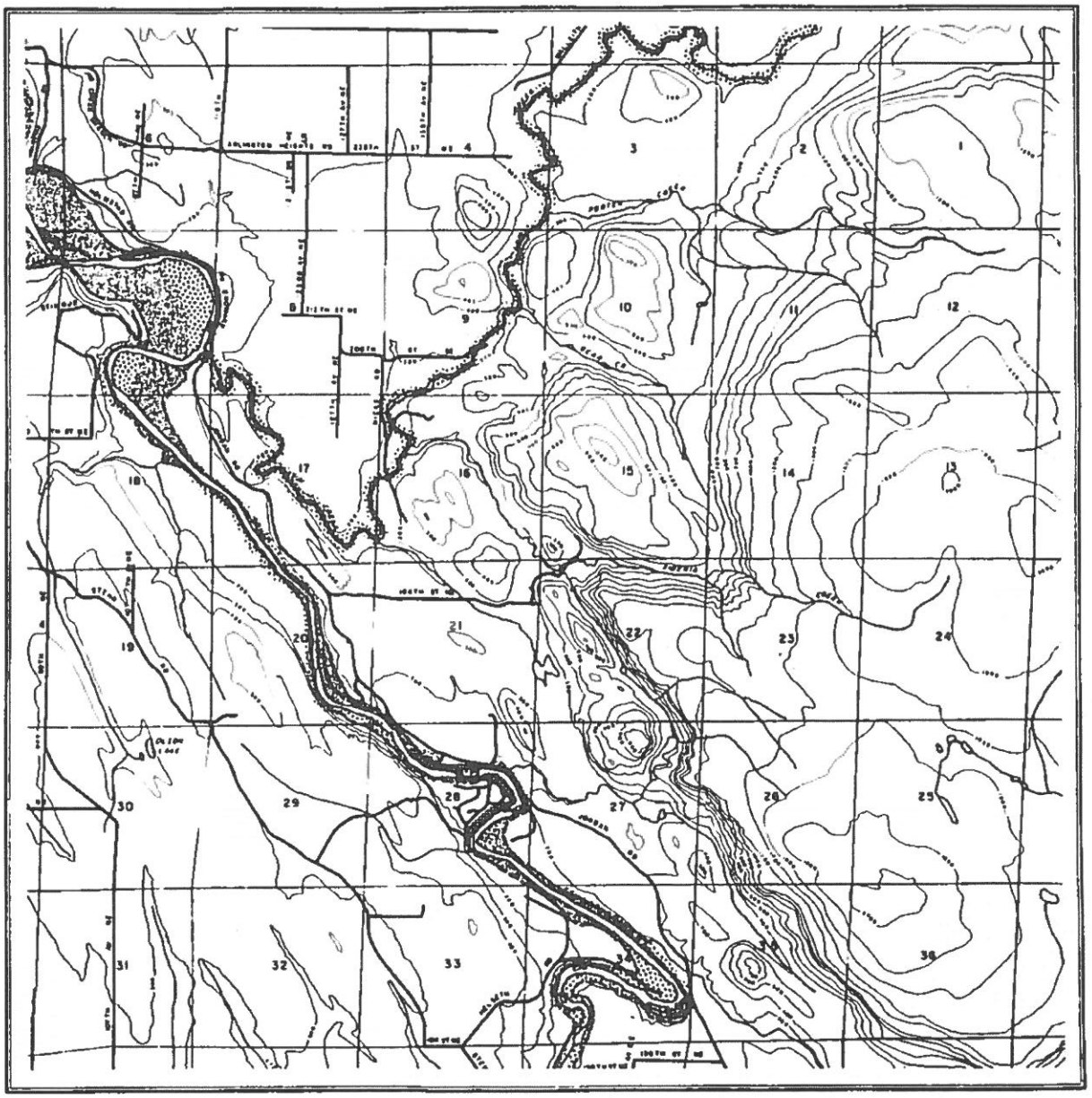

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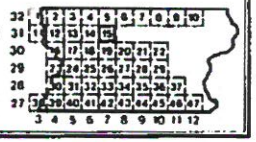
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **31** Range **7**

Map Number **15**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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Report - August, 1984

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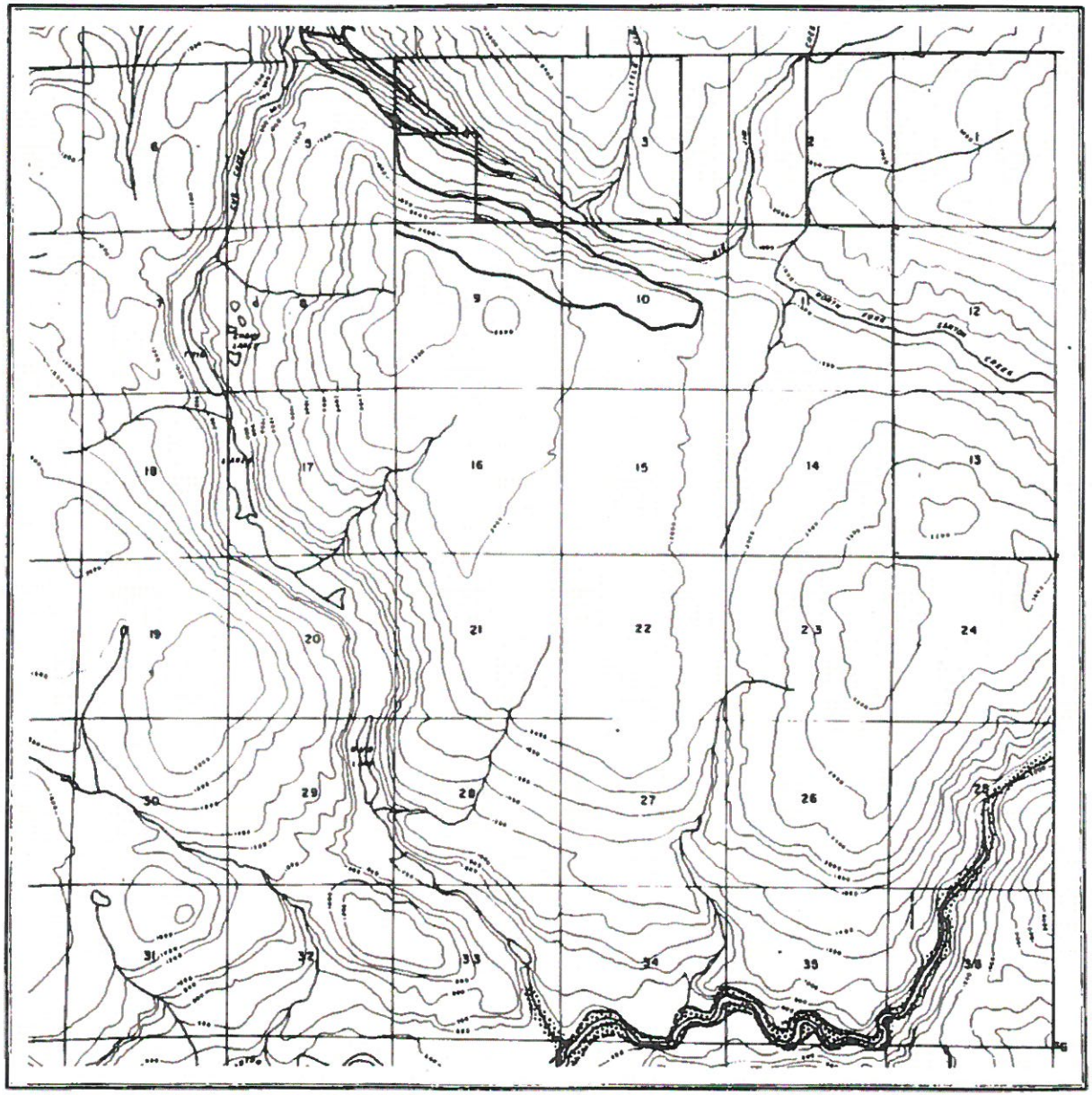

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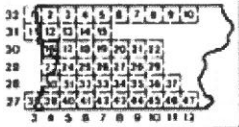
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **30** Range **4**

Map Number **16**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

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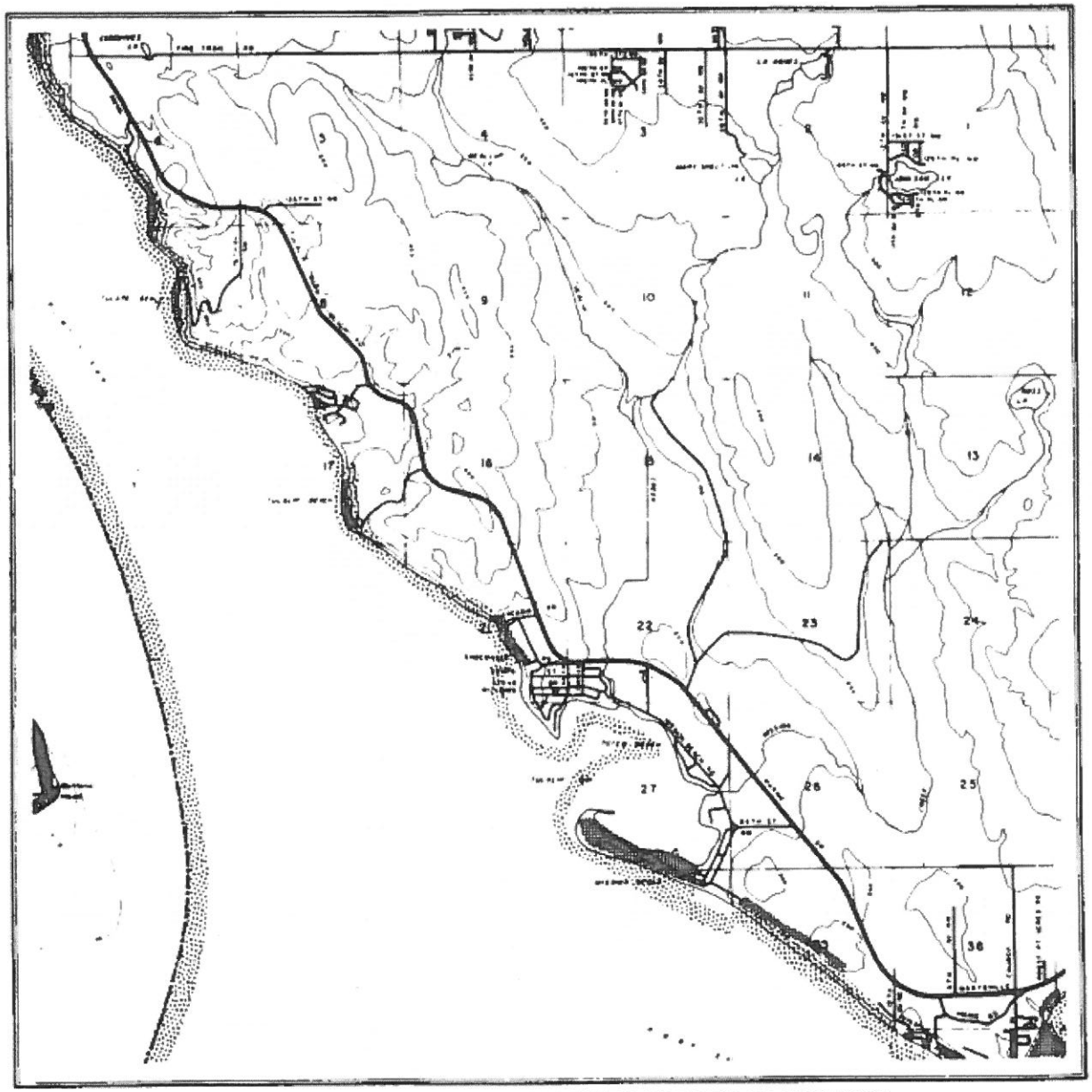

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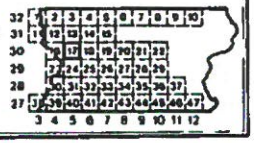
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 30 Range 5

Map Number

17



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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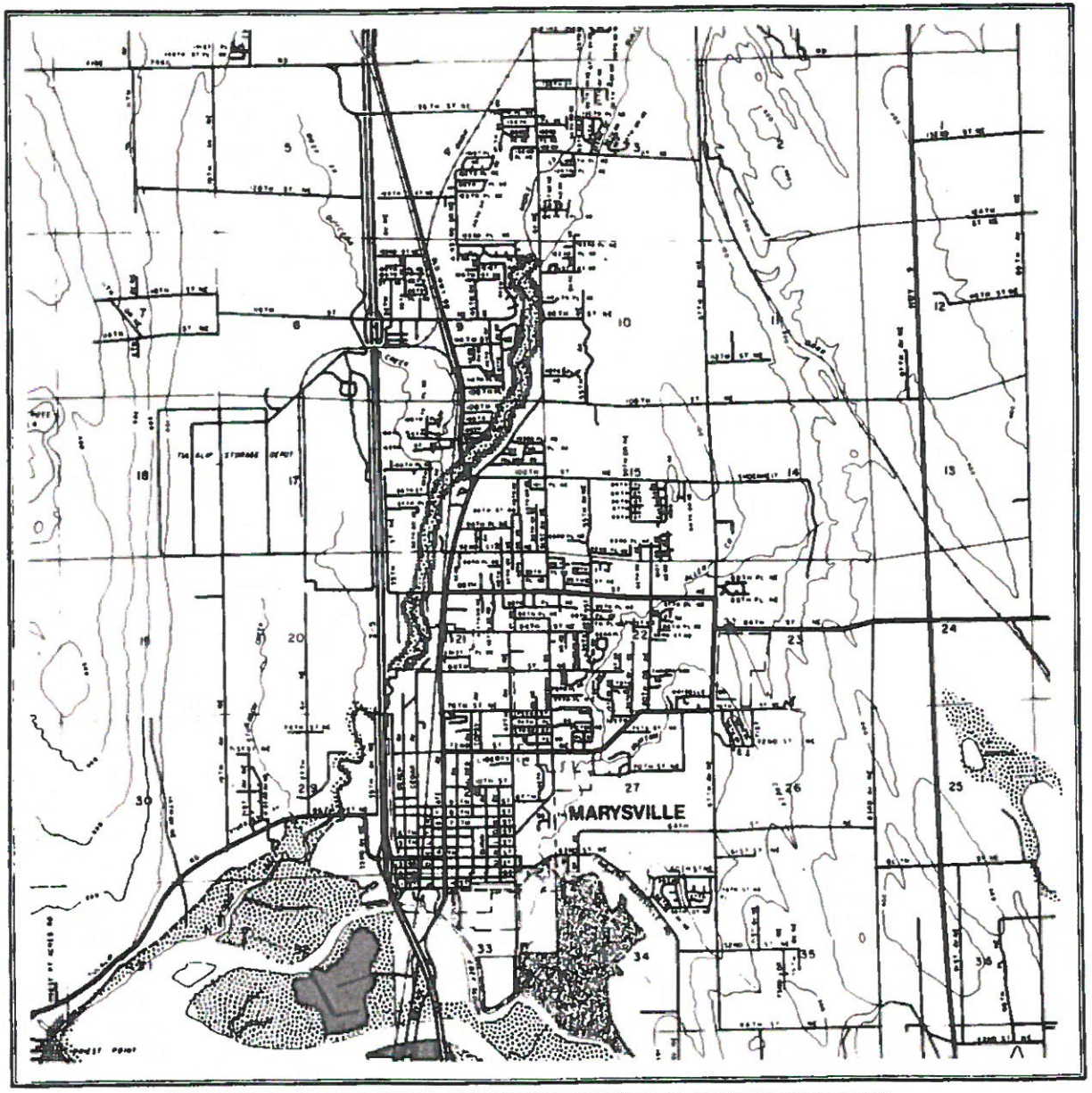

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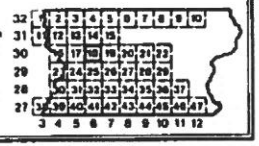
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **30** Range **6**

Map Number **18**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 4000 6,600 feet

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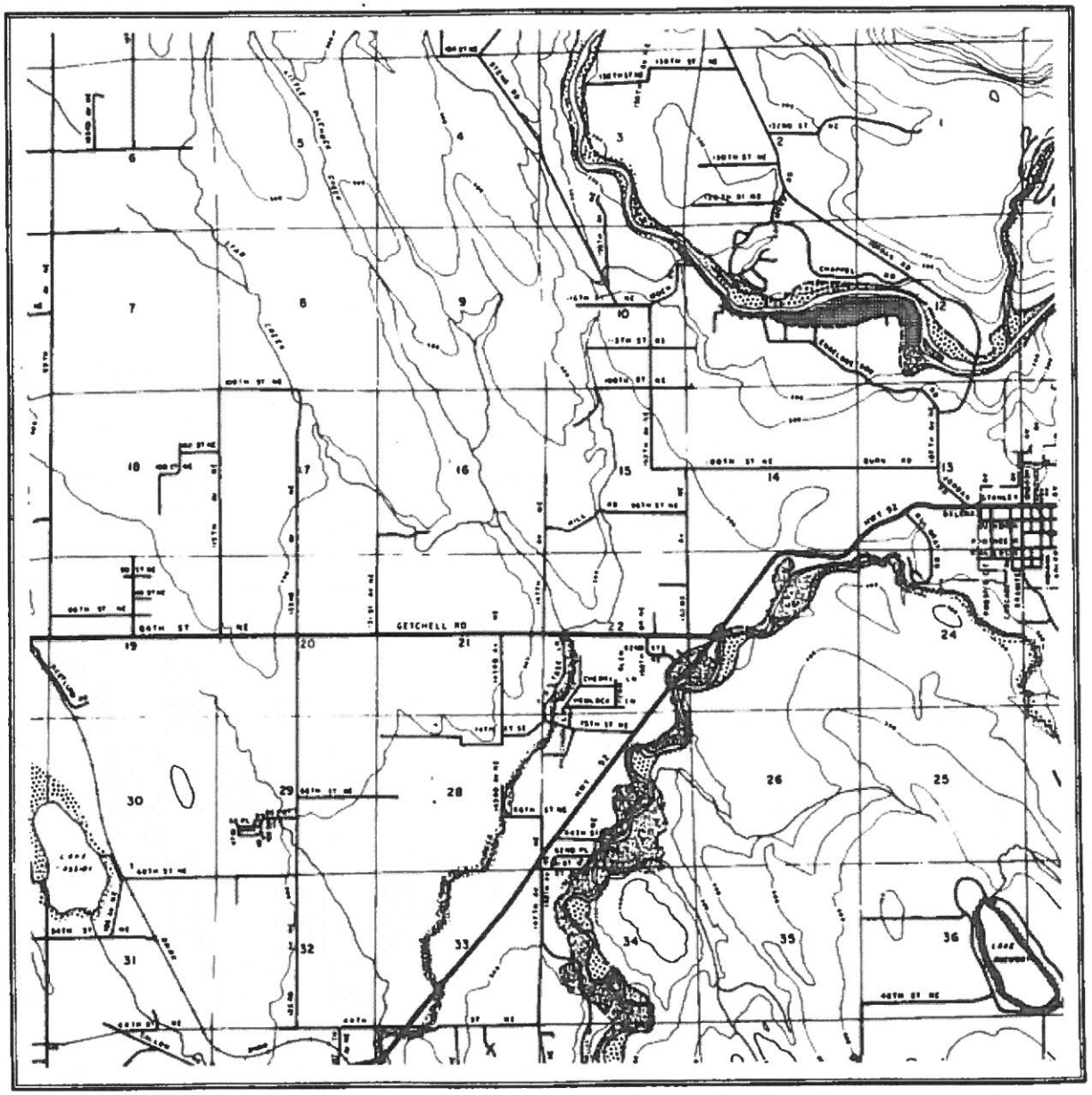
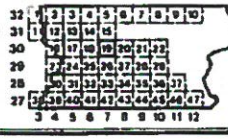


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **30** Range **7**

Map Number **19**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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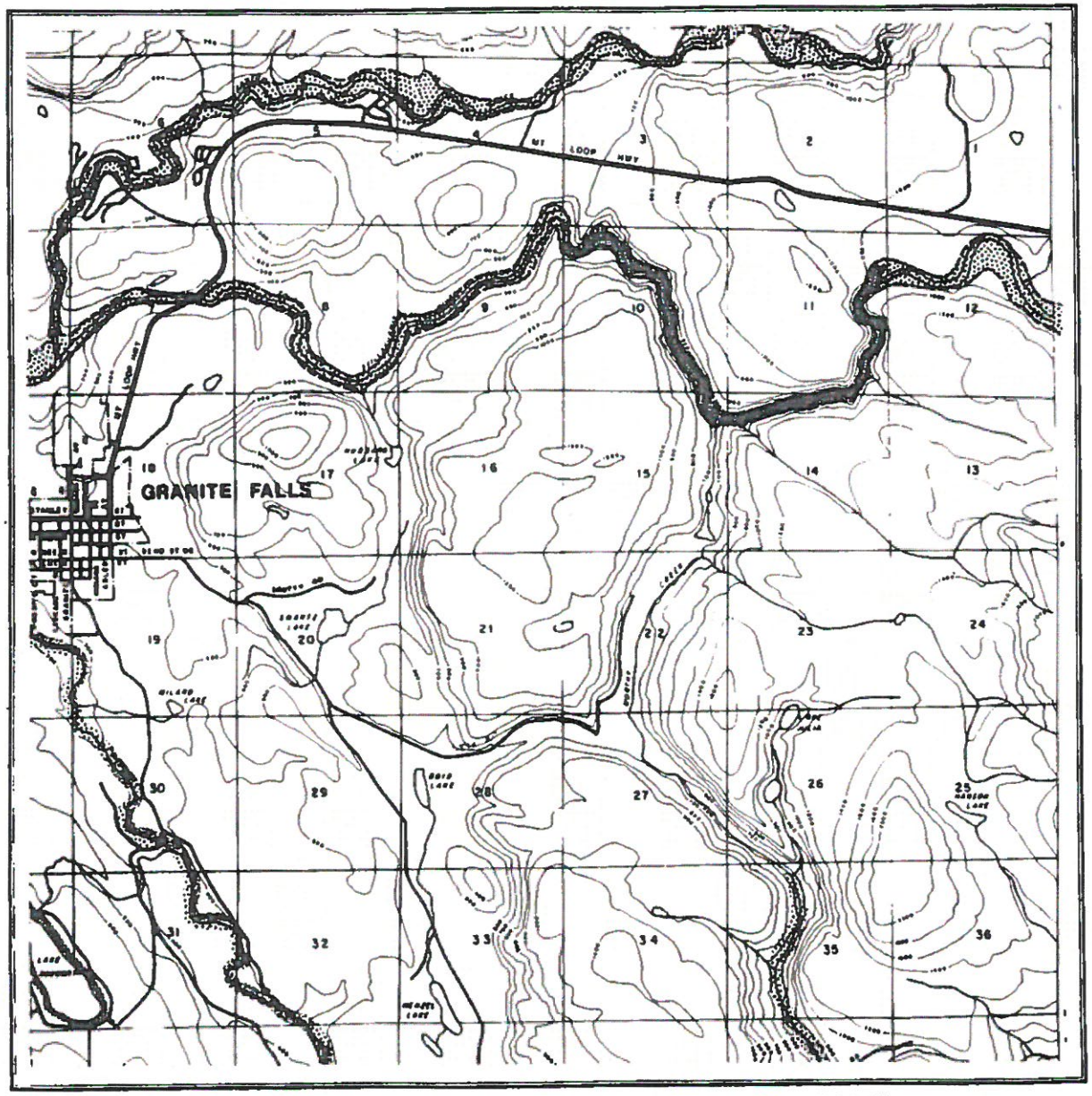

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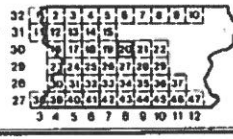
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 30 Range 8

Map Number

20



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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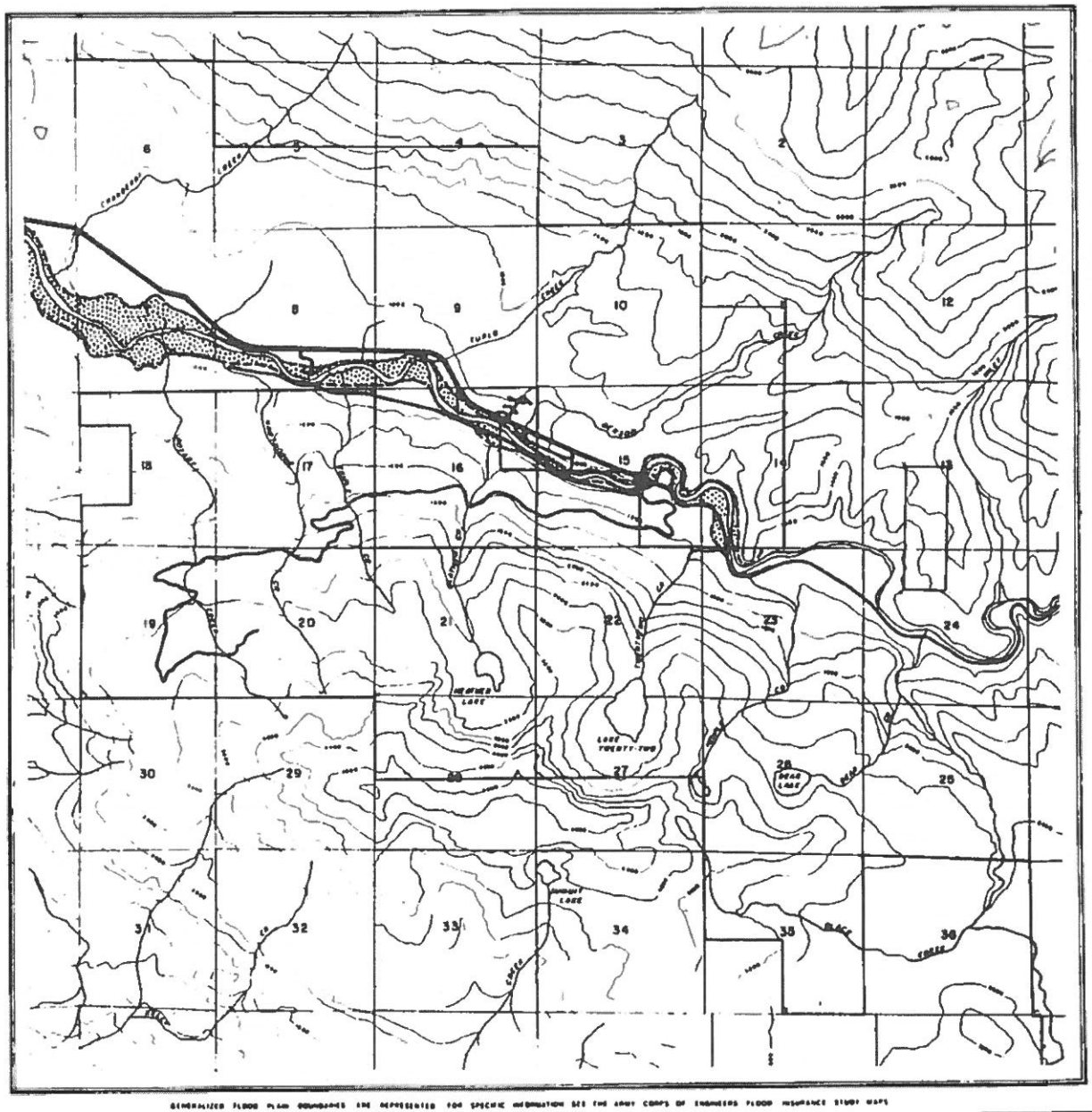


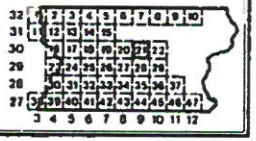
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **30** Range **9**

Map Number

21



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

N

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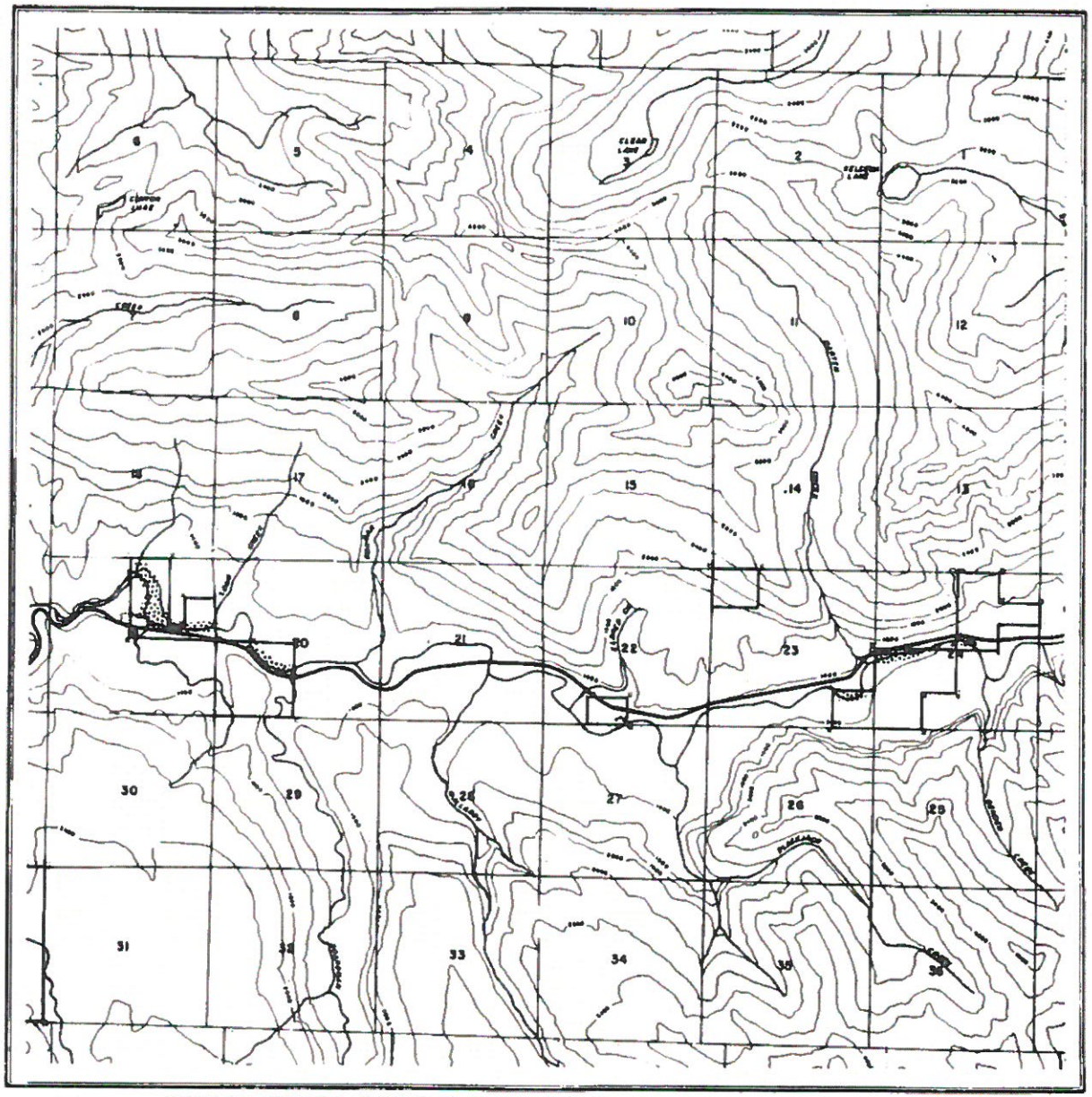


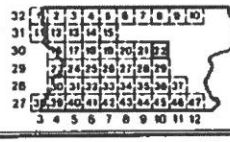
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **30** Range **10**

Map Number

22



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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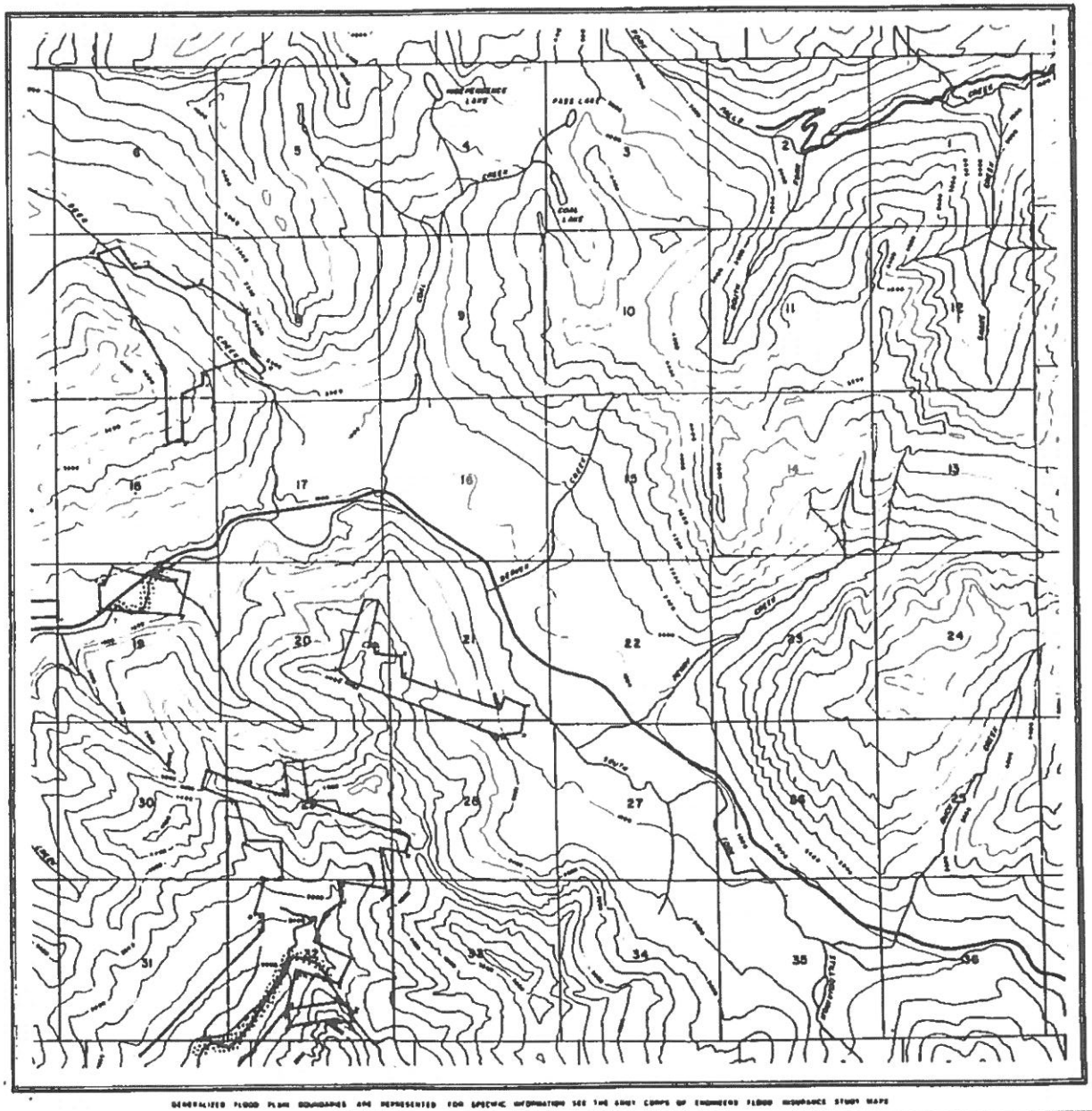


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 29 Range 4

Map Number

23

ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

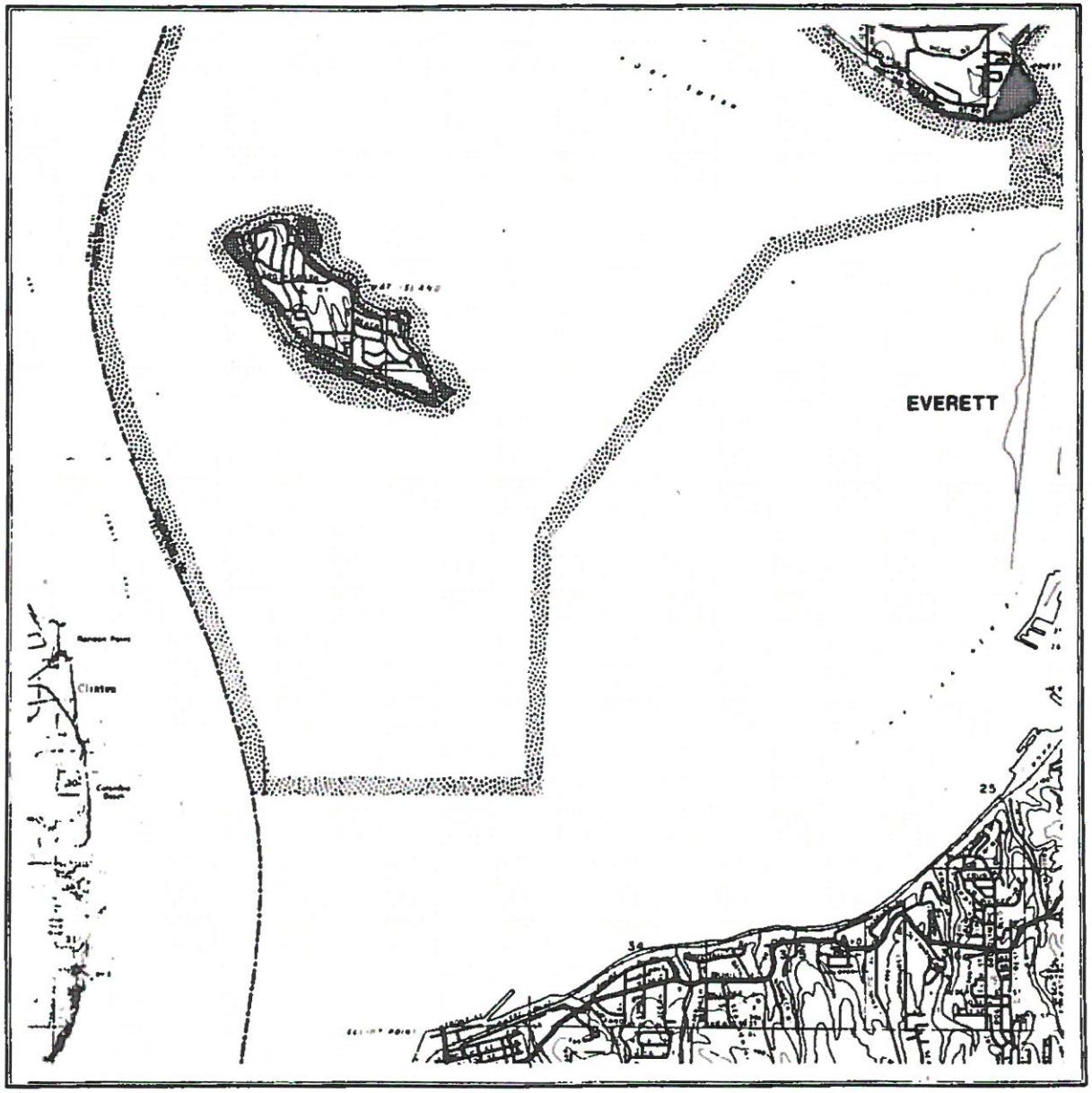
** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

Prepared by the Snohomish County Office of Community Planning, Reports - August, 1984

*The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration and appropriated for Section 306 of the Coastal Zone Management of 1972.



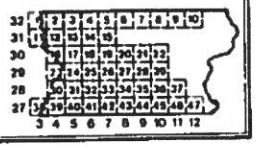
SIMPLIFIED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 29 Range 5

Map Number

24



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

SNOHOMISH COUNTY WASHINGTON

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5000 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August, 1984

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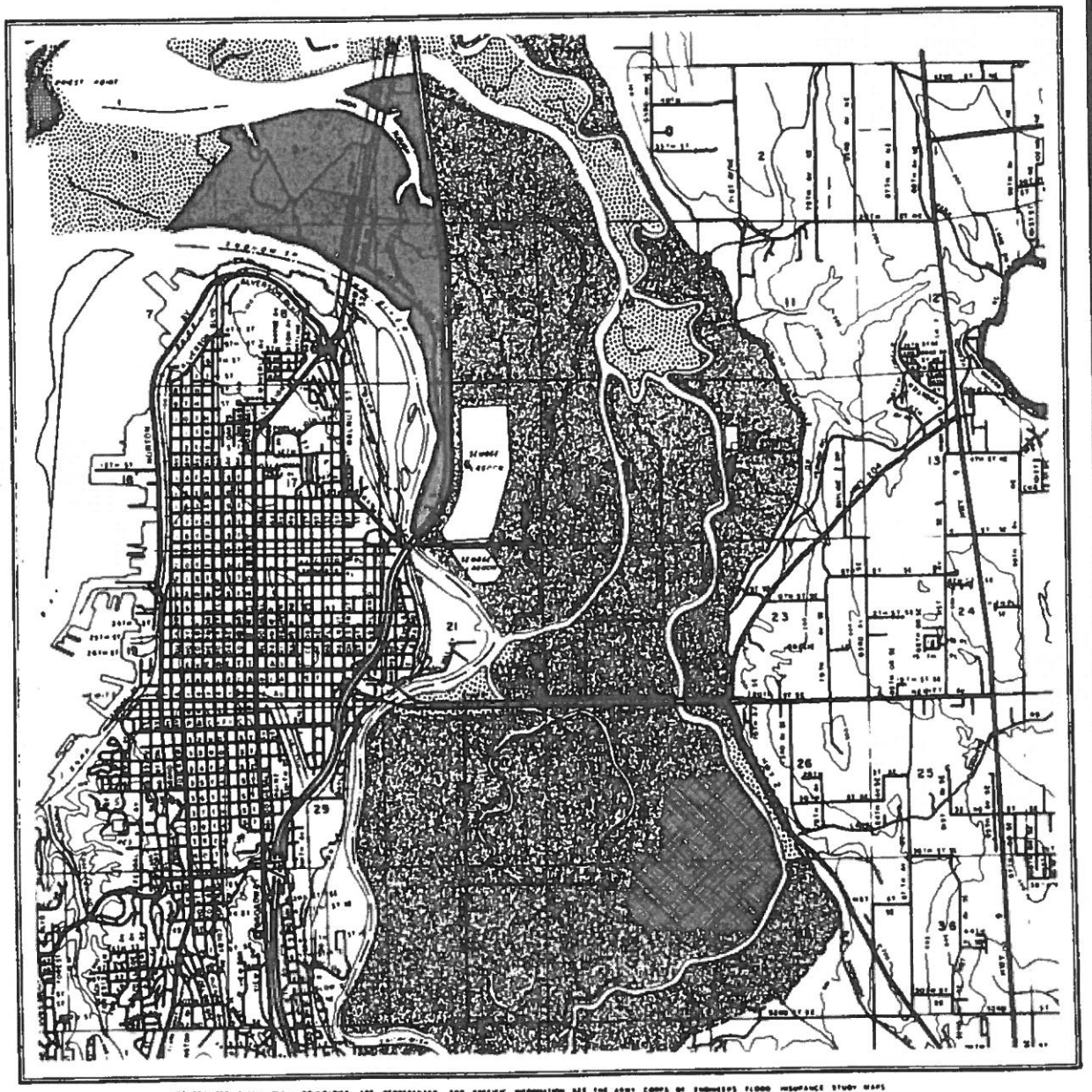


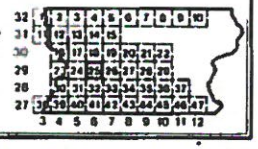
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 29 Range 6

Map Number

25



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

**Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5000 feet

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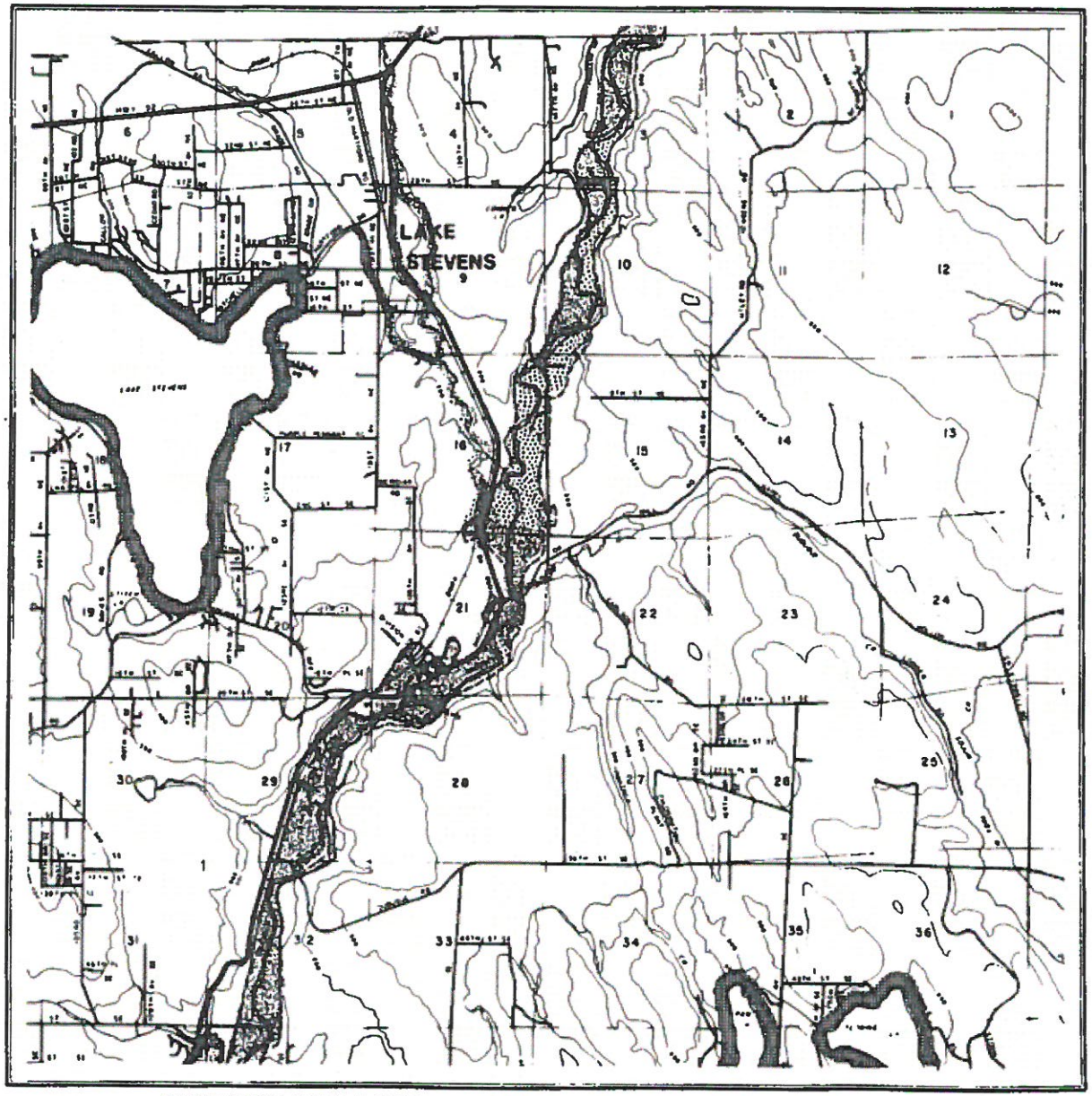
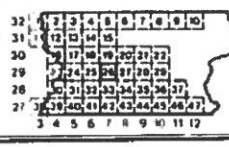


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **29** Range **7**

Map Number **26**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5000 feet

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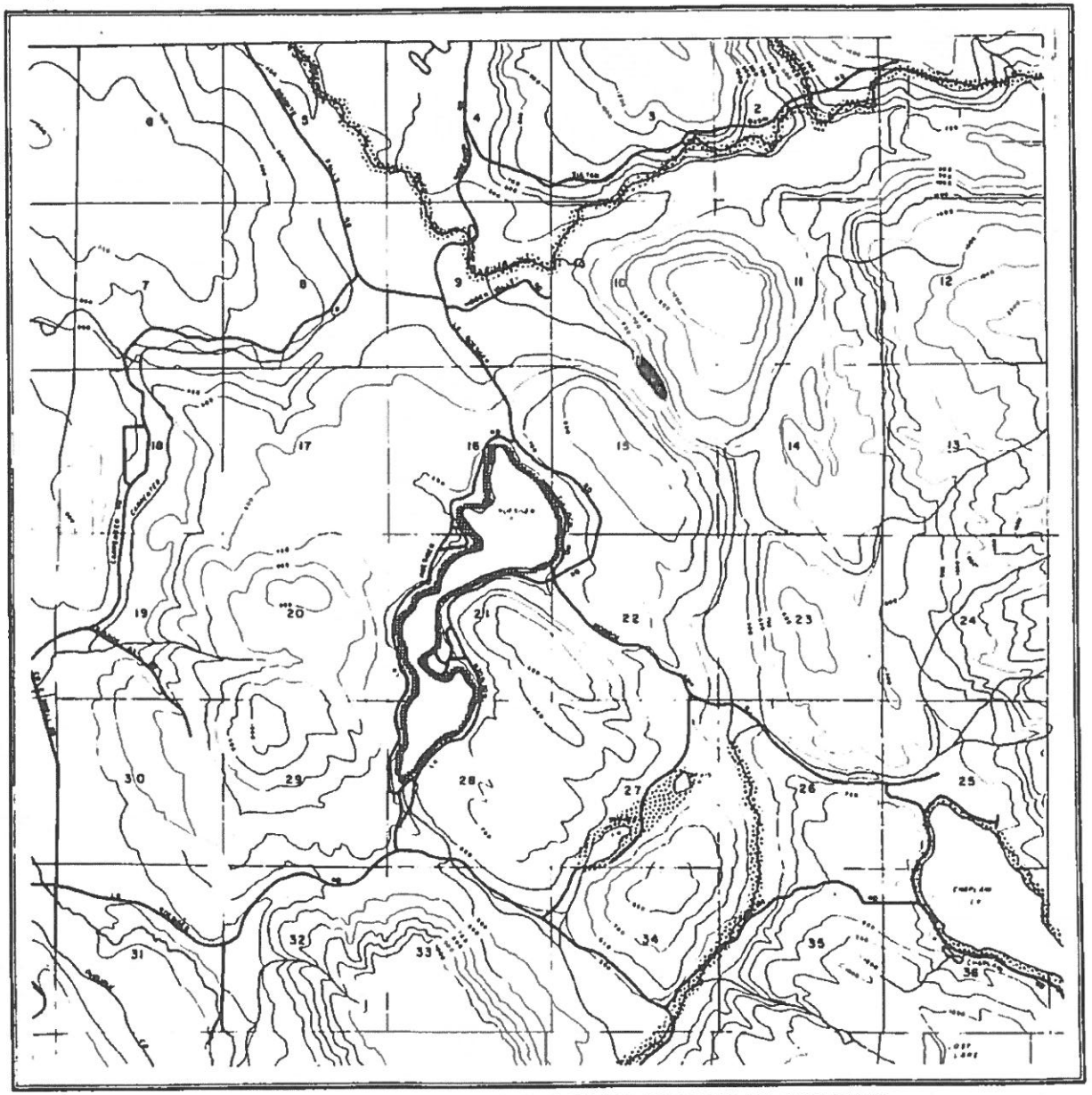
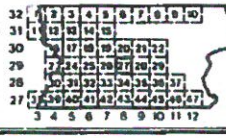


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **29** Range **8**

Map Number **27**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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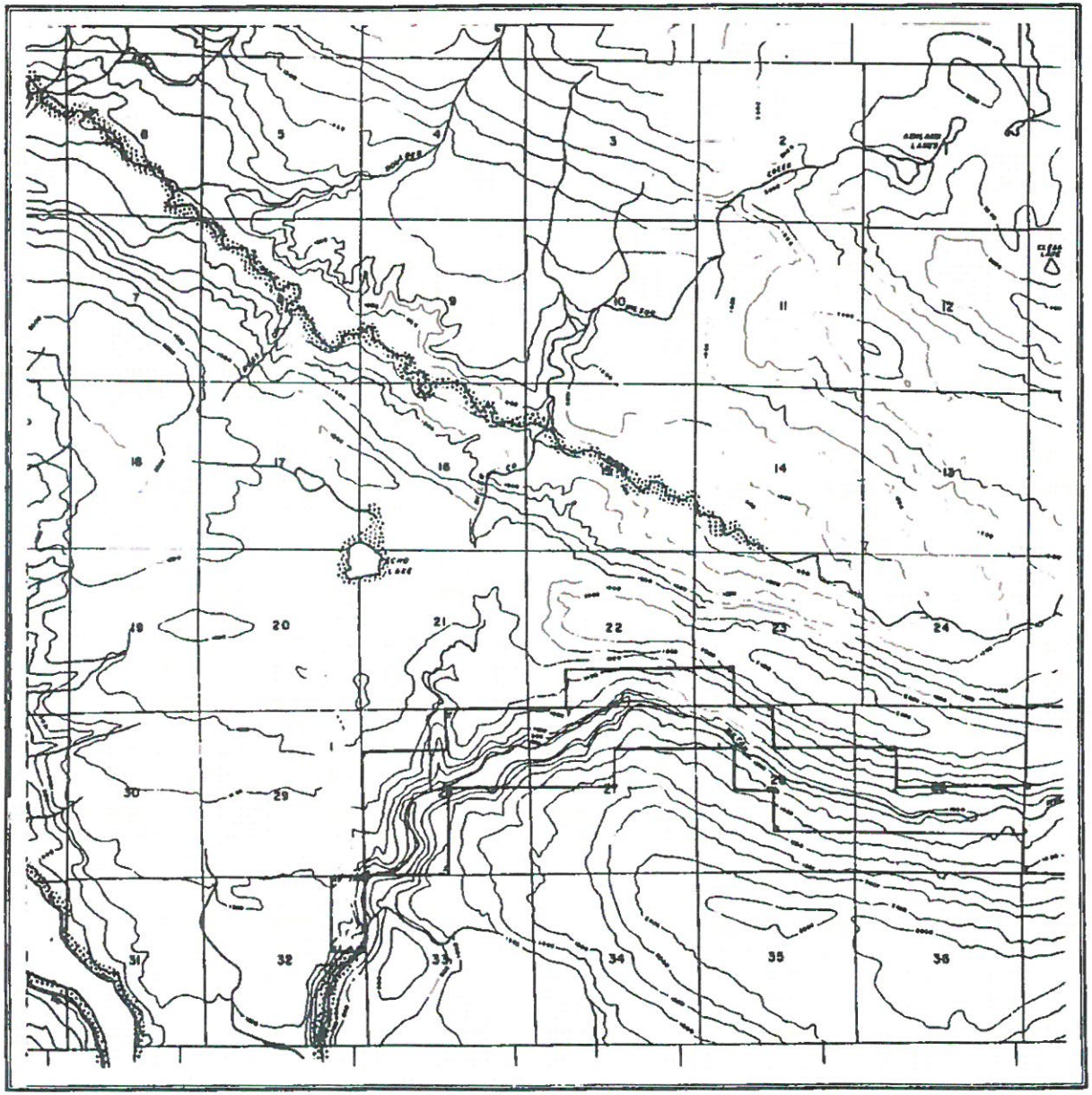
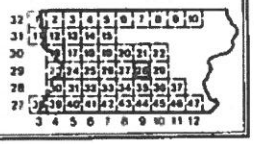


GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ERRI COPPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 29 Range 9

Map Number 28



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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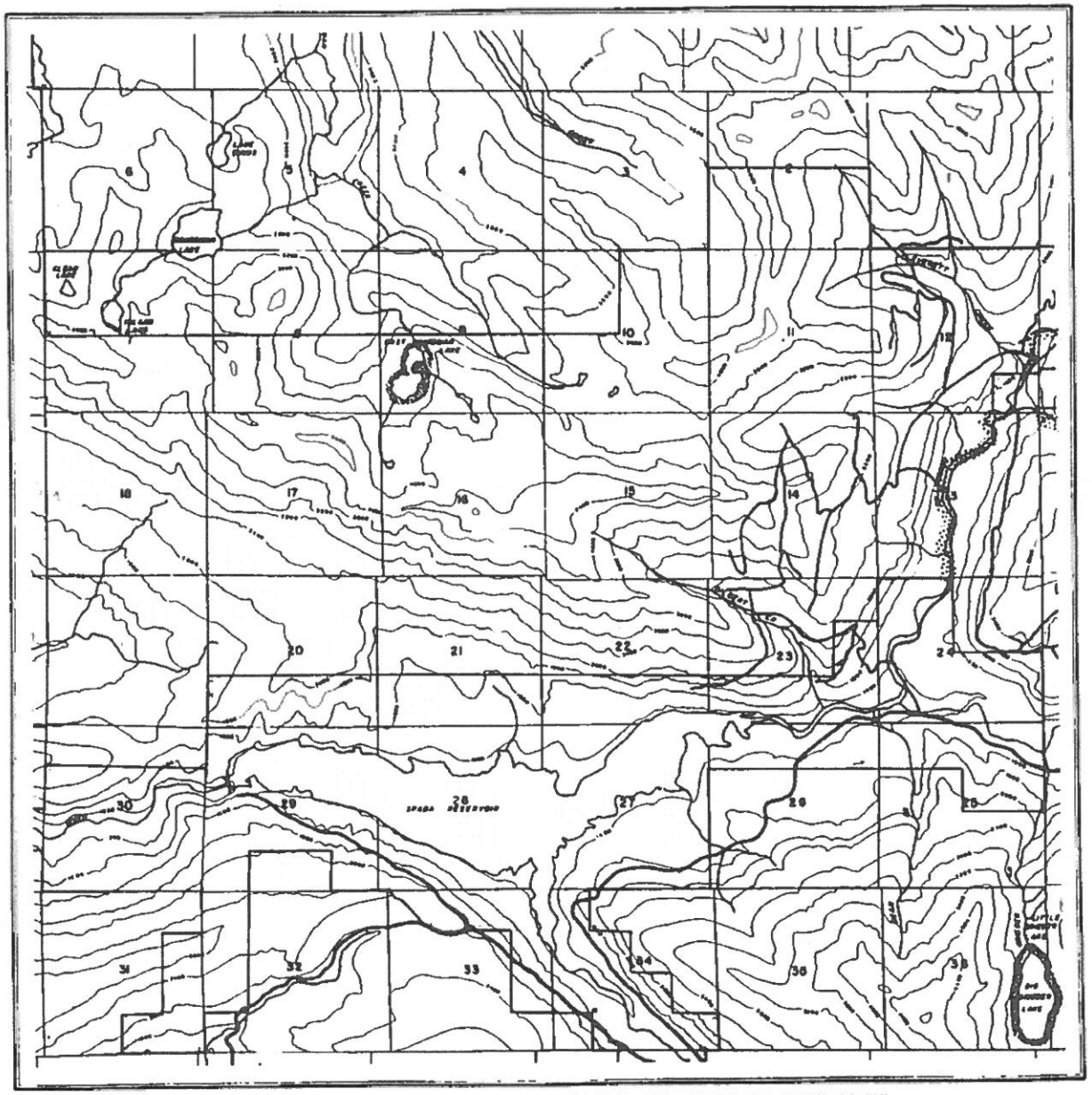

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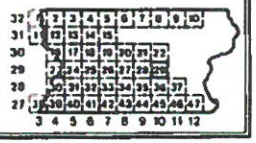
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 29 Range 10

Map Number

29



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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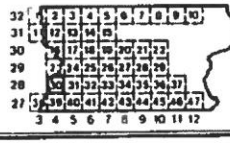
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 4

Map Number

30



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

Prepared by the Snohomish County Office of Community Planning.
Reprint - August, 1984

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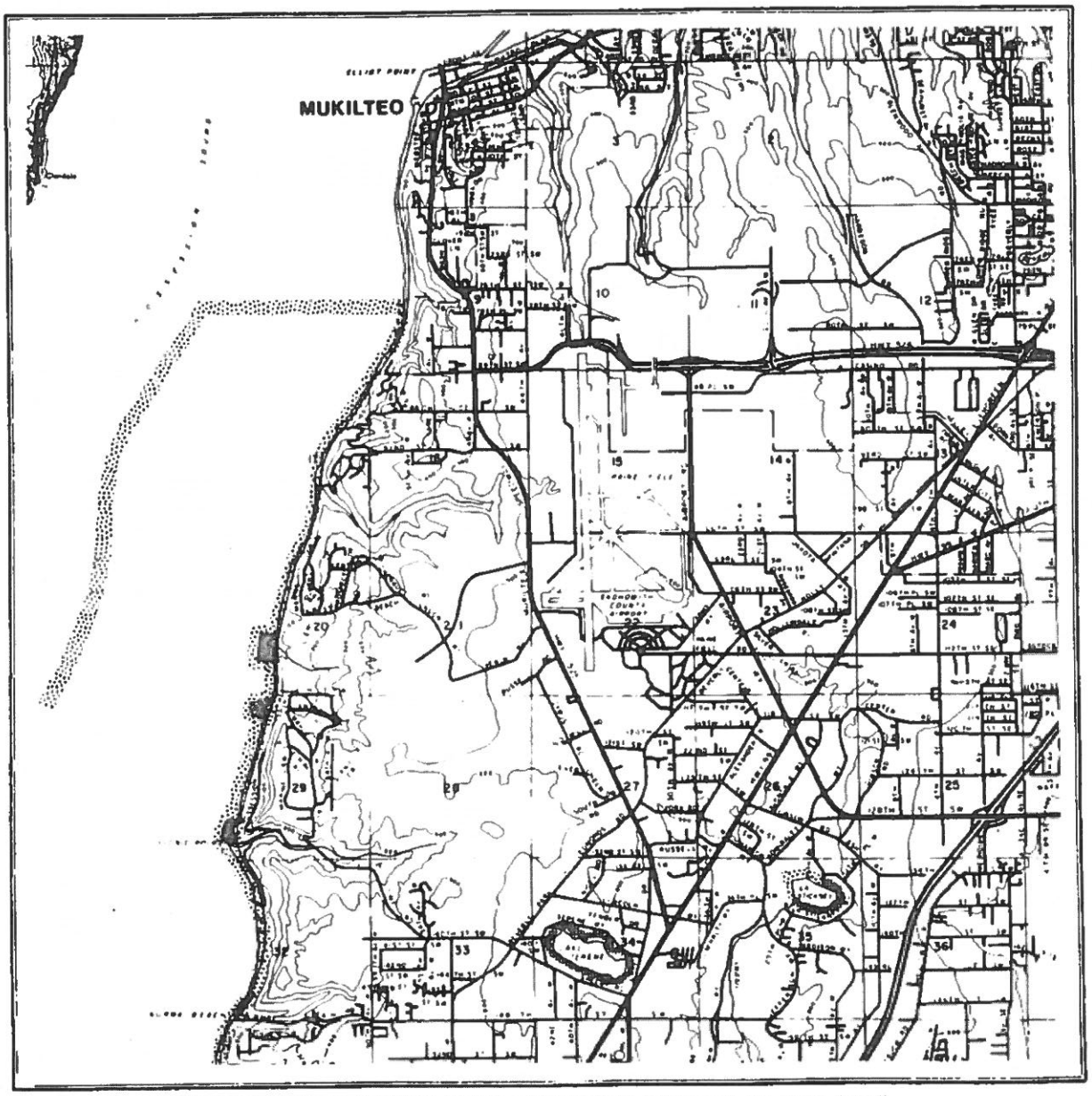

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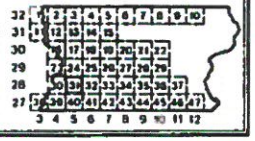
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 5

Map Number

31



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

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0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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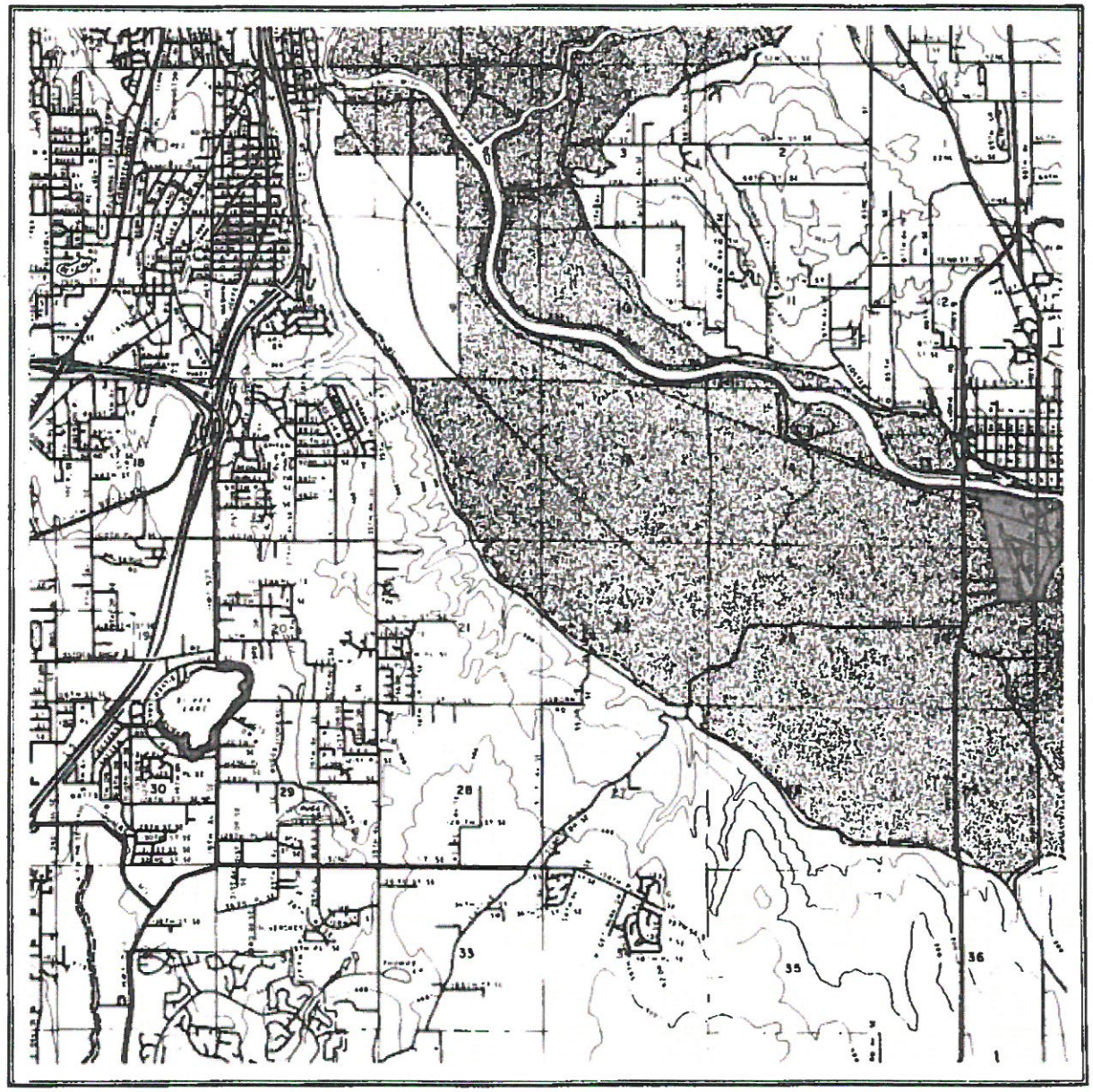

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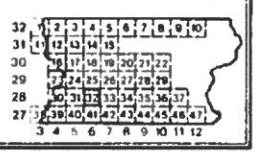
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 6

Map Number

32



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

AMENDED ORDINANCE NO 83-110 SNOHOMISH UGA AREA

SCALE

1:24,000

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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Reprint - August, 1984

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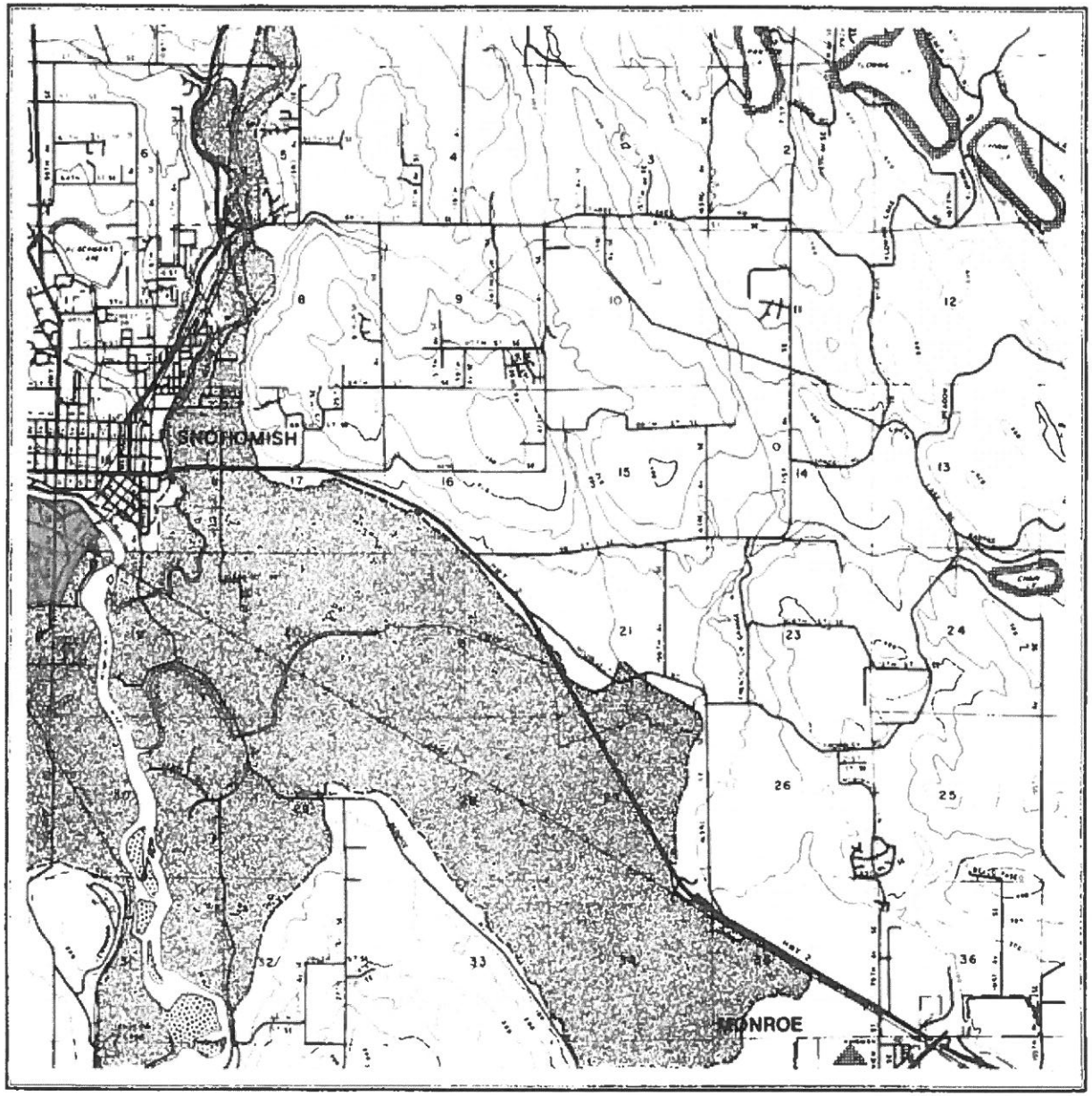


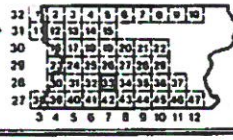
APPROXIMATE FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 7

Map Number

33



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5000 feet

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Reprint - August, 1984

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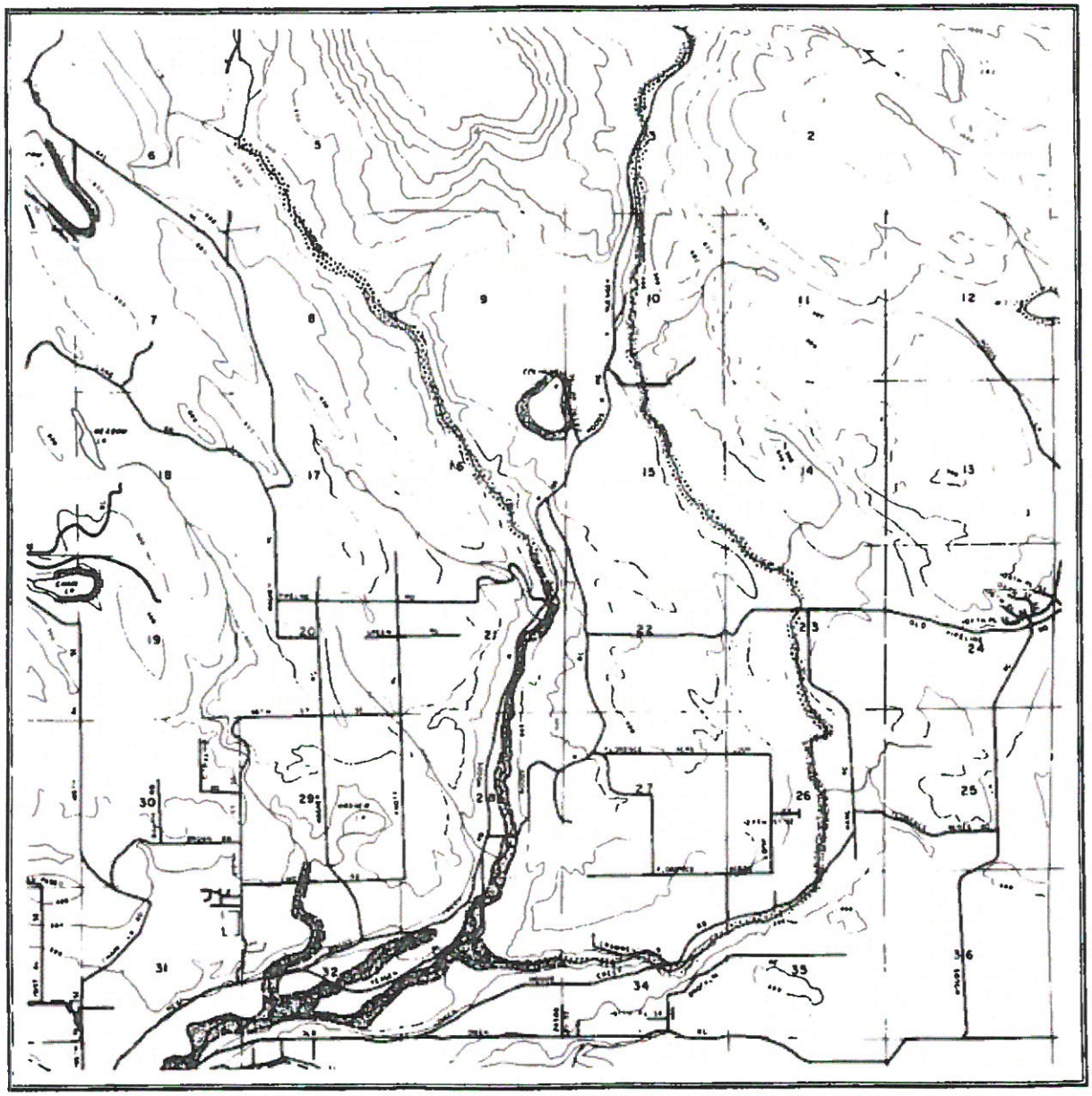

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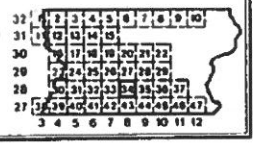
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 8

Map Number

34



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5280 feet

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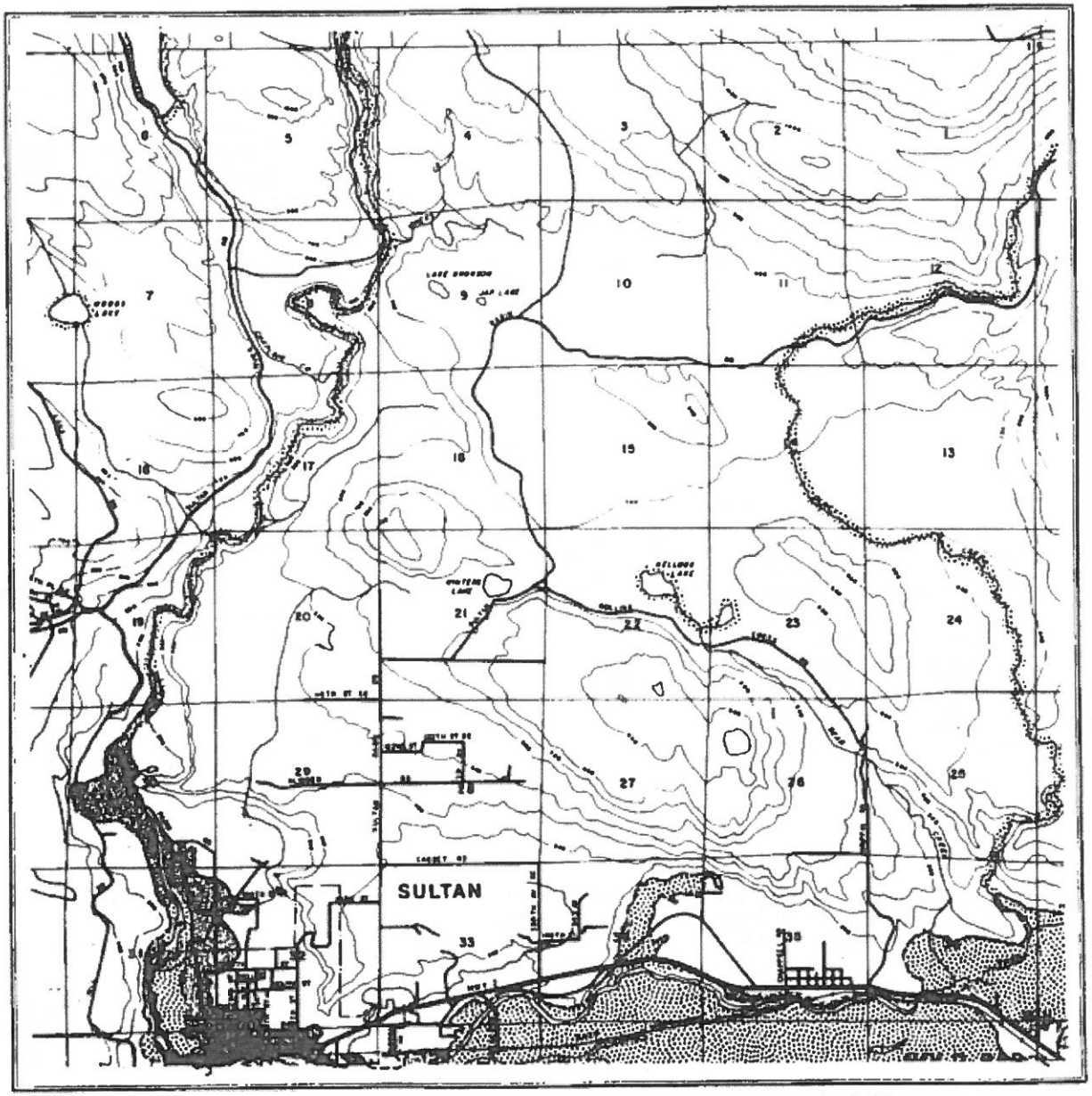


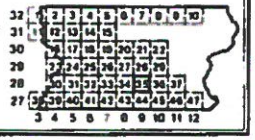
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 9

Map Number

35



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

SNOHOMISH COUNTY WASHINGTON

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,000 feet

Prepared by the Snohomish County Office of Community Planning
Reprint - August, 1984

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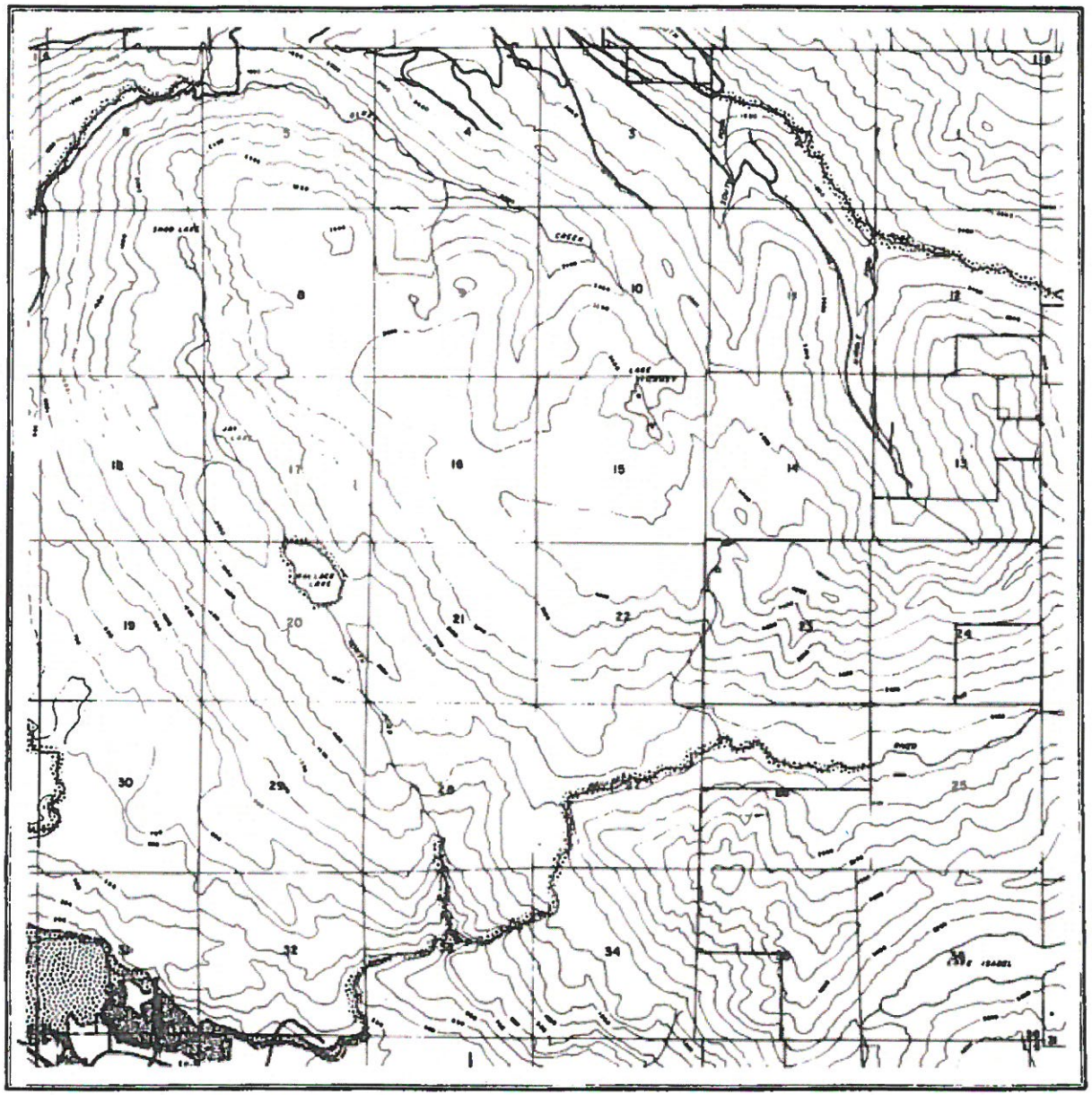

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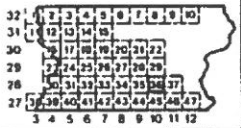
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 28 Range 10

Map Number 36



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5000 feet

N

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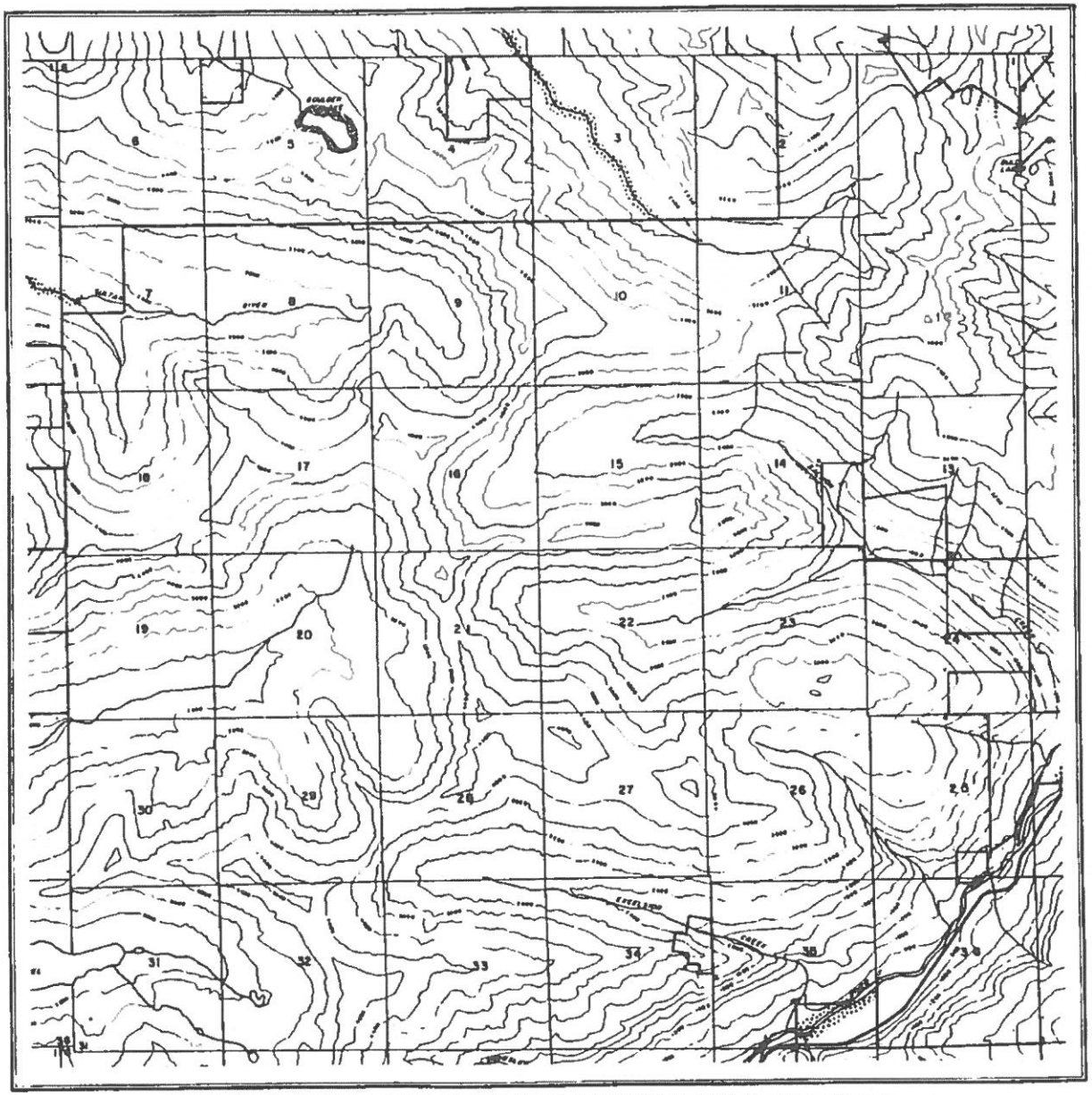

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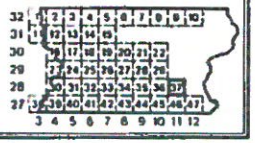
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **28** Range **11**

Map Number

37



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5,280 feet

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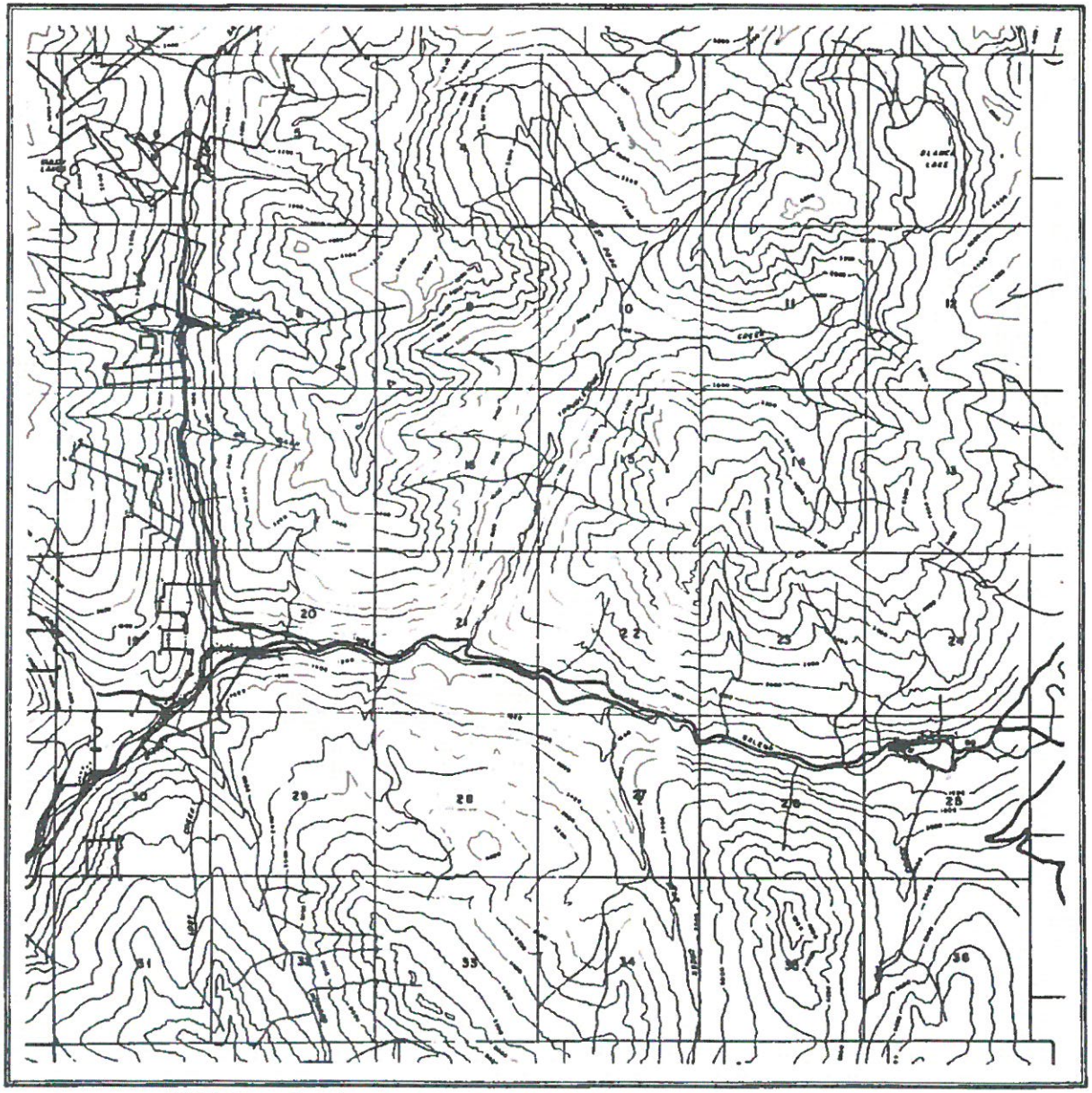

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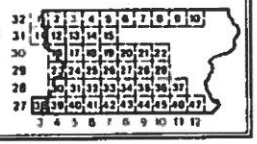
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 27 Range 3

Map Number

38



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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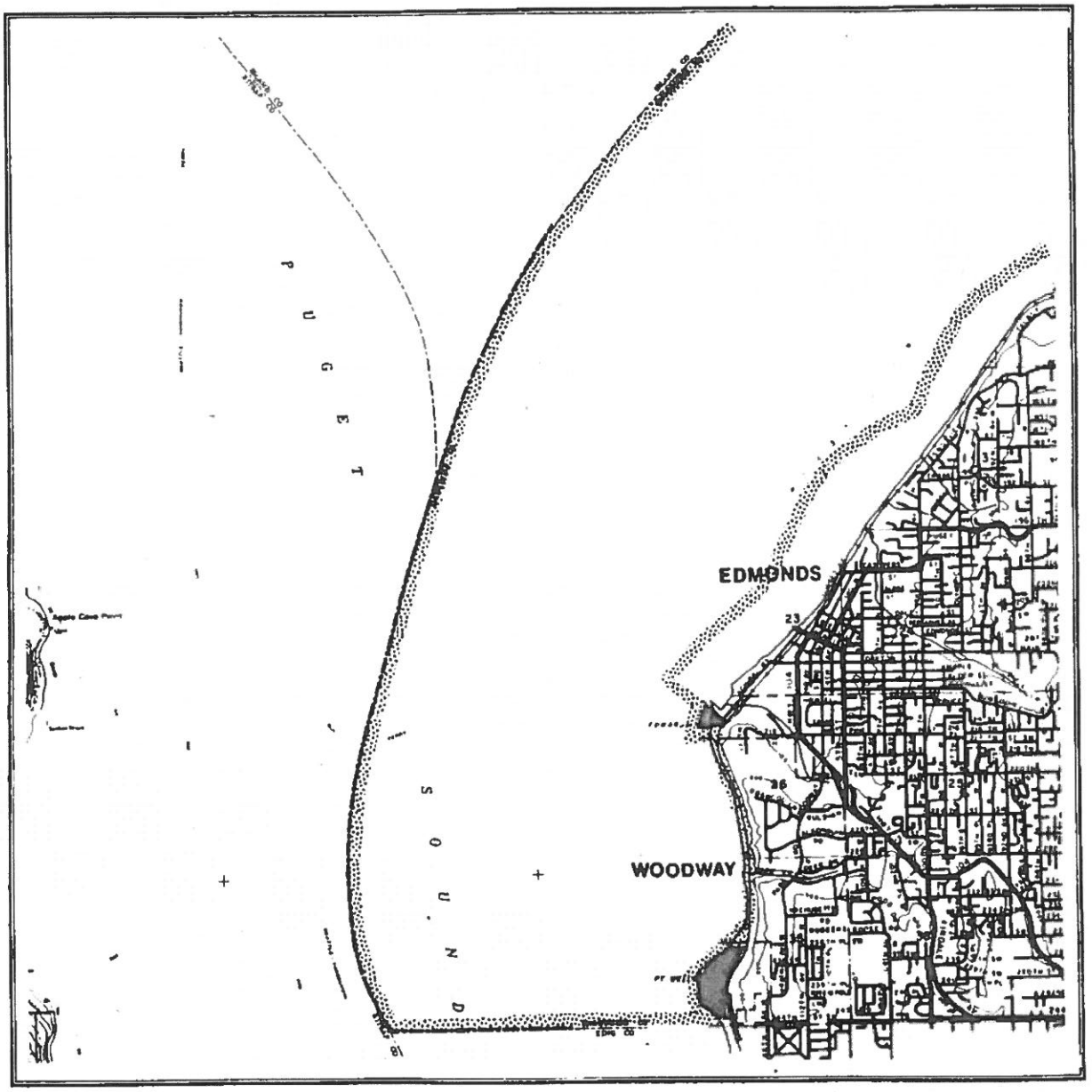

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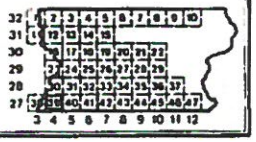
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **4**

Map Number **39**



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 93-84

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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Reprint - August, 1984

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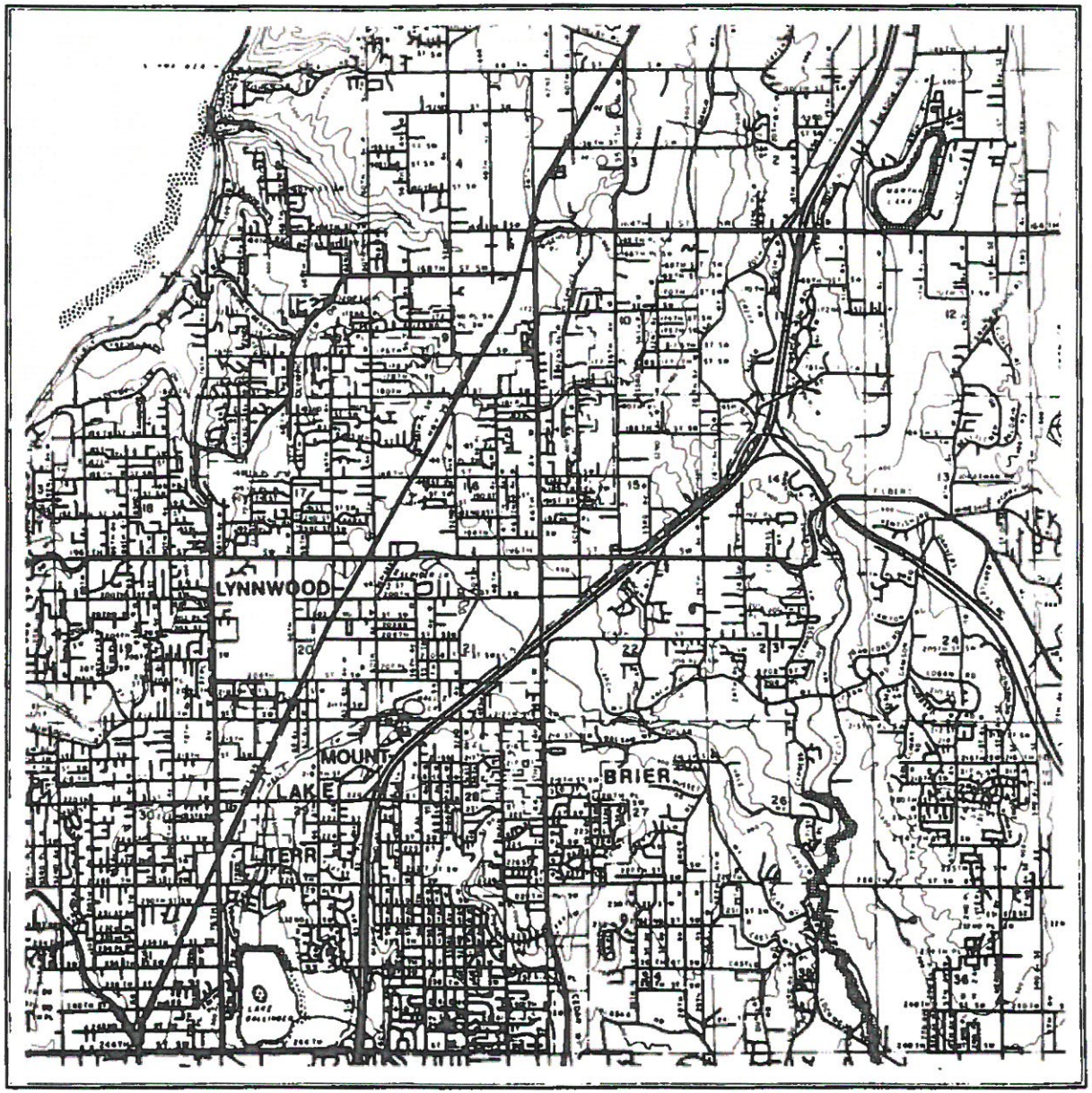


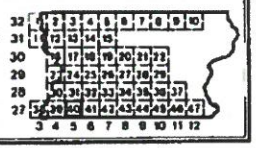
GENERALIZED FLOOD PLAIN BOUNDARIES ARE REPRESENTED. FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS

SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **5**

Map Number

40



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5,280 feet

N

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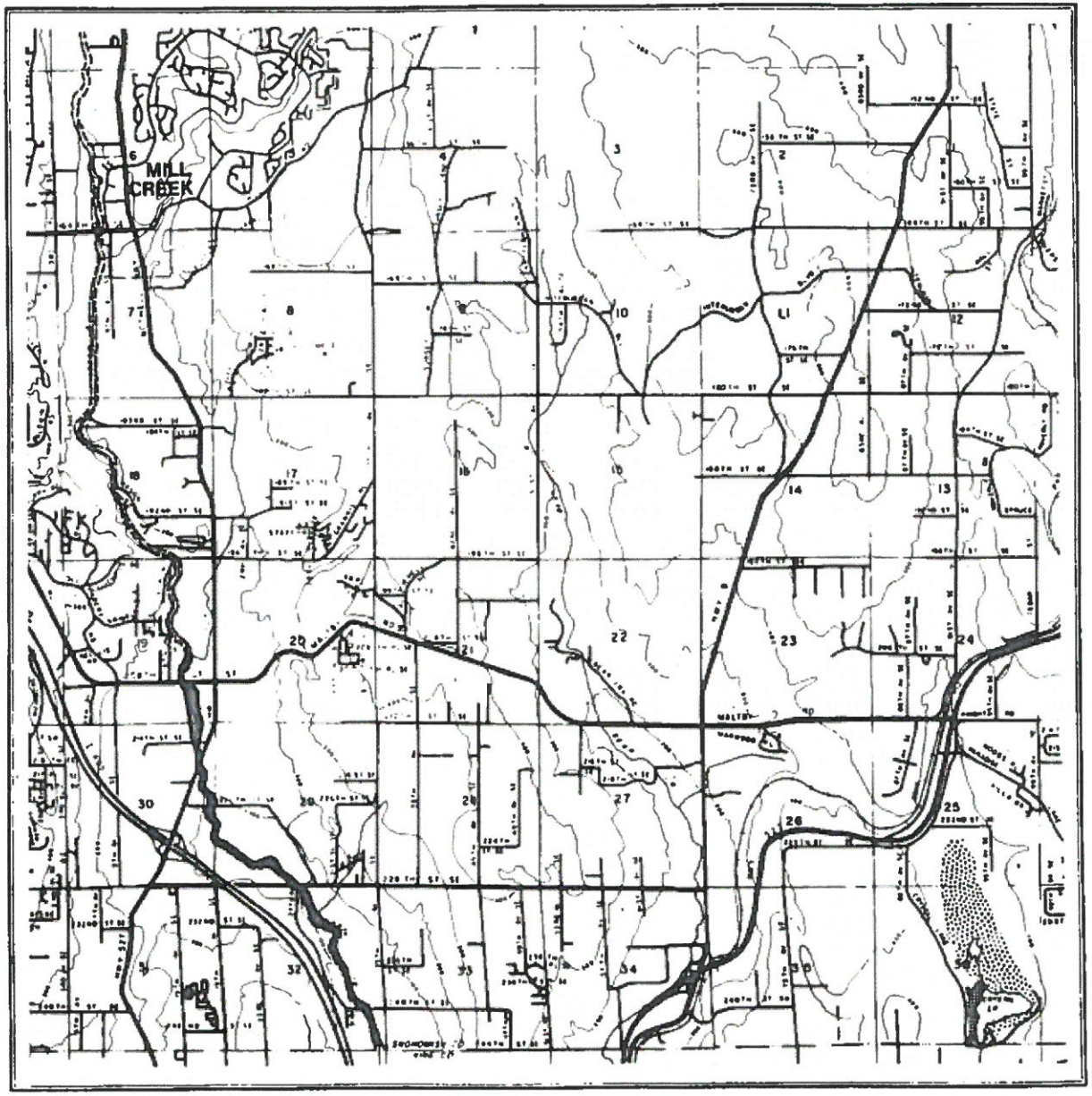

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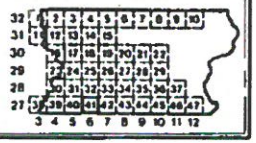
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **6**

Map Number

41



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1000 2000 3000 4000 5000 feet

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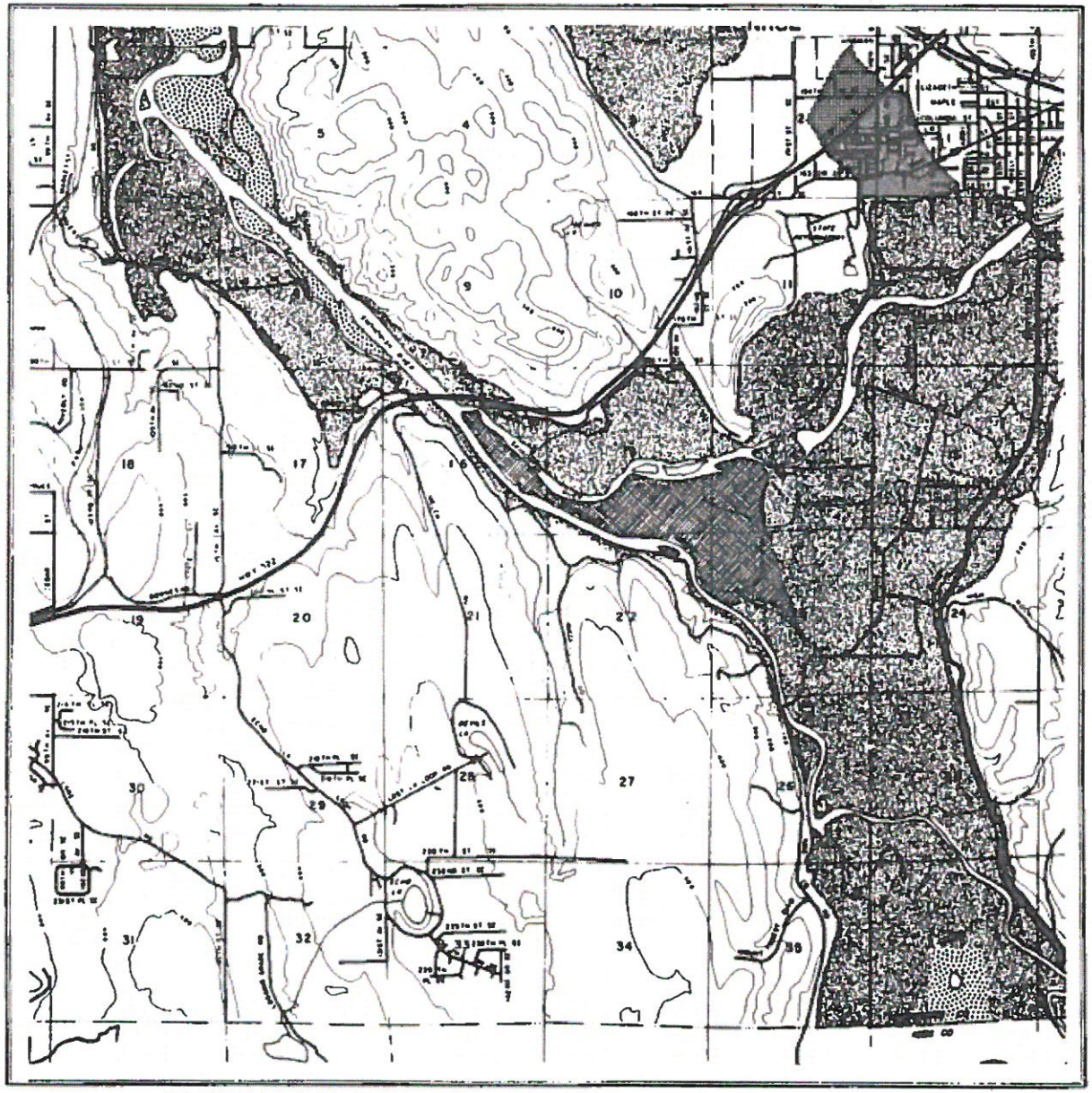

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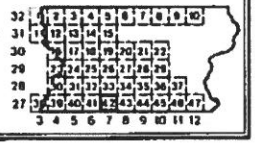
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **7**

Map Number

42



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1,000 2,000 3,000 4,000 5,280 feet

N

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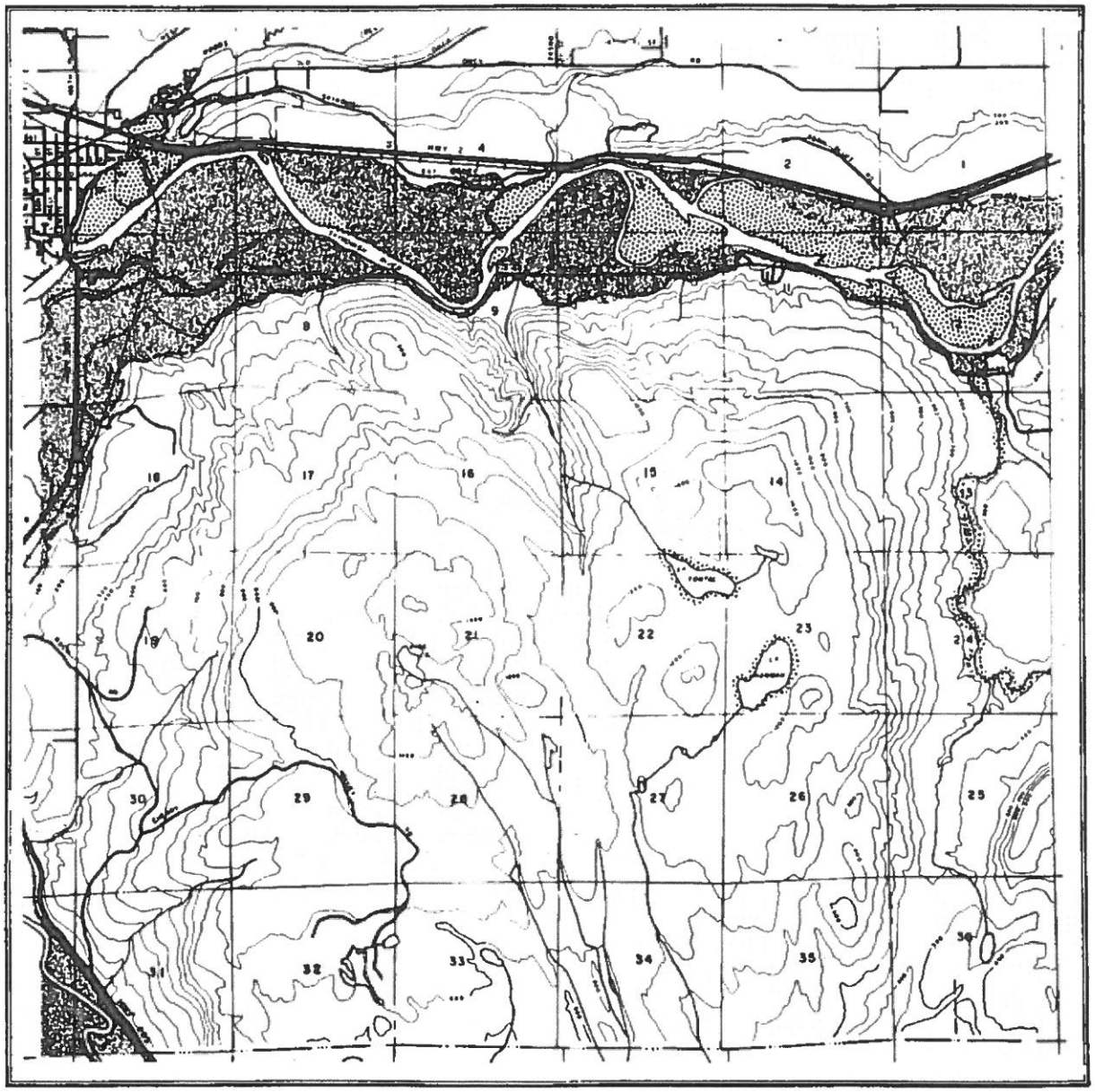

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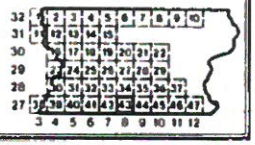
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **8**

Map Number

43



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

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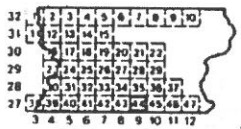
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **9**

Map Number

44



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study

Federal Lands**

** Based on Mt. Baker Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

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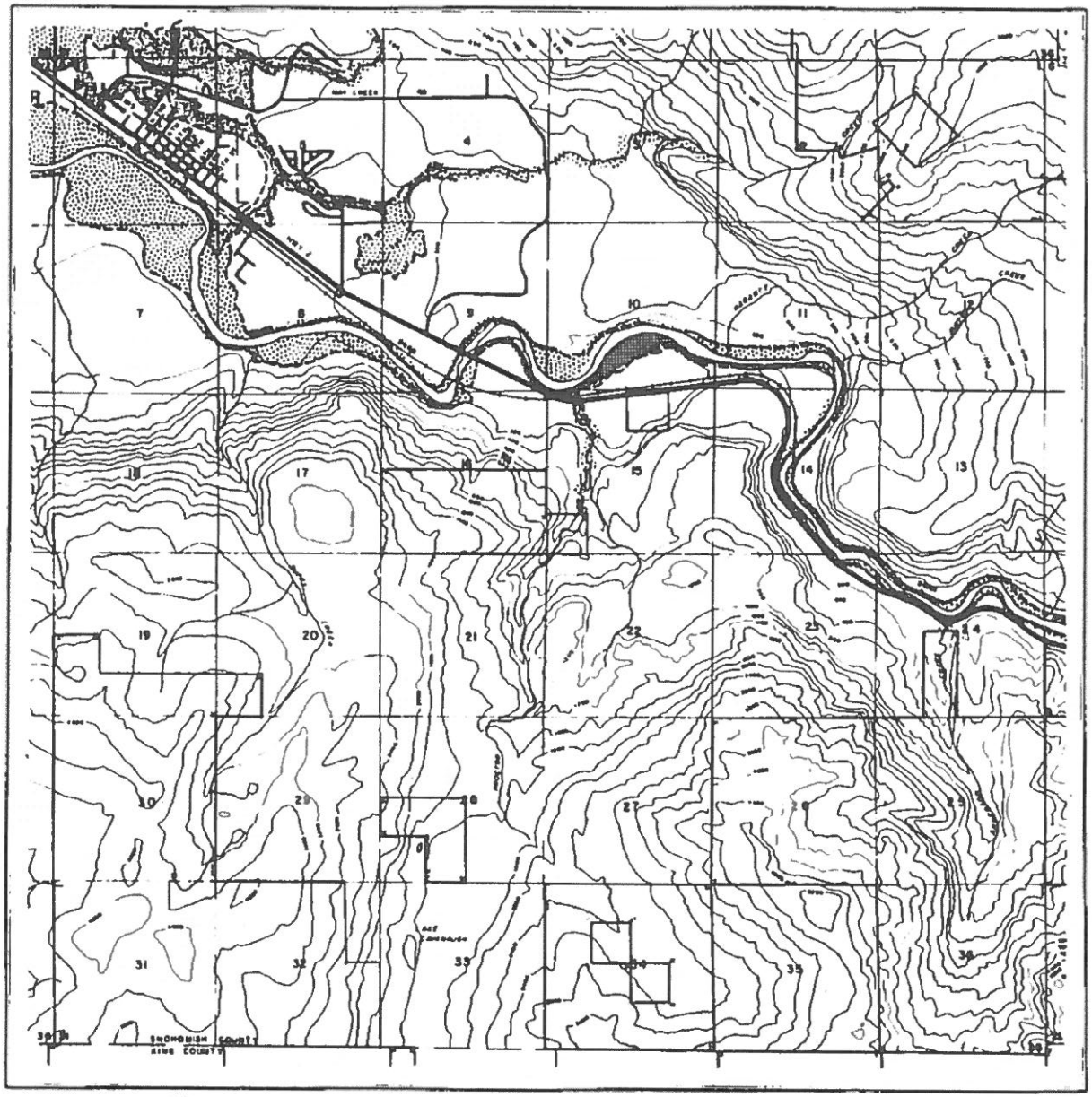
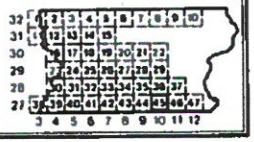


SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township **27** Range **10**

Map Number

45



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

---------- 100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

———————— Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 mile

0 1,000 2,000 3,000 4,000 5,280 feet

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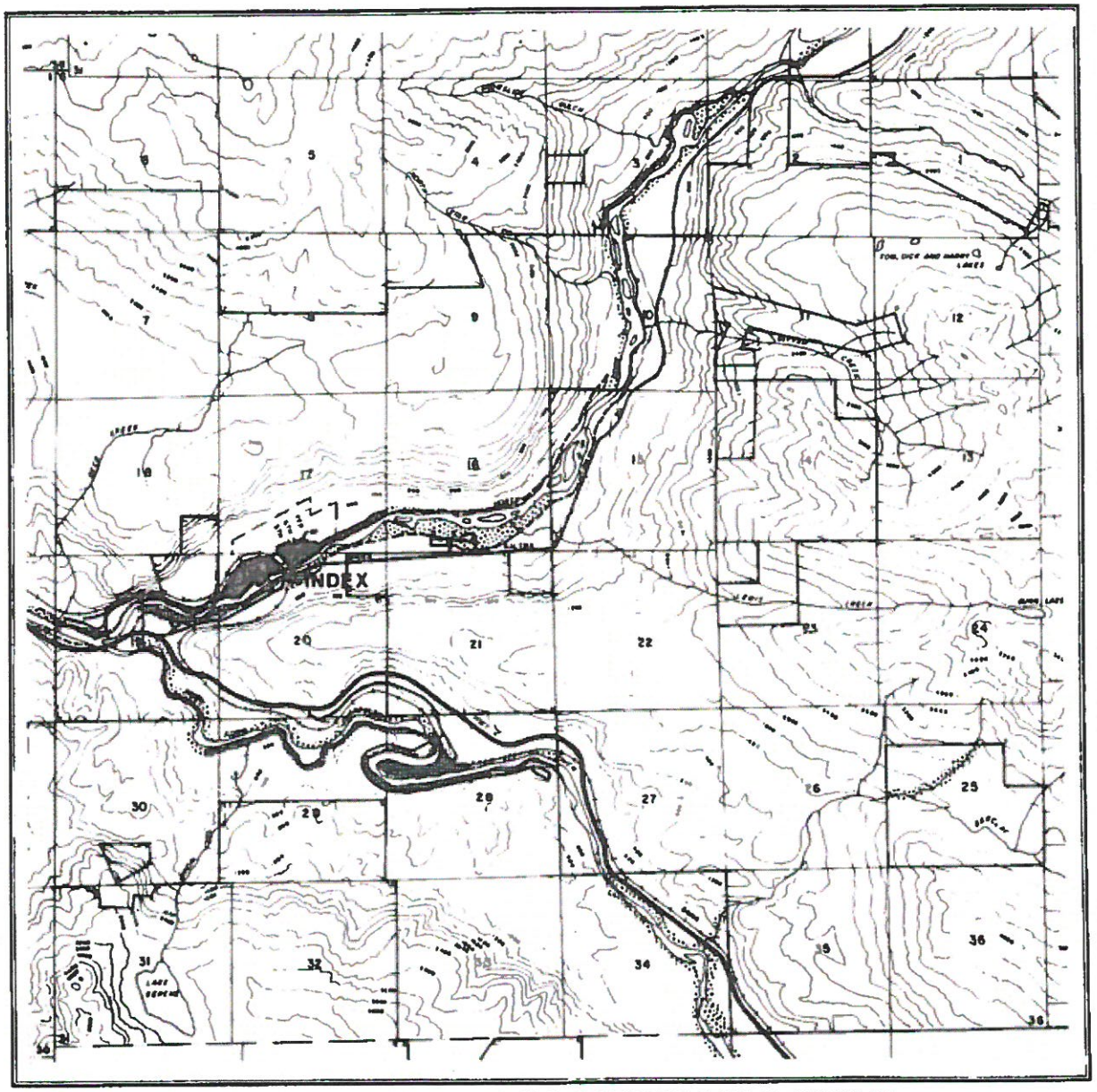

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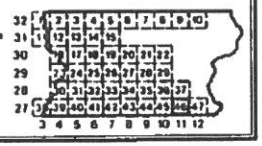
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 27 Range 11

Map Number

46



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84.

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5000 6000 feet

N

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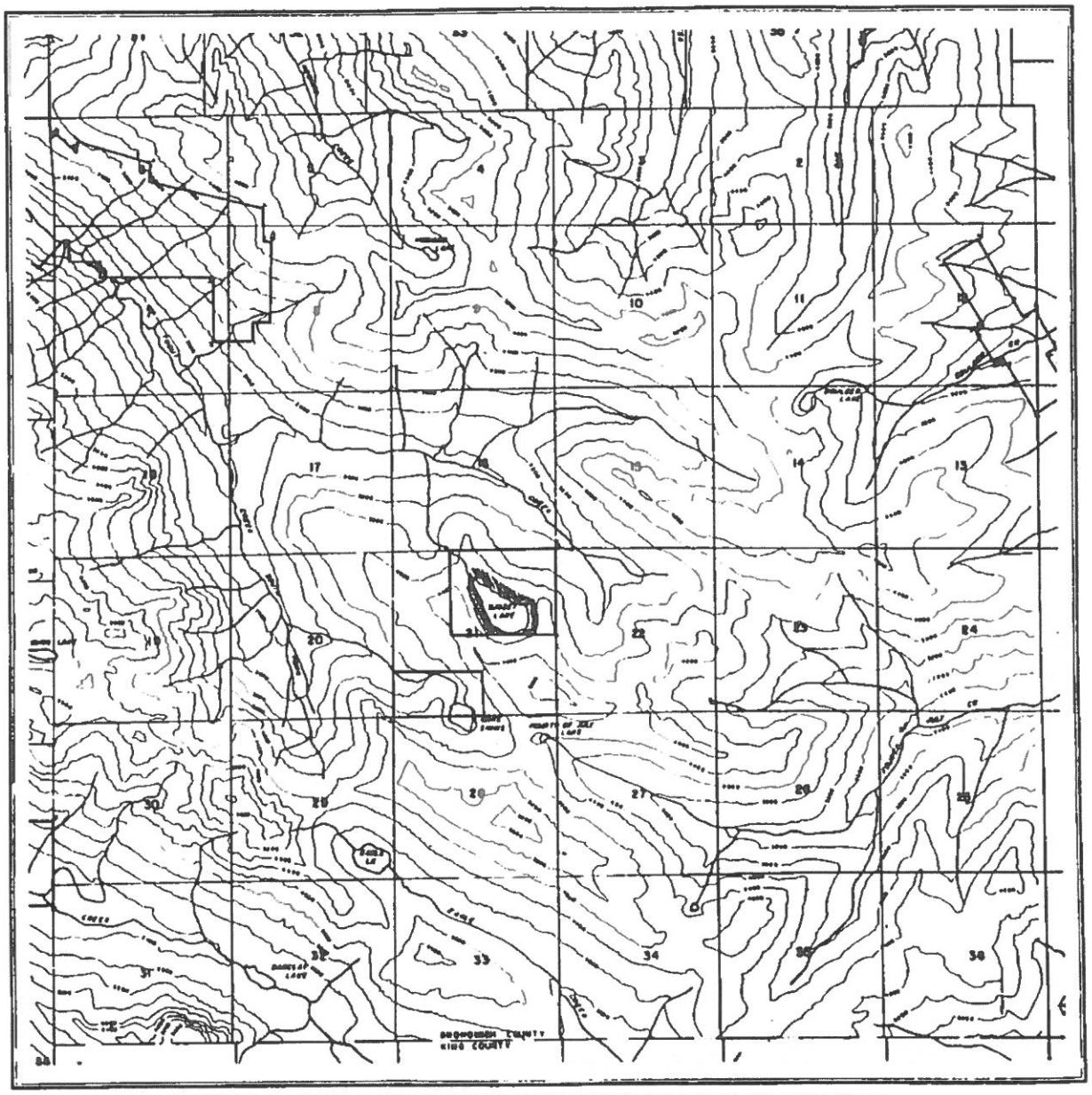

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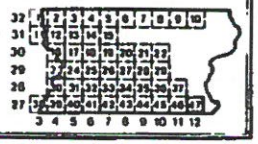
SNOHOMISH COUNTY SHORELINE MASTER PROGRAM

Township 27, Range 12

Map Number

47



ENVIRONMENT DESIGNATIONS

- Urban
- Suburban
- Rural
- Conservancy
- Natural

100 Year Flood Plain Boundary*

* Based on U.S. Army Corps of Engineers Flood Insurance Study.

Federal Lands**

** Based on Mt. Baker/Snoqualmie National Forest Map 83-84

0 1/4 1/2 3/4 1 mile

0 1000 2000 3000 4000 5280 feet

N

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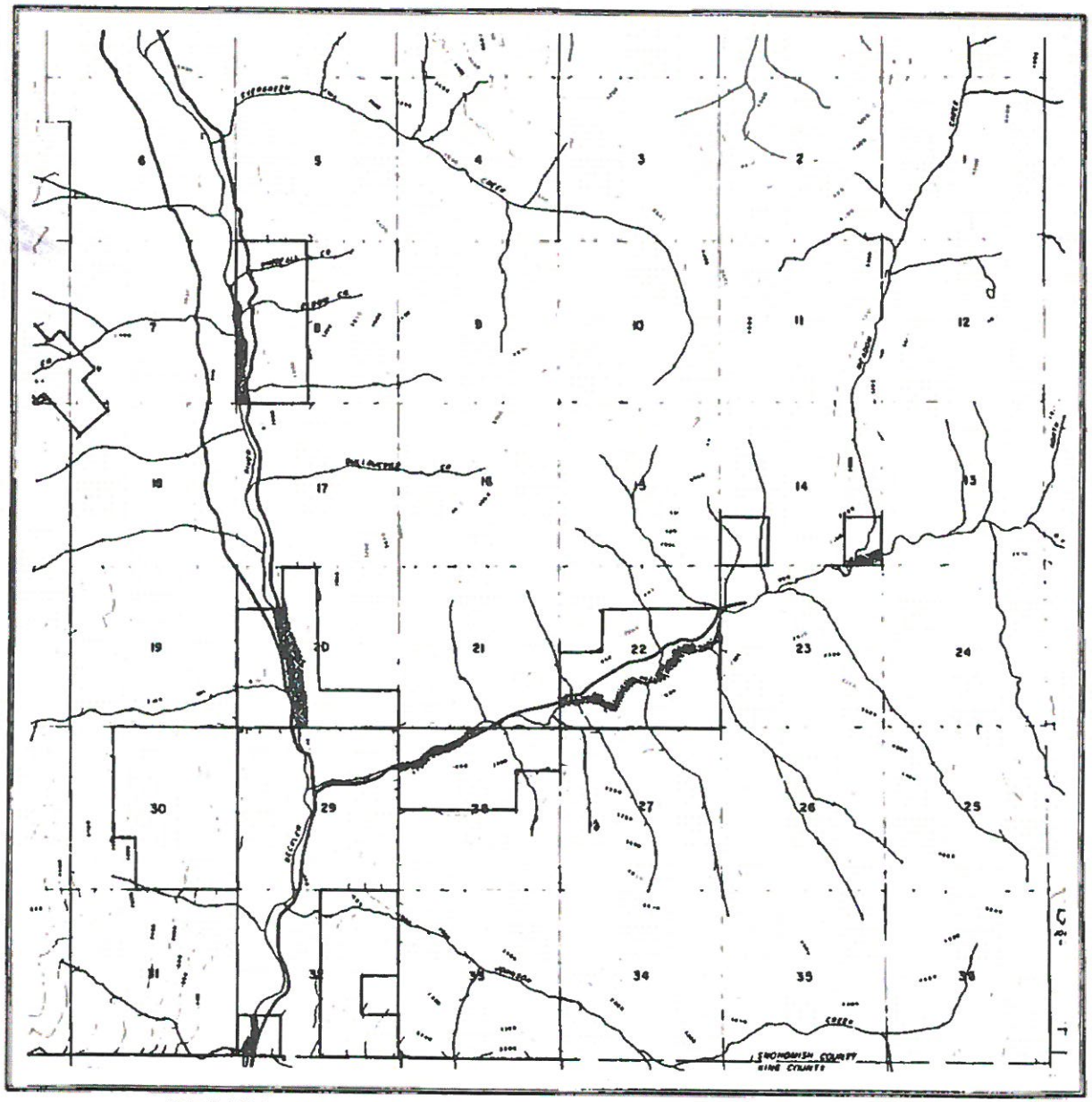

GENERALIZED 1:500 FLOOD BOUNDARIES ARE REPRESENTED FOR SPECIFIC INFORMATION SEE THE ARMY CORPS OF ENGINEERS FLOOD INSURANCE STUDY MAPS