

ORDINANCE 693

CITY OF LACEY

AN ORDINANCE ADOPTING THE SHORELINE MASTER PROGRAM FOR THE THURSTON REGION, JULY, 1983, SUBJECT TO LOCAL ORDINANCE PROVISIONS AND AMENDING SECTIONS 14.26.010, 14.26.020 AND 14.26.030 OF THE LACEY MUNICIPAL CODE

WHEREAS, there has been developed through public hearing and participation by the municipalities within the Thurston County region, a new shoreline master program entitled "Shoreline Master Program for the Thurston Region, July 1983," which program has been reviewed through public hearing by the City of Lacey; and

WHEREAS, said master program and state regulations allow for the procedural aspects of said plan to be governed by local ordinance; and

WHEREAS, it would be to the benefit of the citizens of the City of Lacey, the Thurston region and the State of Washington that the city adopt the "Shoreline Master Program for the Thurston Region, July 1983" subject to the local ordinance regulations contained within the Lacey Municipal Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 14.26.010 of the Lacey Municipal Code is hereby amended to read as follows:

"There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, those certain plans, rules and regulations known as the "Shoreline

Master Program for the Thurston Region, ~~December 7, 1975~~ July 1983," as the master program for the regulation and development of the shoreline within the jurisdiction of the city subject to the supplemental local ordinance contained within this code."

Section 2. Section 14.26.020 of the Lacey Municipal Code is hereby amended to read as follows:

~~"That portion of the Shoreline Master Program adopted by Section 14.26.010 of this chapter relating to fees for shoreline applications and specifically subdivision 13 of Section VII of said master program, is amended to read as follows:~~

~~"The fees to be paid to the city upon submittal of a shoreline application shall be established by resolution of the city council. No fee shall be charged for a Shoreline Conditional Use Permit, a Shoreline Timber Cutting Permit or a Shoreline Variance if the application or applications is submitted in conjunction with a Shoreline Substantial Development Permit."~~

Section 3. Section 14.26.030 of the Lacey Municipal Code is hereby amended to read as follows:

"Pursuant to the authority of the Shoreline Master Program for the Thurston Region and RCW Chapter 90.58, this section and subsequent sections of this chapter, together with the fees established by resolution of the city council, ~~set forth in Section 14.26.020~~, shall constitute a local ordinance ~~and shall supersede Parts 5, 6, 7, 8, 9, 10, 11, 13 and 15 of Section VII of the Shoreline Master Program for the Thurston Region entitled "Definitions and Administration."~~ The provisions of the master program

and this title are supplementary to the provisions of RCW Chapter 90.58 and Title 173 of the Washington Administrative Code."

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,  
WASHINGTON, this 9<sup>th</sup> day of February, 1984.

CITY COUNCIL

By McBrown  
Mayor

Attest:

Timothy McGuire  
City Clerk

Approved as to Form:

[Signature]  
City Attorney

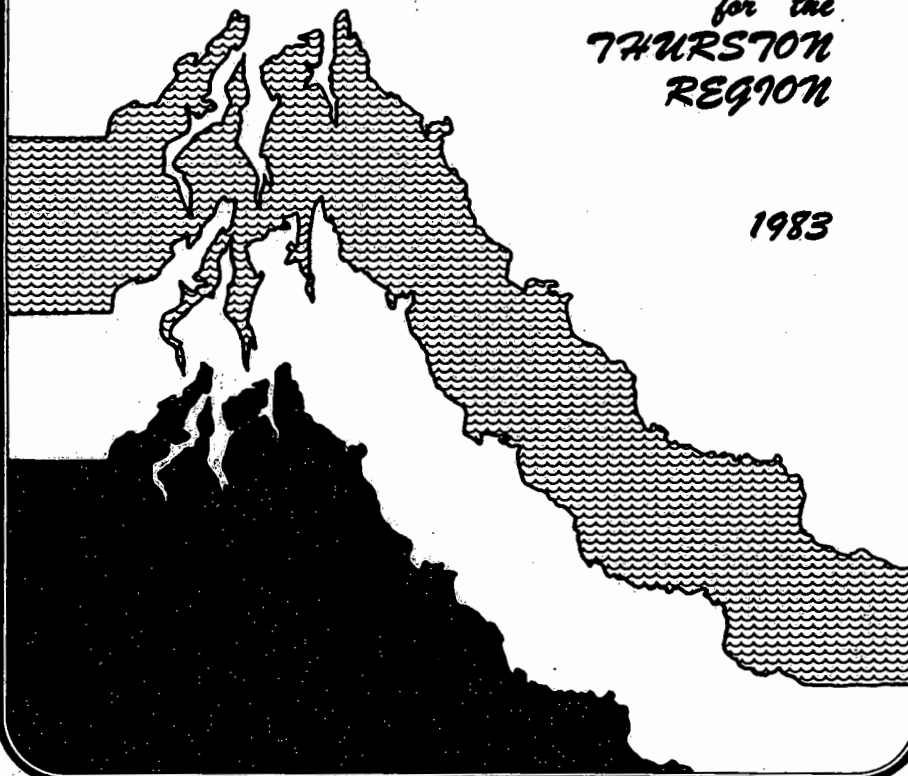
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# SHORELINE MASTER PROGRAM

for the  
THURSTON  
REGION

1983



THURSTON REGIONAL PLANNING COUNCIL is a 15-member intergovernmental board made up of local governmental jurisdictions within Thurston County, plus the Washington State Capitol Committee, The Evergreen State College, and an ex officio representative from the State Planning and Community Affairs Agency. The Council was established in 1967 under RCW 36.70.060 which authorizes creation of regional planning councils.

Thurston Regional Planning Council undertakes largely land use related research and planning programs of interest to all of the member jurisdictions. Each member jurisdiction funds the Council's operations based on a per capita formula. The Council is governed by representatives from the member jurisdictions. They determine the budget and work program annually for Council projects and operations.

As a separate function, Thurston Regional Planning Council by inter-governmental agreement also provides the Planning staff for the Planning Departments of Thurston County and the cities of Olympia and Lacey. In this function, the contracting governments are the sole determinants of the work programs and funding levels for the local planning department work.

This report was prepared as part of the Thurston Regional Planning Council's 1983 regional work program.

#### MEMBERSHIP OF THURSTON REGIONAL PLANNING COUNCIL

<u>Governmental Jurisdiction</u>	<u>Name of 1983 Representative</u>
Thurston County	George Barner, County Commissioner
City of Olympia	Holly Gadbaw, Councilperson
City of Lacey	Mark O. Brown, Mayor
City of Tumwater	Philip Schmidt, Mayor
Town of Bucoda	Barbara Gordon, Mayor
Town of Rainier	Riley Gehrke, Mayor
Town of Tenino	Maurice Knight, Mayor
Town of Yelm	Lora Coates, Mayor
Port of Olympia	O. Ray Dinsmore, Port Commissioner
North Thurston School District	Rex Comstock, School Board Member
Olympia School District	Barbara Roder, School Board Member
Tumwater School District	Barbara Holm, School Board Member
State Capitol Committee	Keith Angier, Director, Dept. of General Administration
The Evergreen State College	Stanley Marshburn, Assistant to the President
Ex Officio: Washington State Planning and Community Affairs Agency	Bert Baron, Local Government Services

· Planning Director: Richard A. O'Neal

SHORELINE MASTER PROGRAM

FOR THE THURSTON REGION

THURSTON REGIONAL PLANNING COUNCIL

JULY 1983

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CONTRACT NO. G83-046B

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SHORELINE MASTER PROGRAM ADOPTION

Jurisdiction	1975 Program	1983 Program	Local Adoption	Effective Date/DOE
Bucoda	Dec. 1975	-- July 1983	May 21, 1976	May 21, 1976
Lacey	Dec. 1975	-- July 1983	May 21, 1976 Oct. 8, 1981	May 21, 1976 Jan. 6, 1981 (+30)
Olympia	Dec. 1975	-- July 1983	May 21, 1976	May 21, 1976 Sept. 30, 1982 (+30)
Tenino	Dec. 1975	-- July 1983	May 21, 1976	May 21, 1976
Thurston County	Dec. 1975	-- July 1983	May 21, 1976 Aug. 2, 1976 June 5, 1979 July 14, 1981 Dec. 22, 1981	May 21, 1976 Sept. 9, 1977 Oct. 9, 1979 Sept. 24, 1981 (+30) Mar. 3, 1982 (+30)
Tumwater	Dec. 1975	-- July 1983	May 21, 1976	May 21, 1976
Yelm	Dec. 1975	-- July 1983	May 21, 1976	May 21, 1976

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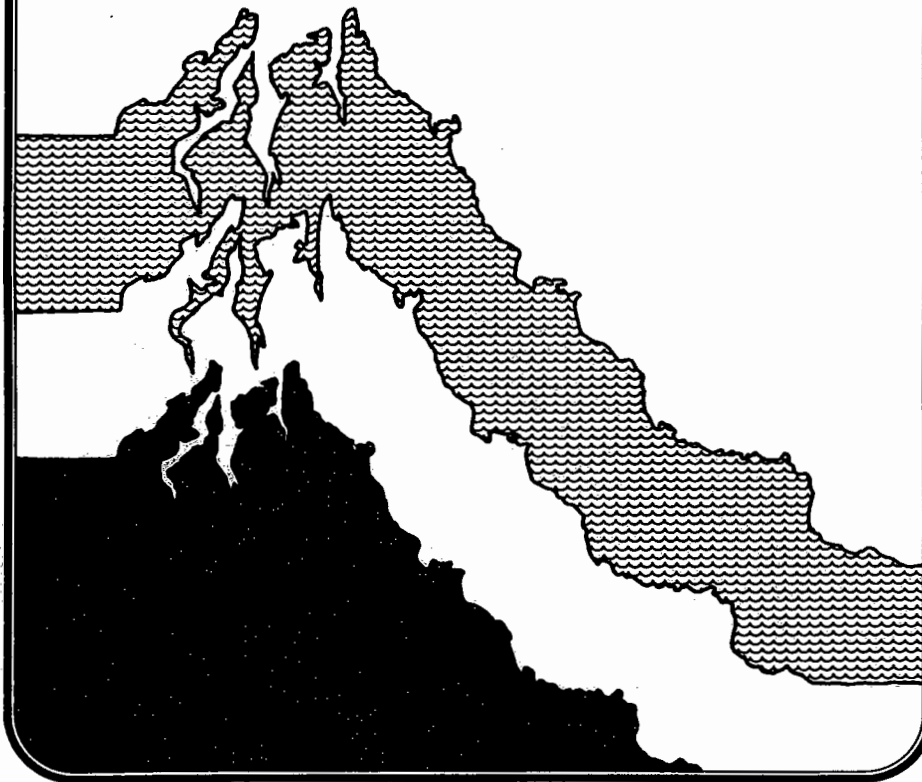
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*ADMINISTRATION*



## ADMINISTRATION

### I. BACKGROUND

In 1971, the Shoreline Management Act (RCW 90.58) was approved by the voters of the State of Washington. This law regulates the development and use of certain river, lake and marine shorelines within the State. A part of this law requires local governments (cities and counties) to adopt local "Shoreline Master Programs." The purpose of the local Master Programs is to apply the state law to the shorelines within each jurisdiction. The local Shoreline Master Program must be consistent with the Shoreline Management Act and with state administrative regulations adopted pursuant to the Act. This document, along with the administrative ordinances of local governments, constitute shoreline management for the Thurston Region.

The Act provides for regulation of shoreline development and use in two principal ways. First, it requires that each local Shoreline Master Program contain policies and regulations which define permitted uses and activities. All development activity within shoreline jurisdiction must be consistent with the Master Program, and hence these policies and regulations. In one respect, the Master Program is like a comprehensive plan for shorelines because it contains policies, and in another respect it is similar to a zoning code which contains specific performance standards and regulations. (The relationship between local zoning code and the Master Program is discussed in a following Section IV.B (refer to page 3).

The second way the Act regulates shoreline activities is by requiring permits for certain types of development or use. Compliance with the permit requirements is in addition to the need to comply with the program regulations. Thus, even if a person does not have to obtain a permit for a project, it still must comply with the regulations.

### II. PERMITS

A brief description of required permits follows. The procedures by which permits are obtained and administered is discussed in a following Section V (refer to page 5).

#### A. Substantial Development Permit

State law provides that no "Substantial Development" shall be undertaken on Shorelines of the State without first obtaining a Substantial Development Permit (SDP). "Substantial Development" is defined as any development of which the total cost or fair market value exceeds one thousand dollars (\$1,000), or any development which materially interferes with the normal public use of the water or shorelines of the state. The law provides a limited number of exceptions to this permit requirement (refer to RCW 90.58.030(3)(e)).

Substantial Development Permits are issued by the jurisdiction in which the development will occur. The jurisdiction's final decision to approve or deny a Shoreline Permit may be appealed by any aggrieved person to the State Department of Ecology, the state Shorelines Hearing Board and to the court (refer to Section V.C, page 7). State law provides that permits shall be granted only when the development proposed is consistent with the policy of the Shoreline Management Act, the state shoreline regulations (WACs) and the local Master Program (refer to WAC 173-14).

#### B. Shoreline Conditional Use Permit

State law authorizes local government to include in their Master Programs land uses and development which may be permitted by Conditional Use Permit. The purpose of a conditional use permit is to allow greater flexibility in varying the application of the use regulations of the Master Program. Review criteria governing issuance of the Conditional Use Permit are prescribed by state regulation and provisions of this program. Uses which are specifically prohibited by the master program shall not be authorized. Application for Conditional Use Permit approval is made to the local government with jurisdiction, and a public hearing is held. Final approval or disapproval is granted by the State Department of Ecology (refer to WAC 173-14).

#### C. Shoreline Variance Permit

State law authorizes the granting of relief from specific bulk, dimensional or performance standards of the master program in extraordinary situations. Such relief may be obtained through a Shoreline Variance Permit. Review criteria governing issuance of the Variance Permit are prescribed by state regulation and provisions of this program. Application for Variance Permit approval is also made to the local government with jurisdiction, and a public hearing is held. Final approval or disapproval is granted by the State Department of Ecology (refer to WAC 173-14).

### III. PENALTIES AND ENFORCEMENT

The Shoreline Management Act imposes significant penalties for violation of the act, regulations and master programs. A violation constitutes a gross misdemeanor, which is punishable by fine or imprisonment (RCW 90.58.220). In addition to the criminal penalty, the Act imposes liability on any person violating the act or conditions of a permit for all damage to public or private property arising from the violation. Furthermore, the violator may have to restore an area affected by a violation, and pay the entire cost of restoration, including attorney's fees and court costs (RCW 90.58.230).

#### IV. APPLICABILITY

##### A. Geographic Applicability

This program applies to all cities, towns and unincorporated areas of Thurston County.

##### B. Relationship to Zoning and Other Land Use Controls

In addition to the policies and regulations of use activities contained within the Shoreline Management Act and this Master Program, other laws also regulate land use and development within shoreline areas. For example, the State Building Code requires the issuance of a building permit for the construction of structures, the State Subdivision Act requires subdivision approval if the land is to be divided into lots, and State Health Regulations require permits for water and sewerage systems. A person proposing a project within the shorelines must comply with these and other laws as well as meeting the requirements of the Shoreline Management Act and the local Master Program.

Frequently, local government will have adopted zoning regulations and comprehensive land use plans which apply both within and outside shoreline areas. When these codes are applied within the shoreline area, there may be differences in the zoning regulations and the plan policies as compared with the regulations and policies of the Master Program. Because the Master Program is technically a state law (i.e., WAC), the requirements of the Master Program will prevail in the event of a conflict with the local zoning or plan. Whether there is a "conflict," will depend upon the specific subject under consideration. Generally, however, a conflict will not exist if the zoning or plan requirements are more protective of shoreline environment than the Master Program. For example, if the zoning district allows a density of one unit per acre, and the Master Program allows a density of two units per acre without intending to discourage lower densities, no "conflict" would exist. In this case, the requirements of the more restrictive code would prevail (i.e., zoning).

##### C. Lands Adjacent to Shorelines

The Shoreline Management Act expressly contemplates that the use and development of land adjacent to shorelines complement the policy of the Act and Master Program. The purpose of this section is to discuss the manner in which this coordination is to be achieved.

In order to understand the relationship between land use control in the shoreline area and on adjacent lands, it is necessary to recognize the distinction between the regulatory permit process and the land use planning process. Simply stated, a development which is undertaken without obtaining the applicable shoreline permits or which is inconsistent with use regulations of the Master Program, is unlawful. On the other hand, a use or development which is to some extent inconsistent with a plan policy is not necessarily unlawful, although it may be denied or conditioned on the basis of its inconsistency with the

plan. These principles apply to the regulation of shoreline and adjacent lands in the following:

1. All of the property lies outside the shorelines. No shoreline permit is required when development is to occur on property lying wholly outside the shoreline area, even though the development may have an impact in the shoreline. However, because the Shoreline Management Act and other laws require all developments to take into account the Shoreline Management Act and Master Program when reviewing the proposed development pursuant to other laws (such as zoning site plan review or subdivision review), the development can and should be affected (i.e., conditioned or, in appropriate circumstances, denied) in order to promote shoreline policy.
2. Part of the property is in the shorelines, part lies outside, and all the "development" is outside the shoreline. As in the prior situation (a), no shoreline permit may be required because all of the "development" lies outside the shoreline, and this remains true even though a portion of the land lies within the shorelines. "Development" refers to development for which a shoreline permit would otherwise be required (e.g., development with a fair market value of \$1,000 or more). However, use and actions within the shoreline, even though they do not constitute "development," must be consistent with the regulations of the Act and shoreline program. Furthermore, as is the case with property lying completely outside the shoreline, development of the property lying outside the shoreline should be reviewed for consistency with the Act and shoreline program when other review or permit processes are followed.
3. Part of the property is in the shoreline, part lies outside, and all or part of the "development" is proposed within the shoreline. A permit is required for the "development" within the shorelines. In addition, uses and other actions within the shorelines must comply with the master program regulations. Furthermore, when the development proposal consists of a single, integrated project and a shoreline permit is required due to development within the shorelines, review and approval of development outside the shorelines pursuant to other laws may be postponed until shoreline permit review is accomplished if the public interest would be served by such a review sequence. Finally, although development conditions may be attached to developments within shorelines, conditions may not be attached, pursuant to the Shoreline Management Act, to aspects of a development lying outside the shorelines. However, certain development conditions may be attached to portions of a development lying outside the shorelines pursuant to review processes other than the shoreline permit process (e.g., SEPA, subdivision review), and these conditions may be expressly designed to further shoreline policy (as in the case of subdivision approvals) or may indirectly produce that result (as in the case of SEPA review).

D. Developments and Uses Subject to Several Regulatory Sections

Some proposed developments or uses will be subject to more than one regulatory section of this program. For example, a proposed marina may be subject to regulations concerning "Dredging," "Landfilling," "Marinas and Boat Launching Facilities," "Commercial Development" and "Parking and Loading." A proposed development must be reviewed for consistency with the regulations of each applicable section. In the event of a conflict between requirements, the requirement which better promotes the priorities and policies of the Shoreline Management Act should prevail. In addition, the more specific requirement should prevail over a general requirement. Finally, the extent to which conflicting requirements are reconciled will largely depend upon a reasonable integration of requirements in the context of the specific project and its unique situation.

E. Unspecified Uses

This program does not attempt to identify or foresee all conceivable shoreline uses or types of development. When a use or development is proposed which is not readily classified within an existing use or development category, the program administrator shall identify and apply those program policies and regulations which will best promote the policies of the Shoreline Management Act and the shoreline program, with special reference to the policies of the environmental designation in which the use will be located.

V. ADMINISTRATIVE PROCEDURES

A. General

Those rules and policies which govern the administration of this Master Program are prescribed in four state and local laws. They are (1) the Shoreline Management Act, Chapter 90.58 of the Revised Code of Washington (RCW); (2) the Washington Administrative Code chapter 173, WAC; (3) the Shoreline Master Program for the Thurston Region, (this document); and (4) ordinances of local governments within Thurston County. The type of administrative regulation prescribed by each of those laws is more fully described below, as well as the relationship between these regulations. In general this document describes only the specific regulations of one of these, the Shoreline Master Program for the Thurston Region. However, each of the other laws may need to be consulted for applicable administrative regulations depending upon the nature of the issue in question.

1. Shoreline Management Act. The first law which prescribes administrative rules and policies is the state Shoreline Management Act, RCW 90.58. The Act establishes the basic administrative framework for Shoreline Master Programs throughout the state. The Act also authorizes various state agencies (Department of Ecology and Shorelines Hearing Board) and local governments (counties and cities) to adopt additional, more detailed rules and

policies for administration of Master Programs. These detailed rules and policies are laws known as administrative regulations.

2. Washington Administrative Code. Administration regulations adopted by the state agencies are found in the Washington Administrative Code, known and cited as "WAC." The WAC's contain much more detailed administrative regulations than the Act. Further, the WAC's, like the Act, apply state-wide. The WAC's are the principal rules for administration of the Program. WAC's of particular significance to administration of the Program are WAC 173-14, concerning Substantial Development, Conditional Use and Variance Permits, and WAC 173-16, regarding revisions to master programs. Related WAC's are identified in Chapters 173 WAC and 461 WAC.
3. Local Master Program. Those administrative regulations adopted by local governments are contained in local shoreline Master Programs, and also include use regulations. In the Thurston Region, a "Regional" set of administrative regulations is established as a part of the Master Program. These regulations are supplemental to those contained within the WAC. These "Regional" administrative regulations will apply within every local government in Thurston County unless a local government elects to adopt different regulations applicable only to that government (see Section Two).
4. Local Administrative Regulations. If a local government within the Thurston Region elects to have administrative regulations which differ from the Regional regulations, such regulation would be bound in a local ordinance. Thus, the fourth law in which administrative regulations might be found is in a local ordinance. An example would be a local ordinance which provides for a hearings examiner to conduct the public hearings for shoreline permits.

In the event of a conflict between a local and "Regional" administrative rule, the local administrative rule prevails. In the event of a conflict between a local or "Regional" rule and a WAC, the WAC prevails. The Shoreline Management Act administrative provisions always prevail in the event of a conflict with a WAC, a regional rule, or a local rule.

In general, a person can become familiar with all necessary administrative regulations by: (a) Consulting the applicable WAC; (b) Consulting this Master Program; and (c) If the local government (city or county) has adopted a local ordinance, consulting the local ordinance. It is important to remember that all four laws described above are periodically amended by different bodies at different times. Further to correctly assess all the policy and regulations it is necessary to use current documents.

B. Administration/Local Ordinance

The Shoreline Master Program shall be administered pursuant to the procedures and policies contained in this document (the Shoreline Master

Program for the Thurston Region) unless a local government shall have adopted a local ordinance regulating such matters, in which case the provisions of the local ordinance shall prevail.

C. Regional Permit Procedure

1. Applications for Shoreline Substantial Development Permits, Conditional Use Permits and Variance Permits are subject to and shall be processed pursuant to Chapter 173-14 WAC as it now exists or is hereafter amended, and as provided below.
2. Applications for shoreline permits including a Substantial Development, a Conditional Use or a Variance Permit shall be submitted to the local government (city or county) on forms supplied by that jurisdiction. The application shall contain the information required by WAC 173-14-110 and such other information as may be required by the local government. The applicant shall pay to the local government the application fee prescribed by the approved fee schedule. In addition to the application fee, the applicant may have to pay fees for environmental analysis pursuant to RCW 43.21C (SEPA), and for other necessary actions or approvals.
3. Pursuant to WAC 173-14-080, a public hearing shall be held by the local government's Planning Commission to render a recommendation regarding applications identified in paragraph "1" above.
4. Pursuant to WAC 173-14-070, notice of the application and hearing shall be published in the manner prescribed therein, and mailed to the latest recorded real property owners as shown by the records of the county assessor within at least three hundred (300) feet of the boundary of the subject property.
5. The permit application and the recommendation of the Planning Commission shall be sent to the legislative body (e.g., Board or Council) of the local government, which shall then schedule a public hearing concerning the application and render a decision regarding the issuance of the permit. Notice of the public hearing shall be given in the same manner as the notice of the planning commission hearing.
6. The decision of the legislative body may be appealed to the Shorelines Hearing Board pursuant to WAC 173-14-170.

D. Inspections

Pursuant to RCW 90.58.200, the Administrator or his authorized representatives of that local government may enter land or structures to enforce the provisions of this Program. Entry shall be at reasonable times. If the land or structures are occupied, the Administrator shall first present proper credentials and request entry; and if the land or structures are unoccupied, the Administrator shall first make a reasonable effort to locate the owner, or other person having control of the property, and request entry.

E. Nonconforming Uses, Lots and Structures

1. Continuance; Contiguous Lots

- a. Subject to the provisions of RCW 90.58.140 and this Program, a use, lot or structure lawfully existing prior to the effective date of this Program or any amendment thereto (refer to page ii), which is rendered nonconforming by adoption of the Program or an amendment, may continue in the manner and to the extent that it existed upon the effective date of the program or amendment respectively.
- b. However, when a nonconforming lot is contiguous to another lot and both lots have the same owner, the contiguous lots are deemed a single, undivided lot for purposes of this program unless (1) each lot has a dwelling; (2) the purchase of an adjacent lot is subsequent to the adoption of this Program; or (3) pursuant to RCW 58.17.170, one or more of the lots is a platted lot, and less than five (5) years has lapsed since the final plat in which either of the lots is located was filed for record.

2. Alterations and Expansions of Nonconforming Structures. Proposed alterations or expansions of nonconforming structures may be allowed subject to conditions of approval attached by the decision-making body (e.g., Administrator, Board or Council ). The proposal may also be denied. In determining whether to approve a proposed alteration and expansion, the decision-making body should consider the following criteria:

- a. The extent to which the proposed alteration or expansion is inconsistent with the Policies and Regulations of the Master Program.
- b. The extent to which the proposal is compatible, in terms of use, appearance and other factors, with neighboring land uses.
- c. The extent to which a precedent might be set which would, cumulatively, result in development which is inconsistent with the Program.
- d. The extent to which measures may be taken to mitigate inconsistencies with Policies or Regulations of the Master Program, or adverse impacts of the proposal.

Expansions of nonconforming structures are prohibited when the expansion is to accommodate a nonconforming use; provided that when such accommodation entails only a change in density, the expansion shall not be automatically prohibited.

3. Expansions of Nonconforming Uses. The expansion of a nonconforming use is prohibited. An intensification of use is permitted and occurs when the Intensified use is contained within

the existing structure, or area which has been in use, and is not different in kind from the existing nonconforming use.

4. Relocation of Nonconforming Structure or Use. Nonconforming structures or uses shall not be relocated if the move adds to nonconformity.
5. Resumption of Discontinued or Abandoned Nonconforming Use or Structure. A nonconforming use or structure, when abandoned or discontinued, shall not be resumed. Discontinuance or abandonment is presumed to occur when the land or structure is not used for a particular use for twelve (12) consecutive months. Any person wishing to appeal a staff determination that discontinuance or abandonment has occurred may appeal to the legislative body within ten (10) days of the determination by filing an appeal with the local government department responsible for administering the Program.
6. Development of a Nonconforming Lot. When lot size precludes development of a nonconforming lot consistent with the setback requirements of that Environment, the development may nonetheless be authorized by the Administrator provided the proposed development is located as far as possible from the ordinary high-water mark. The Administrator's written decision should be based upon a written request and be on file in that jurisdiction. The Administrator's decision shall be final unless a Shoreline Variance Permit is filed.
7. Reconstruction of a Nonconforming Structure. In the event that a nonconforming structure is less than fifty percent (50%) destroyed by fire, explosion, natural catastrophe, or act of public enemy, nothing in this Program shall prevent the reconstruction of the nonconforming structure provided that reconstruction must be completed with one (1) year after the destruction. The determination of whether a building or structure is less than fifty percent (50%) destroyed shall rest with the building department. In the event that fifty percent (50%) or more of the structure is destroyed, then reconstruction is prohibited.
8. Conversion of a Nonconforming Use. A nonconforming use may not be converted to a prohibited use.

#### F. Amendments

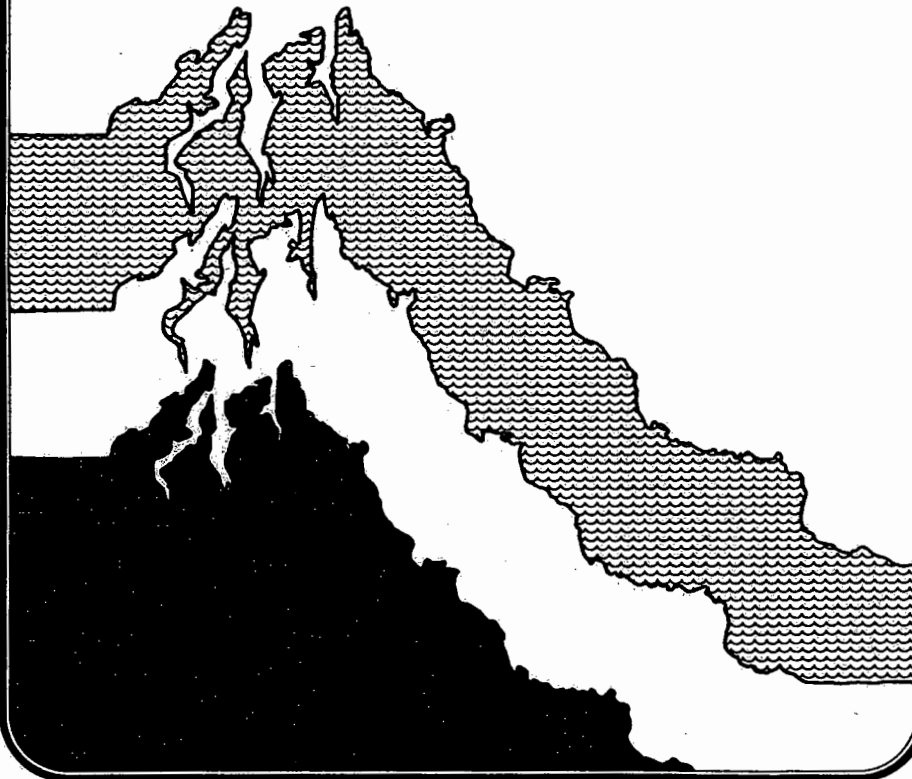
1. Amendments to the Shoreline Master Program, including changes to the mapped Environmental designations, shall be processed pursuant to WAC 173-19 as now or hereafter amended, and as provided below.
2. Applications for proposed amendments shall be submitted to the Planning Department on forms supplied by the department. The applicant shall pay to the department the application fee prescribed by the approved fee schedule. In addition to the application fee, the applicant may have to pay fees for environmental analysis pursuant to RCW 43.21C (SEPA), and for other necessary actions or approvals.

3. The legislative body shall hold the public hearing prescribed by WAC 173-19-062(1). The legislative body shall refer a proposed amendment to the Planning Commission for a recommendation. If the Planning Commission elects to hold a public hearing, a notice of the hearing shall be given in the same manner as the hearing held by the legislative body.
4. If the proposed amendment is a map change to the Shoreline Environment designation, which is quasi-judicial in character, notice of the proposed amendment shall be mailed to all owners of the property which is proposed for designation, as shown by the records of the county assessor. In addition, notice shall be mailed to all the owners of property which lies within three hundred (300) feet of the boundary of the property proposed for redesignation. Notices given pursuant to this subsection shall be mailed at least ten (10) calendar days before the date of the hearing. The applicant shall furnish to the Planning Department the names and addresses of property owners who are to receive notice.
5. a. Any judicial action to review the amendment of the Master Program shall be commenced within thirty (30) days from the date the Department of Ecology order adopting the amendment is filed with the State Code Reviser. Any judicial action to review a decision not to amend the Master Program shall be commenced within thirty (30) days from the date of the governing body's decision not to amend.  
b. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review.

#### G. Severability

If any provision of this Program or its application to any person or legal entity or circumstances is held invalid, the remainder of the Program, or the application of the provision to other persons or legal entities or circumstances, shall not be affected.

*GENERAL  
GOALS and POLICIES*



## GENERAL GOALS AND POLICIES

### I. GOAL

The goal of this Master Program is to preserve to the fullest possible extent the scenic, aesthetic and ecological qualities of the Shorelines of the Thurston Region in harmony with those uses which are deemed essential to the life and well-being of its citizens.

### II. PURPOSE

The local governments of Thurston County recognize that the Shorelines of the State and the Region are among the most valuable and fragile of our natural resources. There is great concern regarding their utilization, protection, restoration and preservation. In addition, these local governments find that the ever-increasing pressures to accommodate additional uses on the shoreline necessitates increased management coordination in the development of the Shorelines. These local governments further find that much of the Shorelines of the Region and the uplands adjacent thereto are in private ownership; that unrestricted construction on the privately-owned or publicly-owned Shorelines of the State is not in the best public interest; and therefore, coordinated planning is necessary in order to protect the public interest associated with the Shorelines of the State while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational and concerted effort, jointly performed by federal, state and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the Shorelines of the State and Region.

### III. POLICIES

It shall be the policy of the local governments of Thurston County to provide for the management of the Shorelines of the State and Region by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.

To implement this document, the public's opportunity to enjoy the physical and aesthetic qualities of natural Shorelines of the State and Region shall be preserved to the greatest extent feasible consistent with the overall best interest of the people generally. To this end, uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the State's shoreline. Alterations of the natural condition of the shorelines, in those

limited instances when authorized, shall be given priority for single-family residences, ports, shoreline recreational uses including but not limited to parks, marinas, piers and other improvements facilitating public access to shorelines of the Region; industrial and commercial developments which are particularly dependent on their location on, or use of, the shorelines of the Region; and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the Region. Permitted uses of the Shorelines of the State and Region shall be designed and conducted in a manner to minimize, to the extent feasible, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

### IV. PRIORITIES

In accordance with the Shoreline Management Act of 1971, the management of Shorelines of State-Wide Significance shall be given preference to uses, in the following order of priority, which:

1. Recognize and protect the state-wide interest over local interest;
2. Preserve the natural character of the shoreline;
3. Result in long-term over short-term benefit;
4. Protect the resources and ecology of the shoreline;
5. Increase public access to publicly-owned areas of the shorelines;
6. Increase recreational opportunities for the public on the shoreline;
7. Protect life and property from hazards of flood; and
8. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary. (RCW 90.58.020)

### V. REGIONAL CRITERIA

All development within the jurisdiction of this Master Program shall demonstrate compliance with the following policies:

- A. Public access to shorelines shall be permitted only in a manner which preserves or enhances the characteristics of the shoreline which existed prior to establishment of public access.
- B. Protection of water quality and aquatic habitat is recognized as a primary goal. All applications for development of shorelines and use of public waters shall be closely analyzed for their effect on the aquatic environment. Of particular concern will be the preservation of the larger ecological system when a change is proposed to a lesser part of the system, like a marshland or tideland.
- C. Future water-dependent industrial use shall be channeled into shoreline areas already so utilized or into those shoreline areas which lend themselves to suitable industrial development. Where industry is now located in shoreline areas that are more suited to other uses, it is the policy of this Master Program to minimize expansion of such industry.



- D. Residential development shall be undertaken in a manner that will maintain existing public access to the publicly-owned shorelines and not interfere with the public use of water areas fronting such shorelines, nor shall it adversely affect aquatic habitat.
- E. Governmental units shall be bound by the same requirements as private interests.
- F. Applicants for permits shall have the burden of proving that a proposed substantial development is consistent with the criteria which must be met before a Permit is granted. In any review of the granting or denial of an application for a permit as provided in RCW 90.58.18.180 (1), the person requesting the review shall have the burden of proof.
- G. Shorelines of this Region which are notable for their aesthetic, scenic, historic or ecological qualities shall be preserved. Any private or public development which would degrade such shoreline qualities shall be discouraged. Inappropriate shoreline uses and poor quality shoreline conditions shall be eliminated when a new shoreline development or activity is authorized.
- H. Protection of public health is recognized as a primary goal. All applications for development or use of shorelines shall be closely analyzed for their effect on the public health.

#### VI. REGIONAL PLAN ELEMENTS

Plan Elements are uses or activities. Any of the more specific use activities, which are described later in this section, can be grouped into one or more of these Plan Elements. The eight Regional Plan Elements are listed and defined as follows:

- A. Economic Development. This element deals with the location and design of industries, transportation and port facilities, commercial and other developments that are largely dependent on shoreland locations. Economic development is defined as human use of shorelines to produce goods and services. Tourism, gravel mining, tree farming, aquaculture, manufacturing, commercial stores and shops, resorts, fishing and transportation facilities are examples of economic development.
- B. Public Access. This element is concerned with physical access to publicly-owned shores and tidelands and visual access to public waters. The regulations function to protect the physical and visual environment in the location, design and maintenance of public access developments.
- C. Circulation. This element is concerned: (1) with the location and character of existing and proposed highways, transportation corridors, freight and shipping terminals and waste disposal systems; (2) with the movement of people, goods and services; and (3) with the relationship of all these to the shorelines and aquatic habitat. Along with but not limited to, roads, highways, railroads and marine terminals, circulation use regulations consider pipelines, power transmission and telephone lines, airports, public access facilities and pedestrian and bicycle paths.

- D. Recreation. This element is concerned with the preservation, diversification, expansion and regulation of recreational opportunities, including but not limited to parks, beaches and tidelands for such activities as boating, picnicking, clam digging, fishing, climbing and hiking.
- E. Shoreline Use. This element considers the pattern of land use distribution on shorelines and adjacent upland, tidal marsh and flood plain areas. These uses include but are not limited to housing, commercial, industrial, transportation, utilities, public facilities, agriculture, recreational, aquaculture and educational uses. They also include the locational pattern of water uses of the same types, and the distribution of natural resources.
- F. Conservation. This element deals with the conservation of natural resources, including but not limited to scenic vistas, aquatic habitats of fish and wildlife, watercourses, beaches, tidal and submerged lands, and aesthetically valuable sites.
- G. Historical and Cultural Values. This element deals with the preservation or restoration of buildings, sites and natural features having historic, cultural, scientific, educational or physically unique characteristics. Archaeological sites, ancient villages, military forts, old settlers' homes, ghost towns and pioneer trails are examples of cultural features included in this element.
- H. Restoration. This element provides for restoration to a useful condition of areas which are blighted by abandoned buildings and dilapidated conditions.

#### VII. SHORELINE ENVIRONMENTS

The State of Washington Department of Ecology Final Guidelines for the Shoreline Management Act of 1971, establish a framework of four categories of shorelines, based on the degree of man's intrusion into the shoreline and the degree of uniqueness of the shoreline. These four categories are termed the "Natural, Conservancy, Rural and Urban Environments."

To further express the goals for each of these four Environments, eight Plan Elements are utilized. These goals serve to keep regulations governing Use Activities from being arbitrary. A definition and purpose for each Environment is also included in the following:

- A. NATURAL ENVIRONMENT (Refer to WAC 173-16-040(4)(b)(i))

Purpose. The intent of a Natural Environment designation is to preserve, maintain or restore a shoreline as a natural resource existing relatively free of human influence, and to discourage or prohibit those activities which might destroy or degrade the essential, unique or valuable natural characteristics of the shoreline.

**Definition.** The "Natural Environment" designates shoreline areas in which unique natural systems and resources are to be preserved or restored. This environment is characterized by severely limited land and water use with little or no visual evidence of man-developed structures or occupancy. Development or utilization of soil, aquatic and forest resources, as well as nonrenewable mineral and nonmineral resources is prohibited. Public access and recreation are limited to a degree compatible with the preservation or restoration of the unique character of this environment.

#### Goal Statements

1. **Economic Development.** Economic development is not a goal of the Natural Environment.
2. **Public Access.** Public access may exist on public land to the extent that it does not degrade or change the natural or cultural features to be preserved or restored.
3. **Circulation.** Circulation corridors may exist only to the extent necessary to maintain the character of the Natural Environment areas to be preserved.
4. **Recreation.** Opportunities for passive recreation (viewing, photography, etc.) may exist wherever it is possible without degrading the characteristics to be preserved or restored.
5. **Shoreline Use.** The distribution of shoreline uses is not an issue in the Natural Environment.
6. **Conservation.** Nonconsumption, preservation and restoration of the distinguishing natural characteristics are the goals of the Conservation Element.
7. **Historical and Cultural Values.** A goal of the Natural Environment shall be to promote, protect and preserve historical, cultural, scientific or educational values on shorelines where these values are acknowledged.
8. **Restoration.** Blighted, abandoned or dilapidated uses and structures which would detract from the intended character will be absent from the Natural Environment areas. Side effects of uses, such as degraded water quality, also will be absent.

#### B. CONSERVANCY ENVIRONMENT (Refer to WAC 173-16-040(4)(b)(ii))

**Purpose.** The intent of a Conservancy Environment designation is to protect, conserve and manage existing resources and valuable historic and cultural areas in order to ensure a continuous flow of recreational benefits to the public and to achieve sustained resource utilization. The preferred uses are nonconsumptive of the physical and biological resources of the area and activities and uses of a nonpermanent nature which do not substantially degrade the existing character of the areas. Nonconsumptive uses are those uses which utilize resources on a

sustained yield basis while minimally reducing opportunities for other future uses of the resources of the area.

**Definition.** The "Conservancy Environment" designates shoreline areas for the protection, conservation and management of existing valuable natural resources and historic and cultural areas. This environment is characterized by low-intensity land use and moderate-intensity water use with moderate to little visual evidence of permanent structures and occupancy. Sustained management of the pastoral, aquatic and forest resources, as well as rigidly controlled utilization of nonrenewable and other nonmineral resources which do not result in long-term irreversible impacts on the natural character of the environment are permitted. Intensity of recreation and public access may be limited by the capacity of the environment for sustained recreational use.

#### Goal Statements

1. **Economic Development.** The goal for this element is to reach a high level of renewable resource utilization on a sustained yield basis.
2. **Public Access.** It is a goal to maintain and improve the existing public access facilities to County shorelines, and to seek more facilities and devices to increase opportunities for public access to them. It is the intent of this goal to:
  - a. Recognize and protect private property rights consistent with the public interest;
  - b. Prevent the destruction of the more fragile recreation areas through excessive use; and
  - c. Exercise due regard for the safety of the public.
3. **Circulation.** Circulation systems in the Conservancy shorelines of the County should exist to serve the economic, aesthetic, health, safety and cultural needs of the area, but are to be designed to have a minimal adverse impact upon shorelines.
4. **Recreation.** Recreational opportunities are to be preserved and expanded through programs of development (public and private), and various means of public acquisition, such as purchase, leases, easements and donations. The intensity of the recreational use will be limited by the capacity of the environment to sustain it.
5. **Shoreline Use.** A goal is to locate structures and uses in such a position that they are not highly visible from the water.
6. **Conservation.** The goal of this element is to protect, conserve and manage existing natural resources and valuable historical and cultural areas in order to ensure a continuous flow of recreational benefits to the public, and to achieve sustained resource utilization.
7. **Historical and Cultural Values.** This goal shall be to promote, protect and preserve historical, cultural, scientific or educational values on shorelines where these values are acknowledged.

8. Restoration. The goal of this element is to restore to a useful or original condition those areas (including waters) which are blighted by present uses and dilapidated or abandoned structures.

C. RURAL ENVIRONMENT (Refer to WAC 173-16-040(4)(b)(iii))

Purpose. The primary purposes of the Rural Environment are to protect areas from urban expansion, restrict intensive developments along undeveloped shorelines, function as a buffer between urban areas, and maintain open spaces for recreational purposes compatible with rural uses. New developments in a Rural Environment are to reflect the character of the surrounding area.

Definition. The "Rural Environment" designates shoreline areas in which land will be protected from high-density urban expansion and may function as a buffer between urban areas and the shorelines proper. This environment is characterized by low intensive land use and moderate to intensive water use. Residential development does not exceed two dwellings per acre. Visual impact is variable with a moderate portion of the environment dominated by structures of impermeable surfaces. Intensive cultivation and development of the renewable soils, aquatic and forest resources, as well as limited utilization of nonrenewable mineral resources is permitted. Recreational activities and public access to the shoreline are encouraged to the extent compatible with other rural uses and activities designated for this environment.

Goal Statements

1. Economic Development. Available resources should be utilized consistent with the definition and purpose of the Rural Environment.
2. Public Access. The primary goal of this element is to provide adequate public access areas to ensure maximum enjoyment of recreational and scenic opportunities with minimum conflict with other rural uses. It is the intent of this goal to:
  - a. Recognize and protect private property rights consistent with the public interest;
  - b. Prevent the destruction of the more fragile recreation areas through excessive use; and
  - c. Exercise due regard for the safety of the public.
3. Circulation. The goal of the Circulation Element in the Rural Environment is to provide facilities that are necessary only for local usage. Trail systems for safe nonmotorized traffic are to be encouraged where compatible with rural uses. Major planned circulation systems shall be located away from shoreline areas whenever possible.
4. Recreation. The recreation goal is to assure diverse, convenient and adequate water-related recreational opportunities along the

shorelines of the County located in such a way as to minimize conflicts with other rural activities.

5. Shoreline Use. Areas for intensive public use should be distributed in such a manner as to avoid concentration of user pressure, to discourage intrusions endangering life or property, and to avoid uses having adverse effects on fragile natural systems.
6. Conservation. This goal shall be to have sound management in the conservation of all natural resources within the Rural Environment.
7. Historical and Cultural Values. The goal of this element shall be to promote, protect and preserve historical, cultural scientific or educational values on shorelines where these values are acknowledged.
8. Restoration. This goal is to restore to a useful or original condition those areas (including waters) which are blighted by present uses, discontinued uses and dilapidated or abandoned structures.

D. URBAN ENVIRONMENT (Refer to WAC 173-16-040(4)(b)(iv))

Purpose. The purpose of an Urban Environment designation is to obtain optimum utilization of the shorelines within urbanized areas by providing for intensive public and private urban uses and by managing development of affected natural resources.

Definition. The "Urban Environment" designates shorelines within urbanized areas which provide for intensive public use and which are developed in a manner that enhances and maintains shorelines for a multiplicity of urban uses. This environment is characterized by high-intensity land and water use, visually dominated by man-made residential, commercial and industrial structures and developments. Both renewable and nonrenewable resources are fully utilized, and public access and recreation encouraged to the maximum compatible with the other activities designated in the environment.

Goal Statements

1. Economic Development. The goal of this element is to utilize most efficiently the limited shoreline for industry, transportation facilities, commercial and other developments that are particularly dependent upon their location on, or use of, the shoreline.
2. Public Access. This goal is to plan for and, where appropriate, acquire visual and physical public access to the water.
3. Circulation. The goal of this element is to integrate existing and proposed major thoroughfares, transportation routes, terminals, bicycling and pedestrian paths, and other public utilities and facilities and to assure that they best serve the uses of the shoreline.

4. Recreation. This goal is to provide close-to-home recreation.
5. Shoreline Use. Shoreline uses are to be distributed in such a manner as to minimize transportation costs and conflicts between adjacent uses.
6. Conservation. Resources in the Urban Environment should be utilized in a manner that minimizes the adverse impacts of that utilization on other resources.
7. Historical and Cultural Values. This goal shall be to promote, protect and preserve historical, cultural, scientific or educational values on shorelines where these values are acknowledged.
8. Restoration. The goal of this element is to restore to a useful or original condition those areas (including waters) which are blighted by present uses, discontinued uses and dilapidated or abandoned structures.

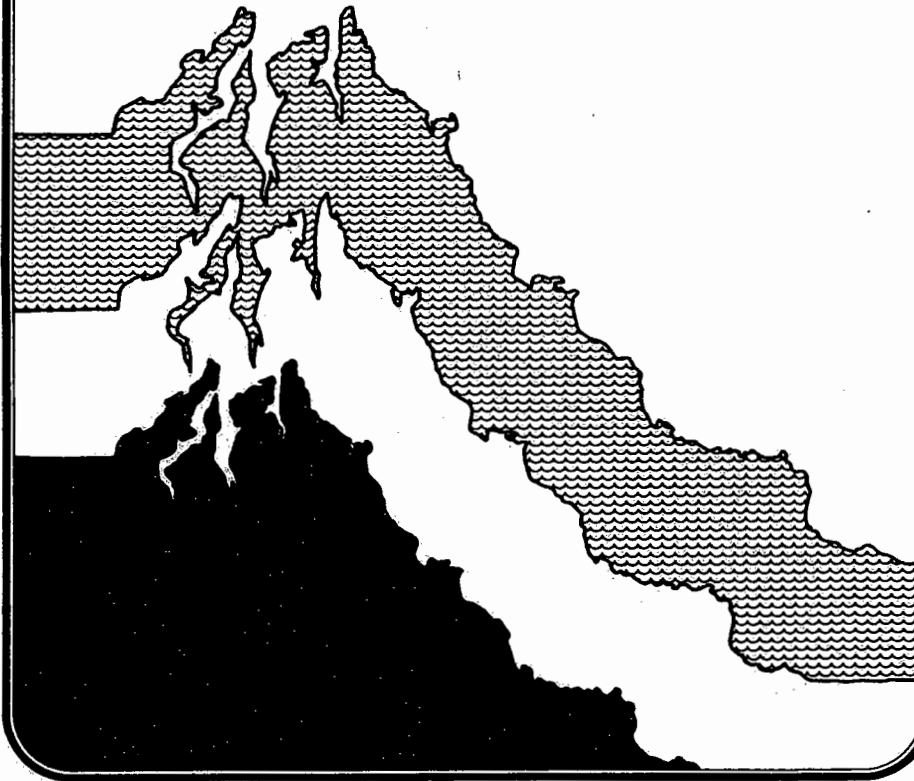
E. AQUATIC ENVIRONMENTS

All four of the shoreline environments apply equally to upland areas as well as aquatic lands and surface water. The specific location of the individual shoreline environments is mapped and further detailed in SECTION FIVE. As a part of those maps, a "Natural-Aquatic Environment" has been identified as a specific sub-environment is defined as follows:

Natural-Aquatic Environment

Definition. That surface water together with the underlying lands and the water column of all marine water seaward of ten (10) fathoms (60 feet) in depth.

*POLICIES and REGULATIONS  
for USE ACTIVITIES*



## POLICIES AND REGULATIONS FOR USE ACTIVITIES

### I. AGRICULTURAL ACTIVITIES

#### A. Scope and Definition

Agricultural practices include cultivating, tilling, weed control, irrigation, fertilizing agricultural land, harvesting crops, and applying management controls to avert wind and water erosion and damage. They also include animal husbandry practices associated with the feeding, housing, maintenance, processing and marketing of animals such as beef cattle, milk cows, breeding stock, horses and poultry and their by-products; also, agriculturally oriented storage, processing and management activities and structures.

Agricultural land is land which is used for the production of agricultural commodities. Agricultural commodities include any plants, or parts thereof, and animals produced by a farmer with their primary use being for sale, consumption, or propagation by man or animals.

#### B. Policies

1. Agricultural practices that prevent soil erosion and minimize siltation, turbidity, pollution and other environmental degradation in watercourses and wetlands should be utilized.
2. Overgrazing of livestock should be avoided to prevent erosion.
3. Agriculture is a preferred use on flood plains.

#### C. General Regulations

Suitable pollution control measures shall be established and maintained between agricultural activities and water bodies. The measures shall prevent or minimize pollution generated by the specific agricultural activities.

#### D. Environmental Designations and Regulations

1. Urban, Rural and Conservancy Environments. All types of agriculture are allowed provided the activities are consistent with the Policies and General Regulations of this Program.
2. Natural Environment. Grazing of livestock is permitted in the Natural Environment provided:
  - a. The character of the environment is not changed.
  - b. No harmful ecological impact results.

## II. AQUACULTURAL ACTIVITIES

#### A. Scope and Definition

Aquaculture involves the culture and farming of food fish, shellfish, and other aquatic plants and animals in lakes, streams, inlets, bays and estuaries. Aquacultural practices include the hatching, cultivating, planting, feeding, raising, harvesting and processing of aquatic plants and animals, and the maintenance and construction of necessary equipment, buildings and growing areas. Methods of aquaculture include but are not limited to fish pens, shellfish rafts, racks and longlines, seaweed floats and the culture of clams and oysters on tidelands and subtidal areas.

#### B. Policies

1. The Region should strengthen and diversify the local economy by encouraging aquacultural uses.
2. Aquacultural use of areas with high aquacultural potential should be encouraged.
3. Flexibility to experiment with new aquaculture techniques should be allowed.
4. Aquacultural enterprises should be operated in a manner that allow navigational access of shoreline owners and commercial traffic.
5. Aquacultural development should consider and minimize the detrimental impact it might have on views from upland property.
6. Proposed surface installations should be reviewed for conflicts with other uses in areas that are utilized for moorage, recreational boating, sport fishing, commercial fishing or commercial navigation. Such surface installations should incorporate features to reduce use conflicts. Unlimited recreational boating should not be construed as normal public use.
7. Areas with high potential for aquacultural activities should be protected from degradation by other types of uses which may locate on the adjacent upland.
8. Proposed aquacultural activities should be reviewed for impacts on the existing plants, animals and physical characteristics of the shorelines.
9. Proposed uses located adjacent to existing aquaculture areas which are found to be incompatible should not be allowed.

#### C. General Regulations

1. Aquaculture development shall not cause extensive erosion or accretion along adjacent shorelines.

2. Aquacultural structures and activities that are not shoreline dependent (e.g., warehouses for storage of products, parking lots) shall be located to minimize the detrimental impact to the shoreline.
3. Proposed aquaculture processing plants shall provide adequate buffers to screen operations from adjacent residential uses.
4. Proposed residential and other developments in the vicinity of aquaculture operations shall install drainage and waste water treatment facilities to prevent any adverse water quality impacts to aquaculture operations.
5. Land clearing in the vicinity of aquaculture operations shall not result in off-site erosion, siltation or other reductions in water quality.
6. For nonaquacultural development or uses proposed within or adjacent to an Aquacultural District, or which may be adversely affected by the aquaculture operation, restrictive covenants shall be filed which will inform prospective buyers of the proximity of the Aquacultural District.
7. Establishment of Aquacultural District. Due to the importance of aquaculture to the Thurston County economy and the unique physical characteristics required to initiate or continue an operation, this section allows for the establishment of an Aquacultural District. The permit for an Aquacultural District will be issued for a specific area. Development authorized within the District will be generally described and located to provide for the range of development associated with the aquaculture operation. The applicant for a District will provide the boundaries of the use area, location and size of upland structures, maximum size, height and surface area coverage of in-water structures, and a description of activities in sufficient detail to determine possible impacts. The activities within an Aquacultural District shall be reviewed on a periodic basis to assure compliance with the permit. If the Administrator finds that an activity or environmental impact is substantially different than that considered in the permit approval then action shall be taken to bring the operation into compliance with the permit. The applicant must be the lessee or owner of the property proposed for inclusion within an Aquacultural District.

The following describes how and when an Aquacultural District can be formed:

- a. Existing. Aquacultural uses existing prior to adoption of the Master Program (May 21, 1976) may be designated as Aquacultural Districts by the Administrator upon application of the operator. The application shall describe the extent of the operation prior to adoption of this Master Program, including the items specified above.
- b. Changes to an Aquacultural District. Changes in uses within an Aquacultural District, including species reared and design

of floating structures, may be allowed provided the Administrator finds that the activity does not exceed the scope of activity approved in the original permit. Additional over-water construction shall in no case exceed ten percent (10%) of overwater construction approved in the original permit. The proposed change shall not create adverse impacts exceeding those of the uses authorized in the original permit. Impacts to be considered in this determination include:

- (1) Aesthetics
- (2) Water quality
- (3) Navigation
- (4) Noise
- (5) Odor and waste management

- c. New. An Aquacultural District may be approved for a proposed new or expanded aquaculture use through the Substantial Development Permit process. The permit will be reviewed and approved for the range of activities associated with the proposed aquaculture use. An Aquacultural District must possess the characteristics which will produce an environment suitable for aquacultural production. Factors to be considered in determining whether a proposed Aquacultural District will be approved shall include:

- (1) Current use of the site and neighboring uses
- (2) Physical suitability of the environment
- (3) Type of aquaculture proposed and associated activities
- (4) Potential environmental impacts
- (5) The ability to minimize conflict between the proposed aquacultural use and other existing or permitted uses

#### D. Environmental Designations and Regulations

1. Urban, Rural, Conservancy and Natural-Aquatic Environments. All types of aquaculture are allowed, provided the operation is consistent with the policies and regulations of this program and chapter.
2. Natural Environment. Aquaculture practices are limited to fishing and harvesting of wild and planted stocks for recreational and commercial purposes. Stocking not involving placement of structures or fill will be allowed by Conditional Use Permit, upon showing that the activity will not substantially change the character of the site or adversely affect natural populations.

### III. BOATING FACILITIES

#### A. Scope and Definition

Boating facilities include marinas, boat ramps, piers, docks, boathouses, mooring buoys, recreational floats and marine railways. "Boat ramps" are constructed of concrete or other material which extends onto the water and tidelands for boat launching. A "marina" is a water-dependent facility that provides wet and/or dry moorage for over ten (10) boats and other related sales and maintenance services. "Piers and docks" are structures generally built from the shore extending out over the water to provide moorage for commercial and/or private recreation water craft or float planes or for water-oriented recreation use. When a pier or dock is to serve ten (10) or more boats, it is considered a marina and must comply with the marina regulations and not the regulations for piers and docks). They may either be anchored to and floating or permanently fixed to pilings. A "mooring buoy" is an anchored floating device for the purpose of securing a watercraft. "Recreational floats" are anchored platforms detached for water-dependent recreational activities such as swimming and diving. "Marine railways" are a pair of sloping tracks used to launch watercraft. "Covered moorage" is a roofed structure for the wet or dry storage of one or more boats. Boathouses are a type of covered moorage which have walls and are usually for the storage of one (1) boat.

#### B. Policies

##### Marinas and Launching Ramps:

1. Evidence of substantial demand must be demonstrated prior to allowance of new marina or boat launching facilities.
2. Shallow water embayments with poor flushing action should not be utilized for marinas or boat launching facilities.
3. Marinas and launching ramps, should be located to minimize the need for continual dredging, filling, beach feeding and other river, lake, harbor and channel maintenance activities.
4. Fuel handling and storage procedures that minimize accidental spillage and provide satisfactory means for handling those spills that do occur should be required.
5. Marinas and boat launching facilities should be located in areas where parking and access to the facility can be accommodated without causing adverse impacts upon the adjacent properties.
6. Landscaping should be utilized to moderate the visual impact of parking areas, marinas and boat launching facilities.
7. Illumination should be designed and constructed to minimize off-site light and glare.

8. Where wet moorage is offered, pump-out, holding or treatment facilities should be provided by marinas for sewage contained on boats to protect water quality.

9. Proposed marinas should provide for as many compatible shoreline dependent recreational uses as possible according to the size and extent of the facilities.

##### Piers and Docks:

10. Pier and docks should be designed and located to minimize obstructions to scenic views, and conflicts with recreational boaters and fishermen.

11. Cooperative uses of piers and docks are favored especially in new subdivisions.

12. Moorage buoys are preferred over piers and docks especially in tidal waters.

##### Mooring Buoys and Recreation Floats:

13. Mooring buoys and recreation floats should be as close to the shore as possible.

14. Mooring buoys and recreational floats should be designed and marked to be clearly visible.

##### Marine Railways:

15. Marine railways should not obstruct shoreline access.

##### Covered Moorage:

16. The size of the covered moorage should be the minimum necessary for the use proposed.

17. Covered moorage over the water should be discouraged in tidal waters and prohibited in fresh water.

18. Covered moorage should be designed and located to maintain view corridors and blend with the surrounding development.

#### C. General Regulations

##### Marinas and Launching Ramps:

1. Marinas shall conform to the commercial and parking use regulations of this program.
2. Perimeters of parking areas shall be landscaped. The permit application shall identify the size, type and location of landscaping.



3. Marinas shall make available public access opportunities, such access will not endanger public health and safety. If it is not physically feasible to develop public access, the project may be exempted from the requirement.
4. Accessory uses at marinas shall be limited to those uses that are shoreline dependent and of necessity to marina operation.
5. Marinas shall provide at least one method of boat launching, where feasible.
6. Restroom facilities must be provided at marinas and boat launching facilities.

**Piers and Docks:**

7. Prior to final project approval of a residential development, a usable area shall be set aside for pier or dock unless there is no suitable area. Only one dock or pier is permitted in a new residential development.
8. All pier and dock development shall be painted, marked with reflectors or otherwise identified so as to prevent unnecessarily hazardous conditions for water surface users during day or night.
9. Docks and piers are prohibited on lakes or marine water bodies where the distance to the opposite shore is one hundred fifty (150) feet or less. This is to insure the maintenance of navigation.
10. When bulkheads are constructed in conjunction with pier or dock development, the bulkhead shall be placed no farther waterward of the ordinary high water mark than is necessary to achieve erosion control. The most landward portion of the footing shall be at the toe of the bank or the vegetation line where the toe of the bank is not discernable.
11. In marine water, the length of piers or docks for recreational use may be the average length of the existing docks or piers within one hundred (100) feet of each property line. If there exists a dock on one side of a new proposed one but not on the other, the average to be used for the side without a dock shall be one hundred (100) feet. If there are no piers or docks within one hundred (100) feet, the maximum length shall not exceed one hundred (100) feet as measured from the mean higher high-water mark and not exceed a depth of minus three (-3) feet as measured from mean lower low water. If this is not sufficient length to reach the desired depth for moorage, then a buoy shall be used.
12. There is no maximum length and width for commercial piers or docks; however, the proponent must show the size proposed is the minimum necessary to allow the use proposed.
13. The width of recreational docks or piers shall not exceed eight (8) feet.
14. In fresh water areas, new docks shall not exceed the average length of the existing docks within one hundred (100) feet of the property lines. If there exists a dock on one side of a new proposed one but not on the other, the average to be used for the side without a dock shall be fifty (50) feet. If there are no docks with one hundred (100) feet, the length shall not exceed fifty (50) feet as measured from the ordinary high water mark.
15. At the terminus of a dock or pier, a float is normally attached for purposes of a landing and for moorage of watercraft. These floats may either be parallel to the dock or pier, or form a tee. The float cannot exceed four hundred (400) gross square feet for a piling dock/pier in tidal waters, two hundred fifty (250) gross square feet for a floating dock/pier on tidal water, and two hundred (200) gross square feet for docks/piers on fresh water. The total length of the dock/pier with an attached float cannot exceed the total length allowed under General Regulations #11 and 14.
16. Docks and piers shall be set back ten (10) feet on fresh and twenty (20) feet on tidal water from the side property line.
17. Span between pilings for piers or docks on pilings shall be eight (8) feet or greater.

**Mooring Buoys and Recreational Floats:**

18. Buoys and floats must be discernible under normal daylight conditions at a minimum of one hundred (100) yards and must have reflectors for nighttime visibility.
19. Single property owner recreation floats shall not exceed sixty-four (64) square feet.
20. Multiple property owner recreational floats shall not exceed ninety-six (96) square feet.
21. Mooring buoys and recreational floats shall not be located farther waterward than the existing floats and mooring buoys, or established swimming areas, unless the draft of the boat dictates it.
22. Only one mooring buoy or recreational float will be allowed per waterfront lot unless there is a demonstration of need. Such demonstration may include a community park or residential development where lot owners both on and away from the shoreline share a shoreline open space area.

**Marine Railways:**

23. Marine railways shall be located on the existing grade where feasible.

Covered Moorage:

24. A boathouse for residential property is permitted landward of the ordinary high-water mark. It shall not exceed one hundred (100) square feet unless the size of the applicant's boat demands a larger structure. The structure shall not exceed ten (10) feet in height.
25. Covered moorage is prohibited over fresh water.

D. Environmental Designations and Regulations

1. Urban Environment. Marinas, boat ramps, piers, docks, boathouses, mooring buoys, recreational floats and marine railways are permitted subject to the Policies and General Regulations.
  - a. Covered moorage over tidal water is only permitted in a marina and must meet the following regulations.
    - (1) It does not exceed fifty percent (50%) of the total number of slips.
    - (2) It does not form a visual wall between the adjacent inland property and the water, or between a public facility and the water.
    - (3) The design and appearance of the covered moorage is compatible with other covered structures in the marina and the surrounding environment.
  - b. In marinas where the existing covered moorage does not comply with this Program, the following regulations will apply:
    - (1) Repair and maintenance is allowed on existing structures.
    - (2) Relocation and replacement with new structures is allowed provided:
      - (a) Area covered by the structure is not increased.
      - (b) The relocation and replacement preserves existing views between the adjacent inland property and the water, or between a public facility and the water.
      - (c) The appearance of the covered moorage is compatible with other covered structures in the marina and the surrounding environment.
  - c. Covered moorage on dry land for commercial purposes is only permitted in marinas and must comply with the following:
    - (1) A view corridor of not less than thirty-five percent (35%) of the width of the ownership shall be maintained from the abutting street and waterway.

- (2) The structure shall not exceed thirty-five (35) feet in height.

- (3) The structure shall be visually compatible with the surrounding environment.

2. Rural Environment. Marinas, boat ramps, piers, docks, boathouses, mooring buoys, recreational floats and marine railways are permitted subject to the Policies and General Regulations.
3. Conservancy Environment
  - a. In the aquatic portion of a Conservancy Environment where the adjacent uplands are designated Rural or Urban, the same uses will be permitted as in the Rural Environment.
  - b. Recreational piers, boat ramps, docks, boathouses, mooring buoys and marine railways are permitted subject to the Policies and General Regulations.
4. Natural and Natural-Aquatic Environments. Marinas, piers, docks, boathouses, recreational floats and marine railways are prohibited. Launching areas for hand launched nonmotorized watercraft will be permitted in the Natural Environment.

#### IV. COMMERCIAL DEVELOPMENT

##### A. Scope and Definition

Commercial developments are those uses which are involved in providing goods, merchandise or services for compensation. Commercial developments range from small businesses within residences to high-rise office buildings including hotels, motels, grocery markets, shopping centers, restaurants, shops, private or public indoor recreation facilities.

##### B. Policies

1. Commercial developments which are particularly dependent upon their location and/or use of the shorelines of the state are permitted.
2. Commercial development that will provide opportunities for the public to enjoy the shorelines of the state will be considered.
3. New commercial developments on shorelines should be encouraged to locate in those areas with existing commercial uses.
4. Commercial developments that are dependent on shoreline locations are encouraged to provide public access.
5. Properties within the shoreline jurisdiction but separated from the water by an arterial or state highway are exempt from the use and public access requirements of this section, if consistent with the following:
  - a. The proposed development is consistent with the use requirements of the local zoning ordinance.
  - b. The proposed development is consistent with the general Policies and General Regulations of this Program, and the regulations of the specific Environment Designation.
6. Commercial developments should be aesthetically compatible with the surrounding area. Structures should not significantly impact views from upland properties, public roadways and from the water.
7. Parking facilities should be placed inland, away from the immediate water's edge and recreational beaches.
8. Buildings over the water for commercial uses should not be allowed except for those that are water dependent, or for uses that provide significant public access to the water.
9. Commercial development should be discouraged within the 100-year flood plain.
10. Commercial developments which impair upstream or downstream land uses, wildlife or stream hydrology are prohibited.

##### C. General Regulations

1. Buildings over thirty-five (35) feet will be allowed if they do not obstruct the view of substantial numbers of residences or upland properties.
2. Home occupations are businesses conducted within a dwelling which is the bonafide residence of the principal practitioner. They are not considered as commercial uses in this program provided a zoning permit is obtained from the jurisdiction and no alteration is made to the exterior of the structure.
3. Home-based industries are small scale commercial or industrial activities on residential parcels performed in a structure other than the residence. The principal practitioner must reside on the property. Home-based industries are allowed provided it does not alter the appearance of the site as a residential parcel and retail trade at the site is minimal.
4. Water-dependent uses and uses associated with water-dependent activities must provide public access when feasible.

##### D. Environmental Designations and Regulations

1. Urban Environment. The following commercial activities are permitted in the Urban Environment.
  - a. Water-dependent commercial uses.
  - b. Retail uses associated with water-dependent activities such as boat sales, bait shops and fishing supplies stores.
  - c. Uses other than those listed above may be allowed provided the following showings are made:
    - (1) The site is designed in a manner to allow substantial numbers of people access to and enjoyment of the shoreline.
    - (2) The use does not discourage public enjoyment of the shoreline due to impacts such as traffic, noise and other emissions.
2. Rural Environment. The following commercial activities are permitted in the Rural Environment:
  - a. Water-dependent commercial uses.
  - b. Uses other than those listed above may be allowed provided the following showings are made:
    - (1) The site is designed in a manner to allow substantial numbers of people access to and enjoyment of the shoreline.

- (2) The use does not discourage public enjoyment of the shoreline due to impacts such as traffic, noise and other emissions.
  - (3) Structures must be set back fifty (50) feet from the ordinary high-water mark.
  - (4) Commercial structures shall not exceed thirty-five (35) feet in height.
3. Conservancy Environment. Water-dependent commercial recreation activities are permitted in the Conservancy Environment provided:
- a. Water-dependent development must be of low intensity and will not substantially alter the existing character of the area.
  - b. Commercial recreation may be allowed provided the following showings are made:
    - (1) The site is designed in a manner to allow substantial numbers of people access to an enjoyment of the shoreline.
    - (2) The use does not discourage public enjoyment of the shoreline due to impacts such as traffic, noise and other emissions.
    - (3) Structures must be set back one hundred (100) feet from the ordinary high-water mark.
    - (4) Structures shall not exceed thirty-five (35) feet in height above the average grade.
4. Natural Environment. Commercial development is prohibited in the Natural Environment.

## V. DREDGING

### A. Scope and Definition

Dredging means the removal of sand, silt, gravel, or vegetative materials by any means from the bottom of a stream, river, lake, bay, estuary or channel. Dredging includes the anchoring of dredges, placement of floating draglines, diking and bulkheading for the purpose of minimizing runoff and seepage from dredge spoils disposal, and the process of discharging spoils into either aquatic or land sites. Dredging does not include mining for commercial purposes.

### B. Policies

1. Dredging should be conducted in such a manner as to minimize damage to natural systems in both the area to be dredged and the area for deposit of dredged materials.
2. Dredging of bottom materials for the single purpose of obtaining fill material should be discouraged.
3. Deposition of dredge material in water areas should be allowed for habitat improvement, to correct problems of material distribution adversely affecting aquatic populations, or when a site has been approved by the Interagency Open Water Disposal Site Evaluation Committee (WAC 332-30-166).

### C. General Regulations

1. All applications for Substantial Development Permits which include dredging shall supply a dredging plan which includes the following information:
  - a. Location and quantity of material to be removed.
  - b. Method of removal.
  - c. Location of spoil disposal sites and measures which will be taken to protect the environment around them.
  - d. Plans for the protection and restoration of the wetland environment during and after dredging operations.
2. Toxic dredge spoil deposits on land shall not be placed on sites from which toxic leachates could reach shorelines and/or associated wetlands.
3. The Administrator and/or the legislative body may require that dredge disposal sites on land be completely enclosed by dikes designed to allow sediments to settle before dredge discharge water leaves the diked area. Such dikes must be protected from erosion.

## VI. FOREST MANAGEMENT PRACTICES

4. No permit shall be issued for dredging unless it has been shown that the material to be dredged will not exceed the Environmental Protection Agency and/or Department of Ecology criteria for toxic sediments.
5. Dredging for the sole purpose of obtaining landfill material is prohibited.
6. Permits for dredging shall be granted only if the project proposed is consistent with the zoning and/or the land use designation of the jurisdiction in which the operation would be located.
7. Dredge materials shall not be deposited in water unless:
  - a. The operation improves habitat; or
  - b. The site is approved by the Interagency Open Water Disposal Site Evaluation Committee (WAC 330-30-166).
  - c. The disposal of spoils will increase public recreational benefits.

### D. Environmental Designations and Regulations

1. Urban, Rural and Conservancy Environments. The following dredging activities are allowed in the Urban Environment:
  - a. Dredging to deepen navigational channels.
  - b. Dredging to improve water quality.
  - c. Dredging to bury public utilities.
  - d. Dredging to increase recreation benefits.
  - e. Dredging to maintain water flow.
  - f. Dredging which is required to allow an activity permitted by this Master Program.
2. Natural and Natural-Aquatic Environments. Dredging is prohibited in the Natural Environment except as an emergency measure. Dredging is allowed in the Natural-Aquatic Environment for the same purposes as the Conservancy Environment and for deep water disposal of dredge spoils.

### A. Scope and Definition

Forest Management Practices are those "forest practices" conducted on or directly pertaining to forestland and relating to growing, harvesting or processing timber, including but not limited to: (1) road and trail construction; (2) harvesting, intermediate, final and salvage; (3) Pre-commercial thinning; (4) reforestation; (5) fertilization; (6) prevention and suppression of diseases, insects and fire; (7) brush control; and (8) site preparation through brush removal and/or prescribed burning. This section does not apply where the primary use of the property is residential.

### B. Policies

1. Logging within shoreline areas should be conducted to ensure the maintenance of buffer strips of vegetation to prevent temperature increases adverse to fish populations, erosion of banks and maintenance of the riparian zone for wildlife habitat.
2. Logging should be avoided on shoreline with slopes of such grade that large sediment runoff will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.
3. Rapid plant regeneration should be accomplished by planting where necessary to provide stability on areas of steep slope which have been logged.
4. Special attention should be directed in logging operations to prevent the deposition and accumulation of slash and other debris in contiguous waterways.
5. Roads and bridges should be designed, located, constructed, and maintained to prevent or minimize adverse effects on shoreline resources including visual impacts.
6. The policies and regulations are intended to be enforced through existing permit and review processes.

### C. General Regulations

1. The local jurisdiction shall review forest practices applications filed within shoreline areas and provide any comments to the Department of Natural Resources within the allocated permit processing times established in the State Forest Practices Act.
2. With respect to timber situated within two hundred (200) feet abutting landward of the ordinary high-water mark within Shorelines of State-Wide Significance, the Department of Ecology or local government shall allow only selective commercial timber cutting, so that no more than thirty percent (30%) of the merchantable trees may be harvested in any ten (10) year period of

time: Provided, That other timber harvesting methods may be permitted in those limited instances where the topography, soil conditions or silviculture practices necessary for regeneration render selective logging ecologically detrimental: Provided further, That clear cutting of timber which is solely incidental to the preparation of land for other uses authorized by this Program may be permitted.

3. Timber on lands within shoreline areas that are proposed for conversion from timber management to another use cannot be harvested until a plan for the new use has been approved by the local jurisdiction.
4. Lands permanently unsuited for production of wood fiber which provide significant wildlife habitat shall not be modified for timber production purposes. These lands are defined as wetlands, marshes, bogs and swamps in over one (1) acre in size. They include those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
5. No trees shall be felled into or across a water body except trees which cannot practically and safely be felled outside the water body using techniques in general use, and these trees must then be removed promptly. No bucking or limbing shall be done on trees laying in or across a water body except as may be necessary to remove the tree from the water body.

#### D. Environmental Designations and Regulations

1. Urban and Rural Environments. All Forest Management activities are allowed in the Urban and Rural Environments subject to the General Regulations.
2. Conservancy Environment. All Forest Management Activities are allowed in the Conservancy Environment subject to the General Regulations. In addition, all forest harvesting activities conducted within two hundred (200) feet of the ordinary high-water mark of Conservancy shorelines shall be planned and designed to insure adequate protection or enhancement of general wildlife habitat values. Forest practices shall:
  - a. Avoid destroying low brush and nonmerchantable deciduous trees.
  - b. Avoid disturbing stumps and root systems.
  - c. Avoid excessive trafficking of equipment.
  - d. Use reasonable care when yarding from or through vegetative zones adjacent to the water to avoid material damage to the stream bank.

- e. When practical, yard logs in the direction of the lay from water bodies.
- f. Not disturb logs firmly embedded in streams unless authorized by an approved hydraulics permit.
- g. Provide vegetative buffers adjacent to swamps, bogs, marshes, springs and other areas.
- h. Be planned and designed to insure adequate protection of key wildlife habitat which includes (a) bald eagle nests; (b) osprey nest sites; (c) spotted owl nest sites; (d) heron rookeries; (e) beaver ponds; (f) snags; (g) big game use habitat.

#### 3. Natural Environment. Commercial utilization of forest resources is prohibited in the Natural Environment. The following Forest Management activities are allowed in the Natural Environment:

- a. The minimum clearing necessary to prepare land for uses authorized by this Program.
- b. Preservation or restoration of indigenous vegetative growth in areas significantly affected by fire, insects or disease.

## VII. INDUSTRIAL DEVELOPMENT

### A. Scope and Definition

An industrial development means the fabrication, assembly, manufacturing, processing or storage of goods. This category also includes the facilities for the transfer of cargo and/or passengers from water-borne craft.

### B. Policies

1. Future marine water-dependent industrial use should be located in shoreline areas already devoted to or zoned for industrial use. Where industry is now located in shoreline areas that are more suited to other uses, it is the policy of this Master Program to minimize expansion of such industry unless the property is already zoned for industrial use by the local jurisdiction.
2. Priority for industrial development along fresh water shorelines should be given to water-dependent uses; however, both water-oriented and other industrial uses may be allowed if a future higher priority use cannot be reasonably expected or if such use will be of public benefit by increasing public use, enjoyment or access to the shoreline.
3. The cooperative use of docking, parking, cargo handling and storage facilities should be strongly encouraged in waterfront industrial areas.
4. New facilities should not substantially increase levels of air, noise, or water pollution.
5. Open-pile or floating construction is favored in the expansion of facilities into water areas.
6. The length and width of industrial docks and piers should be the minimum necessary.

### C. General Regulations

1. The project application shall incorporate the following:
  - a. Evidence of water dependence.
  - b. Cooperative use of service facilities by multiple concerns where possible.
  - c. Information on transportation and utility service corridors, traffic circulation, access to facility and effect of the proposed project on transportation and circulation in the vicinity.
  - d. Analysis of the impact upon and alteration to natural landform patterns.

- e. Methods for treatment and control of waste disposal including any storm or sanitary sewer outfalls proposed.
  - f. Analysis of the impact upon ground water, hydrology, drainage patterns and soil erosion.
  - g. Analysis of air quality and noise level impacts.
2. Issuance of a permit for the development, expansion or alteration of an industrial area shall be contingent upon the existence of emergency capabilities for controlling and eliminating potential water pollution impacts resulting from spills, leaks or operational failures.
  3. Water storage and handling of logs is subject to the following standards:
    - a. Permits shall contain provisions for the clean up of log dumping and rafting areas, and disposal of wastes.
    - b. Bark and wood debris controls, together with collection and disposal facilities, must be employed at log dumps, raft building areas, and mill handling areas.
    - c. Logs shall not be dumped, stored or rafted where grounding will occur except in the Urban Environment of Budd Inlet.
    - d. Permits for free-fall dumping of logs are not allowed unless the applicant can demonstrate said procedures will not produce more adverse impacts than the easy let-down method. The use of log bundling and other devices should be encouraged.
  4. Dry land storage of logs is subject to the following standards:
    - a. Unpaved storage areas underlain by permeable soils shall have at least a four (4) foot separation between ground surface and the winter water table.
    - b. Dikes, drains, vegetative buffer strips or other means shall be used to ensure that surface runoff is collected and discharged in a manner least detrimental to water quality from the storage area. 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, runoff shall be treated to meet state and federal standards.
    - c. Expansion of existing industrial uses provided it does not adversely affect the flood carrying capacity of the floodplain.
    - d. Construction of replicas of and/or architectural interpretation of historical buildings originally located over water.

**D. Environmental Designations and Regulations**

1. Urban Environment. The following industrial activities are allowed in the Urban Environment:
  - a. Water-dependent port and industrial uses.
  - b. Water-oriented port and industrial uses.
  - c. Nonwater-dependent use on fresh water, provided a water-dependent use cannot be reasonably expected.
2. Rural and Conservancy Environments. Industrial and port uses are prohibited in the Rural and Conservancy Environments, including upland storage of logs. Expansion and maintenance of existing log storage and handling facilities is allowed.
3. Natural and Natural-Aquatic Environments.
  - a. Industrial developments are prohibited.
  - b. Storage of logs is prohibited.
  - c. Log storage is allowed in the Natural-Aquatic Environment.

**VIII. LANDFILLING**

**A. Scope and Definition**

Landfilling means the creation of dry land areas by depositing material such as sand, soil or gravel into a wetland or shoreland. "Beach feeding" means the introduction of sand or gravel to beaches to enhance recreation, wildlife or to preserve natural physical character of the shoreline. Backfilling behind a bulkhead that is in conformance with the appropriate environment use regulations is not considered to be landfilling.

**B. Policies**

1. Shoreline fills or cuts should be designed and located so that significant damage to existing ecological values or natural resources, or alteration of local currents will not occur which create a hazard or a risk of significant injury to adjacent life, property and natural resource systems.
2. All fills should be accomplished with suitable safeguards for erosion control.
3. Fill material should be of such quality that it will not cause water quality degradation beyond the limits of adopted water quality standards defined by the Department of Ecology.
4. Priority should be given to landfills for water-dependent uses.
5. The size of landfills should be limited by the consideration of such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, reduction of water quality and destruction of habitat.

**C. General Regulations**

1. Disposal of solid wastes is not considered landfilling for the purposes of this section.
2. Landfills shall consist of clean materials including such earth materials as clay, sand, gravel, surplus excavation material, overburden, and also may include some unsuitable road building material, such as oyster or clam shells. In addition, concrete or asphalt may be included in fill material if it is not liable to pollute ground water and is approved by the Administrator. Organic debris, such as wood, vegetative material or clam or oyster shells, may only be used for fill material if it is approved by the Director of Public Works.
3. Landfills, except for beach feeding, shall be designed, constructed and maintained to prevent, minimize and control all material movement, erosion, and sedimentation from the affected area.



4. Landfill areas shall be covered with sufficient earth material to support indigenous vegetative ground cover and replanted with vegetation to blend with the surrounding environment.
5. Prior to issuance of any permit for landfilling in or along a stream, it must be demonstrated that the fill will not cause any detrimental change in flood elevations, or restrict stream flow or velocity. No fill which adversely affects the capability of a stream to carry 100-year flood flows will be allowed.
6. Artificial beach maintenance may be allowed by Conditional Use Permit in any environment, notwithstanding other regulations of this section. Provided, such maintenance shall be by "beach feeding" only, with both the quality and quantity of material to be approved by the Administrator.
7. Landfill which will interfere with public rights of navigation and rights corollary thereto shall not be permitted unless there is an overriding public interest.
8. Landfill for the sole purpose of providing new land area is prohibited unless it is necessary to provide for a water dependent use authorized by this Program.
9. Landfill placed for the purpose of providing land to ensure required distances for septic tank drainfields is prohibited.
10. Permits for landfilling shall be granted only if the project proposed is consistent with the zoning of the jurisdiction in which the operation would be located.

**D. Environmental Designations and Regulations**

1. Urban Environment. Landfill for the purpose of developing a site for a use authorized under this program is allowed within the Urban Environment, provided, landfill associated with a dock or pier is prohibited except when needed to protect shoreside abutments.
2. Rural and Conservancy Environment. Landfill is allowed in the Rural and Conservancy Environment to prepare a site for a use authorized by this Program, provided:
  - a. The landfill is for a use authorized by this Program. Landfilling will only be permitted in a wetland area if will not significantly alter any of the following functions:
    - (1) Wildlife habitat
    - (2) Natural drainage control
    - (3) Maintenance of water quality
    - (4) Aquifer recharge

b. Landfill associated with piers or docks is prohibited except when needed to protect shoreside abutments.

3. Natural Environment. Landfilling is prohibited in the Natural Environment.

## IX. MINING AND DRILLING

### A. Scope and Definition

Mining and drilling is the removal of naturally occurring metallic and nonmetallic minerals and other related materials, including sand, gravel and quarry rock from on, and beneath, the earth's surface. Normally, such removal is for commercial and construction purposes. Mining includes deep pit, open pit, surface mining, quarrying, placer and hydraulic mining. Drilling for the extraction of materials such as oil or natural gas is covered under this section. Drilling for scientific research is regulated by the "Research" section. Mining and drilling for aquaculture purposes are regulated by the Aquaculture Section and not by this Section.

### B. Policies

1. Recognizing that materials, especially sand, gravel, and quarry rocks, are in demand yet relatively limited in quality and quantity and that shorelines are also a valuable and limited resource where mining may have negative impacts, mining activities, therefore, should be encouraged primarily in other than shoreline areas.
2. Mineral extraction activities along shorelines that would irreparably alter or remove prime agricultural lands and associated activities should be prohibited.
3. Mining activities should not substantially alter or cause irreparable damage to normal geohydraulic processes, channel form and alignment, and meandering patterns of adjacent and nearby water bodies and associated marshes and wetlands except when it involves stream enhancement or relocation.
4. Mining activities should take all appropriate measures to minimize disruption of and damage to the fisheries resources.
5. Placer or hydraulic mining operations should be prohibited in all areas of Shoreline Management Act jurisdiction, unless it can be shown to be non-disruptive and non-damaging to other resources in the shoreline jurisdiction.
6. Accessory equipment and materials essential to mining operations in shoreline areas should be, if at all feasible, stored or sited landward from the ordinary high-water mark.
7. Recognizing the limited quantity and quality of natural marine, especially accretion beach forms, and recognizing the increasing demand for other uses of these shorelines and the existence of alternative mineral sources, then mining of these shores should not be permitted.

8. Surface mining of river and stream point bars for sand and gravel may be permitted providing there is annual accretion and replacement of the mineral material.
9. Surface mining of river and stream point bars may be permitted providing the operation will not substantially impact normal geohydraulic processes, channel form and alignment, rivers meandering patterns, fish resources, water quality, and the shoreline environment.
10. Mining operations and practices should adhere to local, state and federal water quality standards.
11. Mining operations and practices in shoreline areas should protect receiving waters from degradation. These sources include but are not necessarily limited to erosion and subsequent sedimentation and siltation, chemical and petrochemical use and spillage, and storage or disposal of mine wastes and spoils.
12. The sensitivity of flood prone and floodplain areas should be carefully considered during review of proposed mining operations.
13. All equipment, works, and structures of mining operations should be able to withstand flooding without becoming hazards in themselves and without the placement of structural defense works.
14. Mining operations, if allowed on shorelines, should occur in areas other than those of high environmental, cultural, recreational or historical value.
15. Mining operations, other than extraction of river point-bar material, should be set back a sufficient distance from water bodies and associated wetlands to utilize natural vegetation and topography, if adequate, for retarding or preventing erosion, protecting water quality from all possible sources of pollution, and preserving the natural values and aesthetics of the shoreline environment.
16. Overburden and spoil material should be handled and placed in a stable manner which will not destroy their potential reusable value and the value of the disposal site and will also prevent erosion, sedimentation, or leaching of material and hazardous substances into surface or ground waters.
17. Mining operations on shorelines should provide plans for and restore all disturbed areas to a biologically productive or useful condition to meet, at a minimum, the standards of the 1971 Surface Mining Act, RCW 78.44, administered by the Department of Natural Resources, and of appropriate regulatory agencies.
18. Reclamation plans should insure compatibility between the proposed site reclamation and existing land, shoreline and water uses.

19. Mining operations should take appropriate measures or controls, i.e., setbacks, buffers, to avoid or minimize hazardous conditions, use conflicts, and impacts to other shoreline and water users.
20. Mining activities, their siting, operations, and reclamation, should avoid or minimize visual and aesthetic impacts to shorelines in the vicinity and the aquatic environment.

C. General Regulations

1. Applications for mining permits shall be accompanied by a report on the geologic makeup of the site, prepared by a competent professional geologist, 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.
  - f. Depth of overburden.
2. Operations too small to be covered by the requirements of the Surface Mining Act shall be required to submit adequate maps and written documentation to indicate how the operator intends to protect against sediment and silt production and provide for post-mining reclamation of the land.
3. Mining operations which will alter, impede or retard the flow or direction of flow of any stream within shorelines will be permitted provided it does not result in a substantial adverse impact to shoreline resources.
4. Mining operations shall be conducted in a manner which will not allow stagnant water to remain in excavations. All such excavations shall be backfilled and graded with suitable material.
5. If mining operations reach a depth where ground water circulation is adequate to prevent stagnation, bodies of water may be left, provided that:
  - a. They be compatible with uses in the area.
  - b. All banks in soil, sand, gravel and other unconsolidated materials shall be sloped to five (5) feet below the low water line at a slope no steeper than three (3) feet horizontal to one (1) foot vertical. All solid rock banks shall be terraced or other measures taken to permit a person to escape from the water.

- c. Above-water reclaimed areas shall be covered with a sufficient thickness of salvaged top soil to support indigenous vegetation ground cover and shall be replanted with vegetation to blend with the surrounding environment.
6. The removal of sand, gravel, or rock from marine beaches and bluffs shall be prohibited except in the least sensitive biophysical areas of the beach and not within or adjacent to a Critical Biological Area.
7. Should it become evident to the local jurisdiction that the continuance of any project in the current manner is detrimental to the proper functioning of the river or any other shoreline, the permit shall be reviewed by the granting authority (e.g., Administrator, legislative body) to determine if further conditions should be imposed or if the permit should be terminated.
8. Placer or hydraulic mining is prohibited in all waters and shorelines of the Region.
9. The extraction of peat from bogs is allowed provided the following conditions are met:
  - a. Surrounding vegetation and wildlife are not significantly disturbed.
  - b. Access roads and wetland boundaries are revegetated with indigenous vegetation at the completion of the operation.
  - c. Impervious layers underneath the bog are not disturbed.
  - d. A buffer is retained during the operation between the mining activity and the upland edge of the bog.

D. Environmental Designations and Regulations

1. Urban, Rural and Conservancy Environments. Mining is allowed in the Urban, Rural and Conservancy Environments by Conditional Use Permit subject to the General Regulations.
2. Natural Environment. Mining or drilling operations are prohibited in the Natural Environment.

## X. OUTDOOR ADVERTISING SIGNS AND BILLBOARDS

### A. Scope and Definition

Signs and billboards are publicly displayed boards and structures 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. A message, though, 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. This section does not apply to temporary signs whose primary purpose and content is political.

### B. Policies

1. Signs in shoreline areas should be designed so that they interfere as little as possible with visual access to the shoreline. Flush-mounted buildings signs should be the preferred method of display.
2. Where outdoor advertising is permitted in shoreline areas, signs should be designed and placed so that size, height, density, illumination and other factors insure compatibility with the existing shoreline and water environment and adjacent and surrounding land and water use.

### C. General Regulations

1. Off-premise, temporary and directional signs shall not exceed five (5) feet in height and four (4) square feet.
2. Any sign or advertising devices that move and/or fluctuate in lighting or position in any manner are prohibited in shoreline areas.
3. On-premise signs and advertising, whether free-standing or wall mounted, shall not exceed the height of the highest exterior wall.
4. Developments and commercial services located in shoreline areas shall have no more than two (2) on-premise advertising devices or signs.

### D. Environmental Designations and Regulations

1. Urban, Rural and Conservancy Environments. Signs are permitted in these environments, provided they are consistent with the Policies and General Regulations.
2. Natural Environment. Advertising signs are prohibited in the Natural Environment.

## XI. PARKING AND LOADING

### A. Scope and Definition

Any space or area specifically allotted for the purpose of temporary, daily or overnight off-street storage of motor vehicles as an accessory use.

### B. Policies

1. Parking should be provided to allow access to any use of shoreline-related activities.
2. Parking areas should not adversely impact the visual qualities of the shorelines.
3. Parking areas should be located inland, away from the immediate edge of the water and recreational beaches, and should be linked with the shoreline by walkways. Where feasible, the walkways should be designed and constructed to accommodate handicap access.

### C. General Regulations

1. Parking in shoreline areas must serve a shoreline use.
2. Upland parking facilities within the jurisdiction of this Master Program shall be designed and landscaped to minimize adverse impacts upon adjacent shorelines and abutting properties. The landscaping shall consist of appropriate materials and vegetation, to be planted within one year after completion of construction and provide an effective screening three (3) years after planting.
3. 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.
4. Commercial parking facilities shall not be permitted over water.
5. 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.

### D. Environmental Designations and Regulations

1. Urban, Rural, Conservancy and Natural Environments. Parking is permitted consistent with the Policies and General Regulations.

## XII. PORTS

### A. Scope and Definition

A port is an area which may encompass public or private enterprises involved in providing services and facilities for waterborne commerce, airborne commerce, industrial development, commercial development and recreational development.

### B. Policies

1. Port facilities should be designed 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.
2. The cooperative use of docking, parking, cargo handling and storage facilities should be strongly encouraged.
3. Prior to allocation of additional shorelands for port uses, local governments should consider State-wide and Regional needs and coordinate planning with other jurisdictions to avoid wasteful duplication of port services.
4. Long-range and facilities planning for the Port property should be a coordinated effort of local governments having jurisdiction so that the resulting development has minimized impacts to adjacent land uses.

### C. General Regulations

Proposed uses in a port area shall comply with Policies and Regulations of the use activity section of this Program which is applicable, particularly industrial development, commercial development and boating facilities.

### D. Environmental Designations and Regulations

1. Urban Environment. Port facilities are allowed consistent with the Policies and General Regulations.
2. Rural, Conservancy and Natural Environments. Port facilities are prohibited in these environments.

## XIII. RECREATION

### A. Scope and Definition

Facilities for refreshment of body and mind through play, amusement or relaxation. This includes passive uses such as hiking, canoeing, photography and fishing. It also includes intensive uses such as boat ramps, motor vehicles, playgrounds and parks whether they are for public or private usage.

### B. Policies

1. Priorities for recreational development of shorelines should relate directly to densities and unique characteristics of the population served. Priorities for acquisition should consider need and special opportunities as well as access by public transit.
2. All recreational development projects should be considered on the basis of their compatibility with the environment.
3. Access to recreational locations such as fishing streams and hunting areas should be planned to prevent concentration of use pressures.
4. The linkage of shoreline parks and public access points through provisions for linear open spaces should be encouraged. Such open space could include hiking paths, bicycle paths and/or scenic drives located as close to the water's edge as feasible.
5. Recreational developments should be designed to preserve, enhance or create scenic views and vistas. Favorable consideration should be given to those projects that complement their environment.
6. Where possible, parking areas should be located inland, away from the immediate edge of the water, and recreational beaches, and should be linked with the shoreline by walkways.
7. Recreational development should comply with all applicable city, county, state, and federal regulations.
8. Facilities for intensive recreational activities should be permitted only where sewage disposal and pest control can be accomplished to meet public health standards without altering the environment adversely.
9. Development of public fishing piers, underwater fishing reefs, and access to public waters and tidelands should be encouraged as part of an overall recreation plan or development.
10. Where appropriate, nonintensive, recreational use should be encouraged on flood plains that are subject to recurring flooding.

11. Artificial marine life habitats should be encouraged in order to provide increased aquatic life for recreation. Such habitats should be constructed in areas of low habitat diversity.

C. General Regulations

1. Public access points on lakes must provide parking space appropriate for the intended use.
2. Recreation facilities or structures which are not compatible with the environmental designation in which they are proposed are prohibited.
3. Events and temporary uses in the public interest may be approved by the Administrator in any environment, provided that such uses will not damage the wetland environment.
4. Recreational developments must provide facilities for nonmotorized access, such as pedestrian, bicycle and/or equestrian path links to the shoreline.
5. Sewage disposal and pest control must meet public health standards; waste must not be allowed to enter the water.
6. The following regulations shall apply to artificial aquatic life habitats:
  - a. Habitats shall minimize interference with surface navigation.
  - b. Habitats shall be constructed of long-lasting, nonpolluting materials, and moored so as to remain in their original location even under adverse current or wave action.
  - c. Habitats may not be installed on publicly-owned submerged land without written permission of the administering governmental agency.
7. Public or private recreation areas which cater to the use of all-terrain or off-road vehicles as the primary recreational activity should not be allowed in the shoreline areas.

D. Environmental Designations and Regulations

1. Urban Environment. Recreational use shall be permitted on Urban shorelines, subject to the general regulations and specific regulations.
  - a. Parking facilities shall be located away from the water edge as far as feasible.
  - b. The site shall be landscaped to mitigate any aesthetic conflicts with adjacent uses and the shoreline environment.

2. Rural Environment. Low to medium intensity recreational uses shall be permitted on Rural Environment shorelines, subject to the general regulations and following specific regulations.

- a. A recreational facility of structure which changes or detracts from the character of the Rural Environment (by building design or intensity of use that is attracted) shall be prohibited.
- b. Roads, parking and vehicular camping facilities, including restrooms, shall not be located within fifty (50) feet of the ordinary high-water mark of any shoreline with the exception of access to boat launching facilities. Parking facilities and roadways may be within fifty (50) feet only if they provide access for handicap or for scenic viewpoints. Maintenance or upgrading of existing roads, parking and/or vehicle camping facilities including restrooms is permitted provided the area devoted to these facilities is not enlarged. Pedestrian and hiking trail access shall be provided to link upland facilities with the shoreline.

3. Conservancy Environment. Low intensity recreational uses are permitted in the Conservancy Environment provided:

- a. Roads, parking and vehicular camping facilities, including restrooms, shall not be located within one hundred (100) feet of the ordinary high-water mark of any shoreline with the exception of access to boat launch facilities. Maintenance or upgrading of existing roads, parking and/or vehicle camping facilities including restrooms is permitted. Parking facilities and roadways may be within one hundred (100) feet only if they provide access for handicap or scenic viewpoints. Pedestrian or hiking trail access should be provided to connect upland facilities with the shoreline.
- b. Whenever possible, landscaping shall be done with native species.
- c. A recreational facility or structure which changes or detracts from the character of the Conservancy Environment (by building design or intensity of use) shall be prohibited.
- d. Public or private recreation areas which cater to the use of all-terrain or off-road vehicles as the primary recreational activity shall not be allowed in the shoreline areas.

4. Natural Environment. Low intensity recreational uses may be allowed by Conditional Use Permit in the Natural Environment provided:

- a. Roads, parking or camping facilities including restrooms, are prohibited.
- b. Use of pesticides, herbicides or fertilizers is prohibited.

- c. Use of motor vehicles, motorboats and float planes is prohibited, except in the Natural-Aquatic Environment where they are allowed.
- d. Whenever possible, landscaping must be done with native species.

#### XIV. RESEARCH AND EDUCATION

##### A. Scope and Definition

Any development undertaken for the support of public or private research or education.

##### B. Policies

1. Research studies and educational uses of the shoreline should be conducted in a way to minimize impacts in accordance with the applicable environmental designations.
2. A shoreline permit should be required for research and educational activities which may significantly affect water quality or natural systems.
3. Construction and environmental alterations carried out for research or educational purposes are subject to the same regulations as for associated use activities.

##### C. General Regulations

1. Research and educational activities are limited to those which will not:
  - a. Jeopardize existing wildlife populations or organisms;
  - b. Permanently alter the character of biological habitats; and
  - c. Degrade the character of the shoreline environment in which they are located.

Temporary disruptions of biological systems may be permitted when a research activity will result in their restoration or improvement.

2. Permits encompassing a variety of activities over an extended period of time may be granted provided limits on the duration of approval are established.
3. Temporary facilities necessary for the conduct of a research project must be removed at the conclusion of the prescribed research activity period.
4. Proposals for shoreline development or use in or on known sites of historic or scientific value that would adversely affect, damage, or diminish such resources is prohibited. Such proposals may be allowed by Conditional Use if it is shown that the materials, artifacts or resources are recoverable and transferrable through adequate evaluation by a qualified personnel.

**D. Environmental Designations and Regulations**

1. Urban and Rural Environment. The following research and education activities are allowed in the Urban and Rural Environments:
  - a. Water-dependent and water-oriented research activities.
  - b. Construction of permanent structures for research and education activities.
2. Conservancy and Natural Environments. The following research and education activities are allowed in the Conservancy and Natural Environments:
  - a. Water-dependent and water-oriented research activities.
  - b. Construction of permanent structures for research and education activities may be allowed by a Conditional Use Permit.

**XV. RESIDENTIAL DEVELOPMENT**

**A. Scope and Definition**

Activity associated with provision of human dwelling facilities, including subdivision of property, accessory buildings common to residential structures and individual utility services to residential units.

**B. Policies**

1. Residential development on shorelines and wetlands should be planned with minimum adverse environmental and visual impact.
2. Clustering of residential development is encouraged to minimize adverse environmental impact and to provide open spaces.
3. Residential developments created after the effective date of this Program should provide adequate common access to the shoreline and open space along the shoreline for all residences of the subdivision. The access and open space should be of adequate size to provide for recreation and to insure against unreasonable interference with adjacent properties.
4. Residential developments created after the effective date of this Program should provide easements for access to or along the shorelines for the general public if there has been significant historical usage by the public. Historic use is regular use by the public over a period of years rather than incidental or occasional use by one or only few members of the public. This policy is not intended to apply to construction of an individual dwelling on a single lot.
5. Residential development should be consistent with the environmental designation in which it is located as well as the local jurisdiction's land use plans and ordinances. If a conflict arises between the regulations of the Master Program and some other regulation of the local jurisdiction, then the most restrictive standard or density shall prevail.
6. Removal of vegetation should be minimized and any areas disturbed should be restored to prevent erosion and other environmental impacts.
7. Waste materials from construction should not be left on shorelines or beaches but stored upland.
8. A variety of housing types on land should be encouraged provided that they are consistent with the environmental designation criteria and the zoning regulations for the site.
9. Residential structures should be located to minimize obstruction of views of the water from upland areas. The intent of this policy is to encourage the retention of views in and through new residential



developments. This policy is not intended to prohibit the development of individual shoreline lots simply because it may minimize or eliminate views from upland properties.

10. Residential development along shorelines should be designed and sited to make unnecessary such protective measures as filling, bulkheading, construction groins or jetties, or substantial grading of the site.

C. General Regulations

1. Residential development over water is not permitted.
2. "Submerged lands" (those lands which are inundated with water for a sufficient period to support aquatic vegetation, i.e., marshes, bogs, swamps; tidelands and lands waterward of the line of vegetation on streams and lakes) within the boundaries of any waterfront parcel shall not be used to compute required lot area, lot dimensions and/or required yards. That portion of a parcel not identified as a submerged land shall be referred to as dry land area. However, submerged lands may be included as open space.
3. Residential development proposals shall identify those areas of natural vegetation, retention and erosion control measures.
4. Residential development shall be arranged and designed to protect views, vistas, aesthetic values to protect the character of the shoreline environment and the views of neighboring property owners.
5. Residential structures shall not exceed thirty-five (35) feet above average grade unless it can be shown through the variance process that a higher structure will not interfere with visual access to the water from landward or adjacent properties.
6. Landfill for residential development which results in the creation of new dry land is prohibited.
7. Landfilling in flood hazard areas is allowed only for flood protection.
8. Storm drainage facilities shall be separate from sewage disposal facilities and include provisions, as required by the jurisdiction, to prevent direct entry of surface water runoff into receiving waters (see Utilities and Road Section).
9. Residential developers must demonstrate that ground water withdraws are consistent with state regulations.
10. Residential subdivision developments and planned unit developments shall provide areas sufficient to ensure usable access to and along the shoreline area for all residents of the development except where the shoreline topography does not permit the same.

11. Only one (1) dock or pier is permitted in a new residential development. Prior to final project approval of a residential development, a usable area shall be set aside for pier or dock; unless there is no suitable area.
12. New residential developments shall provide general public access to and along shorelines that have been historically used by the public for recreation.
13. Each shoreline environment has a setback requirement for structures, including boathouses, from the ordinary high-water mark. Uncovered porches, decks or steps may project into the required setback provided such structures are no higher than thirty (30) inches above the average grade. The setback in each environment may be increased or decreased by the Administrator in the following way:
  - a. Increased Setback Requirements. The setback may be increased if the building area or setback areas have a slope of greater than forty percent (40%), severe slope instability exists or a feeder bluff is present. (Refer to the Coastal Zone Atlas of Washington, Volume 8, to identify these areas on marine shorelines.)
  - b. Decreased Setback Requirements. The setback may be relaxed provided that existing structures within three hundred (300) feet of each property line infringe on the setback. In such cases, the setback shall be determined by averaging the setback's existing structures within three hundred (300) feet along the waterfront of each property line. This shall not be construed to allow residential development over water. The setback shall be the minimum required in the environment on properties within three hundred (300) feet where residences do not exist for purposes of averaging.
14. Clustering of residential dwellings in all environments except Natural is allowed. The number of clustered lots or residential units encroaching into the shoreline area shall not exceed the number of units which results from multiplying the total acres (minus submerged lands) in shoreline area by the density allowed in the specific environment.
15. Proposed residential development in the vicinity of aquaculture operations shall install drainage and waste treatment facilities to prevent any adverse impacts to aquaculture operations.
16. Restrictive covenants shall be filed which will inform prospective buyers of the proximity of the Aquacultural District for residential development proposed within or adjacent to an Aquacultural District, or which may be adversely affected by the aquaculture operation. Residential development, which requires plat approval and site plan review, shall be approved subject to a requirement that notice of the proximity of the Aquacultural District be placed on the face of the plat. Another suitable mechanism shall be used to

notify new residents when the project does not require plat approval.

D. Environmental Designations and Regulations

1. Urban Environment

- a. Unless otherwise prohibited by local zoning ordinances, any type of residential structure or unit shall be permitted in the Urban Environment.
- b. In the Urban Environment setbacks and minimum lot size of dry land area shall be as specified by the local zoning ordinance.
- c. Land clearing and grading is permitted after obtaining a shoreline permit, an exemption from the Administrator, or a land clearing permit from the local jurisdiction for preparation of new building sites. A buffer of existing ground cover must be maintained in the area between the ordinary high-water mark and twenty (20) feet from the structure. The ground cover in the buffer may be disturbed only after approval of the Administrator where one or more of the following conditions apply:
  - (1) A building site has been approved in the buffer area and an erosion control and vegetation protection plan has been approved by the Administrator.
  - (2) The applicant wishes to landscape the area with other vegetation and has an erosion control plan approved by the Administrator.
  - (3) When the construction of access pathway is proposed for to the shoreline, vegetation will be removed only within the boundaries of constructed access pathway.

2. Rural Environment

- a. Residential densities in this environment shall not exceed two dwelling units per acre, regardless of housing type.
- b. For shoreline lots which are not clustered, the minimum lot size shall be twenty thousand (20,000) square feet of dry land area and the minimum lot width shall be one hundred (100) feet. Lot coverage with impervious surfaces in this environment shall not exceed thirty percent (30%).
- c. The basic setback for residential structures shall be fifty (50) feet from the ordinary high-water mark and/or comply with General Regulation #13.
- d. Land clearing and grading is permitted after obtaining a shoreline permit, an exemption from the Administrator, or a

land clearing permit from the local jurisdiction for preparation of new building sites. A buffer of existing ground cover must be maintained in the area between the ordinary high-water mark and twenty (20) feet from the structure. The ground cover in the buffer may be disturbed only after approval of the Administrator where one or more of the following conditions apply:

- (1) A building site has been approved in the buffer area and an erosion control and vegetation protection plan has been approved by the Administrator.
- (2) The applicant wishes to landscape the area with other vegetation and has an erosion control plan approved by the Administrator.
- (3) When the construction of access pathway is proposed for to the shoreline, vegetation will be removed only within the boundaries of constructed access pathway.

3. Conservancy Environment

- a. Residential densities shall not exceed one (1) unit per acre regardless of housing type.
- b. For shoreline lots not clustered, the minimum lot size shall be forty thousand (40,000) square feet of dry land area and the minimum lot width at the property line nearest high water shall be one hundred (100) feet. Lot coverage with impervious surfaces in this environment shall not exceed thirty percent (30%).
- c. The basic setback for residential structures shall be one hundred (100) feet from the ordinary high-water mark and/or comply with General Regulation #13.
- d. Land clearing and grading is permitted after obtaining a shoreline permit, an exemption from the Administrator, or a land clearing permit from the local jurisdiction for preparation of new building sites. A buffer of existing ground cover must be maintained in the area between the ordinary high-water mark and twenty (20) feet from the structure. The ground cover in the buffer may be disturbed only after approval of the Administrator where one or more of the following conditions apply:
  - (1) A building site has been approved in the buffer area and an erosion control and vegetation protection plan has been approved by the Administrator.
  - (2) The applicant wishes to landscape the area with other vegetation and has an erosion control plan approved by the Administrator.

- (3) When the construction of access pathway is proposed for to the shoreline, vegetation will be removed only within the boundaries of constructed access pathway.

4. Natural Environment

- a. Minimum lot area shall be ten (10) acres.
- b. Minimum lot width at the property line nearest ordinary high-water shall be three hundred (300) feet.
- c. The basic setback for residential structures shall be one hundred (100) feet from the ordinary high-water mark and/or comply with General Regulation #13.
- d. Single-family residences are permitted and multifamily residences are prohibited.
- e. The removal of trees and other vegetation shall be kept to an absolute minimum in constructing a residence in a Natural Environment. This would prohibit cutting out areas for a view, lawn or garden.

XVI. ROAD AND RAILROAD DESIGN AND CONSTRUCTION

A. Scope and Definition

Roads and railroads are those passageways, and associated facilities and activities used by or associated with pedestrians, vehicles and trains, including but not limited to: all public and private roads; major highways; freeways; railways; the corridors in which they are placed; bridges; culverts; riprapping; landfills; cuts; turnouts; rest stations; viewpoints; picnic areas; landscaping; and soil erosion safeguards.

B. Policies

1. Major highways, freeways and railways should be located away from shorelands, except in port and industrial areas, so that shoreland roads may be reserved for slow-moving local or recreational traffic.
2. Road and railroad locations should be planned to fit the topography and utilize existing corridors so that minimum alterations of natural conditions will be necessary. This is especially important on flood plains.
3. Roads and railroads should be designed, constructed, and maintained to minimize erosion and to permit natural movement of ground water and flood waters to the extent practical.
4. All debris, overburden, and other waste materials from construction should be disposed of in such a way as to prevent their entry by erosion from drainage, high water, or other means into any surface water body.
5. Scenic corridors containing public roadways should have provision for safe pedestrian and other nonmotorized travel. Also, provisions should be made for viewpoints, rest areas, and picnic facilities in appropriate areas.
6. Railroad beds should be screened with trees in scenic areas.

C. General Regulations

1. Excess construction materials shall be removed from the shoreline area.
2. Major roads and railroads shall cross shoreline areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.
3. Filling of tidelands, shorelands and marshes for road or railroad rights-of-way shall be prohibited unless no viable alternative exists.

## XVII. SHORELINE PROTECTION

4. All excavation materials and soils exposed to erosion by all phases of road, bridge and culvert work shall be stabilized and protected by seeding, mulching or other effective means, both during and after construction.
5. All debris, overburden and other waste materials from road and railroad construction, if permitted on shorelines, shall be disposed of in such a way as to minimize their entry by erosion from drainage into any water body.
6. Private roads shall follow natural contours where possible. Natural benches, ridge tops and flat slopes are preferred locations. Erodible cuts and filled slopes shall be protected by planting or seeding with appropriate ground cover or matting immediately following construction.
7. Where permitted to parallel shorelines, roads or railroads shall be setback a sufficient distance from the ordinary high-water line to leave a usable shoreline area.
8. Storm water runoff shall be controlled to reduce suspended solids before entering any surface water body.

### D. Environmental Designations and Regulations

1. Urban, Rural and Conservancy Environments. The following roads and railroads are permitted in the Urban, Rural and Conservancy Environments subject to the General Regulations:
  - a. Local public or private access roads to serve uses permitted in the Urban, Rural and Conservancy Environment.
  - b. Transportation thoroughfares including major arterials, highways and railways.
2. Natural Environment. Access roads are permitted in the Natural Environment subject to the Policies and General regulations. Construction of new roads or significant widening of existing roads is prohibited, except for those that provide access to private residences or other activities permitted in the Natural Environment.

### A. Scope and Definition

Shoreline protection is action taken to reduce adverse impacts caused by current, flood, wake or wave action. This action includes all structural and nonstructural means to reduce these impacts due to flooding, erosion and accretion. Specific structural and nonstructural means included in this use activity are bulkheads, dikes, levees, riprapping, sea walls and breakwaters.

### B. Policies

1. Structural solutions to reduce shoreline damage should be allowed only after it has been demonstrated that nonstructural solutions would be unable to prevent further damage.
2. Shoreline protection devices should not be allowed for the purpose of creating new land.
3. Shoreline protection structures should allow passage of ground and surface waters into the main water body, such as weep hole.
4. The use of riprap structures is a preferred shoreline protection structure.
5. Shoreline protection activities should consider the ecological system of sizeable reaches of rivers, lakes or marine shorelines. This consideration should be given to factors such as off-site erosion, accretion or flood damage that might occur as a result of shoreline protection structures or activities. All uses and activities should be developed in a coordinated manner among affected property owners and public agencies.
6. Erosion, littoral drift, and accretions are primary components of the dynamic geohydraulic process that has created much of the unique and scenic shoreline. Therefore, shoreline protective structures should be located, designed and maintained in a manner which protects the integrity of these natural processes.
7. Shoreline protection structures should be allowed to prevent damage to agricultural lands, public roads and bridges, existing structures and areas of unique public interest.
8. Shoreline stabilization projects should be located landward of natural wetlands, marshes and swamps of associated fresh and marine waters.
9. Substantial stream channel modification, realignment and straightening should be discouraged as a means of shoreline protection.

10. Junk and solid waste materials should not be permitted for shoreline protection.
11. Existing natural features such as snags, stumps or uprooted trees which support fish and other aquatic systems should not be removed unless they significantly intrude on navigation, reduce flow, or threaten agricultural land or existing structures and facilities. These activities may also require a Hydraulics Permit pursuant to WAC 220.
12. Breakwaters should be floating structures anchored in place and should not impede longshore sand and gravel transport unless such impedence is found to be beneficial to the natural system.

**C. General Regulations**

1. A shoreline permit or an exemption from the Administrator shall be required prior to all new construction of protective structures.
2. Techniques utilizing totally or in part vegetative bank stabilization procedures shall be preferred over structural means such as concrete revetments or extensive riprap.
3. Protective structures shall be allowed only when evidence is presented that one of the following conditions exist:
  - a. Erosion or an active feeder bluff is threatening agricultural land, public roads or bridges, existing structures or areas of unique public interest.
  - b. It is necessary to the operation and location of shoreline dependent and related activities consistent with this Master Program.
  - c. The request is for the repair or replacement of an existing protection device.
4. Protective structures shall be placed as close to the existing bank as feasible and parallel the natural shoreline. When they are proposed between two adjacent existing structures, the Administrator may allow it to extend out to form a straight line with the protective structure on each side. This shall only be allowed where no adverse impact will occur.
5. Riprap structures shall be preferred to concrete revetments.
6. Protective structures shall allow for the passage of surface and ground waters. Ponding and/or soil saturation is not permitted to occur.
7. The height of structures shall not be more than that necessary to accomplish the protection needed.
8. Use of beach material for backfill is prohibited.

9. When feasible, steps shall not extend waterward of a proposed protective structure.
10. Breakwaters must be floating structures and will only be allowed for the protection of uses authorized by this Program.
11. Breakwaters must be designed and certified by a licensed engineer to withstand the storm forces which will be encountered.

**E. Environmental Designations and Regulations**

1. Urban, Rural and Conservancy Environments. Shoreline protective measures are permitted subject to the Policies and General Regulations.
2. Natural Environment. Shoreline protective measures are not permitted except for shoreline protective berms of natural materials, beach feeding or vegetative bank stabilization measures used for the purpose of natural shoreline enhancement or protection.

## XVIII. SOLID WASTE DISPOSAL

### A. Scope and Definition

Solid waste disposal means the temporary or permanent disposal, treatment, utilization, processing or holding of solid wastes, including but not limited to sanitary landfills, incineration, composting, dumping, grinding, salvage, reclamation and waste transfer stations.

"Solid waste" includes all putrescible and nonputrescible solid and semi-solid wastes, including garbage, rubbish, ashes, industrial and wood wastes, swill, demolition and construction wastes, abandoned vehicles and parts of vehicles, household appliances and other discarded commodities. "Solid waste" does not include liquid sanitary sewage, dredge spoils, or agricultural and commercial logging wastes. (Refer to sections on "Landfilling and Dredging" and "Agriculture.")

### B. Policies

1. Provisions should be made to limit and to control litter in shoreline areas.
2. Material should not be imported into shoreline areas for the purpose of disposing of it as solid waste.
3. Disposal of inert material in water areas should be prohibited unless the material is used for a constructive purpose such as landfill or wildlife habitat. The use of that material would then be governed by the policies and regulations of the constructive use to which it is placed.
4. Disposal of non-biodegradable waste should not be allowed within the shoreline.

### C. General Regulations

1. Solid waste disposal within the jurisdictional limits of the Shoreline Management Act shall be limited to collection activities.
2. Solid waste disposal shall be in conformance with the Thurston County Comprehensive Solid Waste Management Plan.

### D. Environmental Designations and Regulations

1. Urban, Rural, Conservancy and Natural Environments. The following solid waste disposal facilities are allowed within the shoreline:
  - a. Garbage cans; and
  - b. Drop boxes.

## XIX. UTILITIES

### A. Scope and Definition

Utilities are those facilities which transport or produce water, electric power, oil, gas, steam, storm water, sewage, communications and industrial wastes. The installation of these facilities disturbs the shoreline environment and should be developed with minimal visual and physical effects on the environment.

### B. Policies

1. Wherever utilities must be placed in a shoreline area, the locations should be chosen so as not to obstruct or destroy scenic views. Utilities should be placed underground, or designed to do minimal damage to the aesthetic qualities of the shoreline area.
2. Where construction connected with utility placement occurs on shorelines, banks should be restored to their pre-project configuration, replanted with native species and maintained until the new vegetation is established.
3. Sewage treatment, water reclamation, desalinization and power plants should be designed and located so as not to interfere with, and to be compatible with recreational, residential or other public uses of the water and shorelands.
4. Sewage outfalls to waterbodies should be avoided in preference to recycling or land disposal of sewage wastes. Where no alternative to outfalls into water exist, location of such outfalls should be part of the the appropriate regional plan for solutions to sewage management problems.
5. Utility rights-of-way should be used for public access to and along waterbodies where feasible.
6. If utilities must be located over the water, they should be placed on bridge-like structures rather than fill, and said structures should provide clearance for all marine vessels normally using the area.
7. New major transmission facilities should follow existing utility corridors unless prohibited by the environmental designation and regulations.

### C. General Regulations

1. Applicants for permits to locate utility lines in the shoreline jurisdictional area shall submit a location plan with their application which shows existing utility routes in the vicinity of the proposed utility line. The proposed utility lines shall follow existing utility natural drainage or transportation routes where feasible.

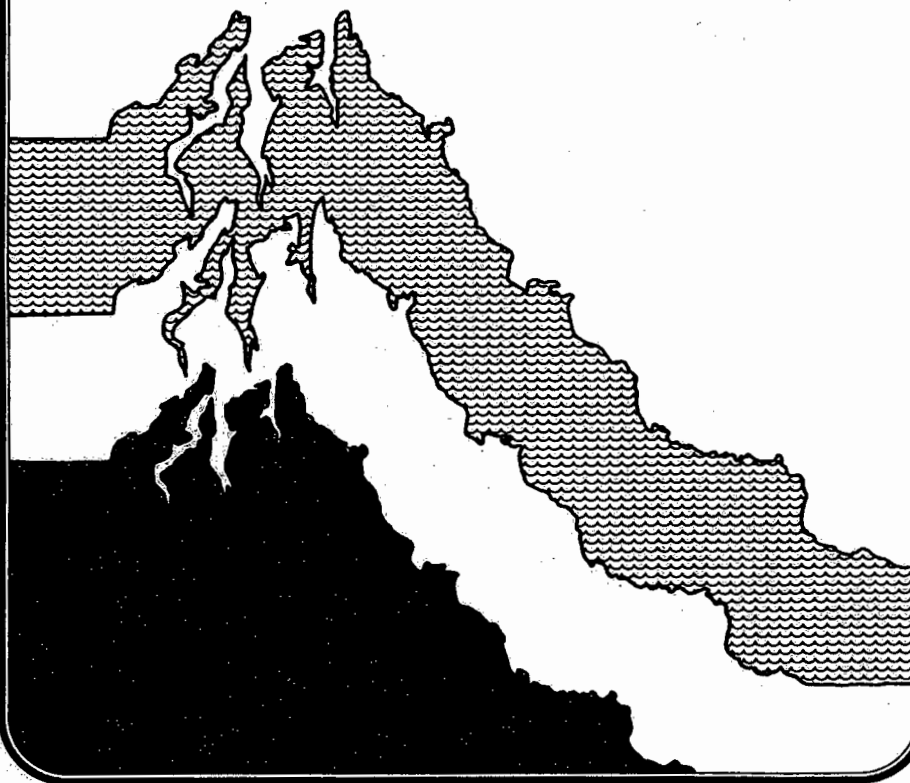
2. All utility facilities shall be located on lots or routes no larger than necessary.
3. The approved projects shall identify a method of reclamation which provides for revegetation and protection of wetland areas from erosion. As a minimum, this shall include the restoration of the affected area to pre-development elevation, replanted with native or pre-existing species and provisions for maintenance care for the newly planted or seeded vegetation until it is established.
4. Utility services accessory to individual projects shall be regulated by the specific use regulations for the activity in addition to the standards of this section and shall not require separate Substantial Development Permits for utility service installations.
5. Where feasible, utilities shall be placed underground unless such undergrounding would be economically or technically prohibitive or significantly detrimental to the environment.
6. Utility facilities shall be designed for minimal environmental and aesthetic impact and shall be coordinated with local comprehensive plans.
7. Underwater utilities shall be located at a depth sufficient to prevent interference between the utility and other shoreline use activities.
8. All utility facilities must provide safeguards to ensure that no long-term damage will be caused to the adjacent or downstream environment should an accident occur involving the utility.
9. No discharge of waste material which could result in decertification of aquacultural areas or products or cause lowering of water quality ratings is permitted.

D. Environmental Designations and Regulations

1. Urban and Rural Environments. The following utility facilities are allowed in the Urban and Rural Environments:
  - a. Utility lines.
  - b. Control, collection or distribution facilities including, but not limited to, telephone exchanges, sewage treatment plants, water reservoirs, electrical substations and gas metering stations.
  - c. Power generating facilities and transmission lines.
2. Conservancy Environment. The following utility facilities are allowed in the Conservancy Environment by Conditional Use Permit:
  - a. Utility distribution lines
  - b. Utility transmission lines

3. Natural Environment. Utilities are not permitted in the Natural Environment, with the exception of necessary utilities in single-family residences and public recreation facilities, in accordance with regulations for such utilities in the Residential Development section.

DEFINITIONS





## DEFINITIONS

As used in this Program, the masculine includes the feminine and neuter, the singular includes the plural, the present includes the future, the word shall is mandatory and not permissive. Nothing in these definitions shall be construed to exempt any use or activity from complying with the provisions of other State and local regulations.

The following words and phrases, unless the context otherwise requires, shall mean:

ACT. The Shoreline Management Act of 1971 (Chapter 90.58 RCW, as amended).

ACCESSORY BUILDING, STRUCTURE OR USE. A building, part of a building or structure, or use which is subordinate to, and the use of which is customarily incidental to that of the main building, structure or use on the same lot.

ADMINISTRATOR. That person as appointed by the legislative body to administer the provisions of these regulations within the boundaries of that jurisdiction.

AGRICULTURAL ACTIVITIES. Refer to the definition in SECTION THREE.

AQUACULTURAL ACTIVITIES. Refer to the definition in SECTION THREE.

AQUACULTURAL DISTRICT. A geographical area within the aquatic shoreline environment where the bedlands are primarily used for aquacultural activities and which may include an adjacent dry land area for the support operations.

AQUATIC SHORELINE ENVIRONMENT. The surface of all rivers, all marine water bodies, and all lakes, together with their underlying lands and their water column seaward or waterward of the ordinary high-water mark (OHWM); including but not limited to bays, straits, harbor areas, waterways, coves, estuaries, streamways, tidelands, bedlands and shorelands.

AVERAGE GRADE LEVEL. The average of the natural or existing topography at the center of all exterior walls of a building or structure to be placed on a site; PROVIDED, that in the case of structures to be built over water, average grade level shall be the elevation of ordinary high water.

BEACH. The zone along the shoreline where there is continuous movement of sediment both laterally and vertically. This zone extends from the daily low tide mark to where the permanent line of vegetation begins.

BEACH FEEDING. An artificial process in which selected beach material is deposited at one or several locations in the updrift portion of the drift sector. The material is then naturally transported by waves or currents downdrift to stabilize or restore accretion beaches and berms, which may be eroding due to artificial obstructions in the shore process corridor.

BEDLANDS. Those submerged lands below the line of extreme low tide in marine waters and below the line of navigability of navigable lakes and rivers.

BERM. One or several linear deposits of sand and gravel generally paralleling the shore at or landward of OHWM; berms are naturally stable because of material size or vegetation.

BILLBOARD. Refer to OUTDOOR ADVERTISING SIGNS AND BILLBOARDS.

BOATHOUSE. A type of covered moorage which has walls and is usually for the storage of one (1) boat.

BOAT RAMP. Constructed of concrete or other material which extends into the water for boat launching.

BOATING FACILITIES. Refer to definition in SECTION THREE.

BOG. A depression or other undrained or poorly drained area containing, or covered with, peat (usually more than one layer) on which characteristic kinds of sedges, reeds, rushes, mosses, and other similar plants grow. In the early stages of development the vegetation is herbaceous and the peat is very wet. In middle stages the dominant vegetation is brush. In mature stages trees are usually the dominant vegetation, and the peat, at least near the surface, may be comparatively dry.

BREAKWATER. An off-shore structure either floating or not which may or may not be connected to the shore, such structure being designed to absorb and/or reflect back into the water body the energy of the waves.

BUFFER. An area of natural vegetation measured perpendicular to the wetland edge for the purpose of protecting the shoreline.

BUILDING. Any structure designed for or used for the support, shelter or enclosure of persons, animals or personal property, and which is used in a fixed location on land, shorelands or tidelands.

BULKHEAD. A retaining wall used to hold back earth and to provide a solid surface to resist wave action.

BULKHEAD, NORMAL PROTECTIVE. A bulkhead protecting the base of a bluff or bank from erosion due to wave action. The bulkhead shall be the minimum distance from the base of the bluff or bank height above ordinary high-water mark to accomplish its purpose; these measurements shall be determined by the Administrator.

CHANNELIZATION. The straightening, deepening or lining of stream channels, and/or prevention of natural meander progression of stream ways, through artificial means such as relocation of channels, dredging, and/or placement of continuous levees or bank revetments along significant portions of the stream. Dredging of sediment or debris alone is excluded.

CLEARCUT LOGGING OR CLEARCUTTING. The removal of the entire merchantable timber stand from an area.

CLUSTER DEVELOPMENT. A residential development which reserves substantial portions of land as open space or recreational areas for the joint use of the occupants of the development. This land may be provided by

allowing dwelling units to be placed on lots smaller than the legal minimum size for regular subdivisions, as long as the density does not exceed prescribed standards.

COMMERCIAL DEVELOPMENT. Refer to the definition in SECTION THREE.

CONDITIONAL USE PERMIT. Refer to SHORELINE PERMIT.

COVERED MOORAGE. A roofed structure for the wet or dry storage of one or more boats. Boathouses are a type of covered moorage.

CRITICAL BIOLOGICAL AREAS. Those geographical locations where certain critical ecological processes occur such as the breeding, nesting, nursery, feeding and resting of rare, endangered or threatened species. These areas are identified on the Critical Biological Areas map of the Coastal Zone Atlas of Washington, Volume 8.

DENSITY. A ratio expressing the number of dwelling units which may be established on a specific land area. Commonly expressed as dwelling units per acre. For planned unit development projects, density is based on the entire project area above the ordinary high-water mark (i.e., Dry Land Area).

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 this chapter at any state of water level.

DIKE. An embankment to prevent flooding by a stream or other water body, often referred to as a levee.

DOCK. Refer to PIER.

DRY LAND. All areas above the elevation of the Ordinary High-Water Mark and outside of a wetland.

DREDGING. Refer to the definition in SECTION THREE.

DRILLING. Refer to MINING AND DRILLING.

DWELLING. A building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean a motel, rooming house, hospital or other accommodation used for more or less transient occupancy.

EDUCATION. Refer to RESEARCH AND EDUCATION.

EMERGENCY. A sudden turn of events calling for immediate action to prevent loss of life, limb or property.

ENVIRONMENT. "Environment" or "master program environment" or "shoreline environment" means the categories of shorelines of the state established by the Shoreline Master Program for the Thurston Region to

differentiate between areas whose features imply differing objectives regarding their use and future development.

EXTREME HIGH TIDE. The highest tide level line water will reach in any one year.

EXTREME LOW TIDE. The lowest line on the land reached by a receding tide.

FEEDER BLUFF. A reach of shoreline which contains both an eroding beach and a feeding upland as identified on the Coastal Drift maps of the Coastal Zone Atlas of Washington, Volume 8.

FLOATS, RECREATIONAL. Those platform structures anchored in fresh or marine waters for water recreational purposes such as swimming, diving or water skiing to include jump ramps. They may serve as temporary moorage facilities but for the purposes of this program.

FLOOD PLAIN, ONE HUNDRED YEAR. That portion of the flood plain expected to be covered by flood waters during a flood having a probability of occurrence of once in one hundred years, although the flood may occur in any year.

FLOOD PLAIN MANAGEMENT. A long-term local government program to reduce flood damages to life and property and to minimize public expenses due to floods through a comprehensive system of planning, development regulations, building standards, structural works and monitoring and warning systems.

FLOODWAY. The channel or waterway and those portions of the flood plain adjoining the channel which are reasonably required to carry and discharge the flood waters of any water course or drainage way without causing a significant rise in water surface profile. Under normal conditions the floodway may be identified by a change in surface soil conditions or vegetative ground cover.

FLOODWAY, ONE HUNDRED YEAR. The area, including stream channels, within which the one hundred year flood could be contained between dikes impinging equally on both sides of the flood plain without raising the water level more than one foot above the uncontained one hundred year flood elevation.

FOREST MANAGEMENT PRACTICES. Refer to the definition in SECTION THREE.

FREE-STANDING SIGN. A self-supporting sign placed off and away from the building or use to which it is related.

GROIN. A shore-protection structure in the form of a barrier oblique to primary motion of water, designed to control movement of bed material.

GUIDELINES. Those standards adopted to implement the policy of this chapter (RCW 90.58) 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.

**HEARINGS BOARD.** The State Shorelines Hearings Board established by the act in RCW 90.58.170.

**HEIGHT, BUILDING.** The vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hop and gambrel roofs measured from the curb level if the building is not more than ten (10) feet distant from the front lot line, or from the grade in all other cases.

**HISTORIC BUILDING.** A building or structure on a local, State or National Register of Historic Places.

**HISTORIC SITE.** Includes both archaeological and historic sites, structures or development which provide knowledge about our cultural heritage, including but not limited to Indian and pioneer settlements, old buildings, forts, trails, landings, bridges or the sites thereof together with interpretive facilities.

**HOUSEBOAT.** A floating home or building constructed on a float, used in whole or in part for human habitation as a dwelling unit and which is moored, anchored or otherwise secured in waters within the Thurston Region. A registered water-going vessel where the owner lives aboard shall not be construed as a "houseboat."

**IMPERVIOUS SURFACE.** Those surfaces that do not allow the downward passage of water.

**INDUSTRIAL DEVELOPMENT.** Refer to the definition in SECTION THREE.

**INLAND.** That land area which lies beyond shoreline management jurisdiction or two hundred (200) feet from the ordinary high-water mark, whichever is greater.

**JUNK.** Old iron, steel, brass, cooper, tin, lead or other base metals; old cordage, ropes, rags, fibers or fabrics; old rubber; old bottles or other glass, bones; wastepaper, plastic and other waste or discarded material which might be prepared to be used again in some form; any or all of the foregoing; and motor vehicles, no longer used as such, to be used for scrap metal or stripping of parts; but "junk" shall not include materials or objects accumulated by a person as by-products, waste or scraps from the operation of his own business or materials or objects held and used by a manufacturer as an integral part of his own manufacturing process.

**KEY WILDLIFE HABITAT AREAS.** Sites identified as containing one or more of the following:

1. Bald eagle nests
2. Osprey nest sites
3. Spotted owl nest sites
4. Heron rookeries
5. Beaver ponds
6. Snags
7. Big game use habitat.

**LANDFILLING.** Refer to the definition in SECTION THREE.

**LAUNCH RAMP.** An inclined slab, set of pads, planks or graded slope used for launching boats with trailers or occasionally by hand; extensive parking and turn-around areas are usually accessory to launch ramps.

**LEGISLATIVE BODY.** The Board, Council or Commission of the local government.

**LEVEE.** A natural or man-made embankment on the bank of a stream for the purpose of keeping flood waters from inundating adjacent land. Some levees have revetments on their sides.

**LOCAL GOVERNMENT.** Any county, incorporated city or town which contains within its boundaries any lands or waters subject to this Master Program.

**LOT.** A fractional portion of subdivided land having fixed boundaries.

**LOT AREA.** The area contained within the boundaries of a lot excluding any area below the ordinary high-water mark.

**LOT, FRONT.** The portion of a lot adjacent to either the public street affording principal access to the property or the waterfront, if the property abuts a water body.

**LOT LENGTH.** The maximum lineal dimension of a lot, not including access roads less the twenty-five (25) feet in width.

**LOT WIDTH.** For lots of a generally rectangular character, the average lineal dimension taken at right angles to the lot length. For other lots, the diameter of the largest circle which can be placed wholly within the boundaries of the lot.

**MARINA.** A marina is a water-dependent facility that provides wet and/or dry moorage for over ten (10) boats and other related sales and maintenance services.

**MARSH.** A low, flat area on which the vegetation consists mainly of herbaceous plants such as cattails, bulrushes, tules, sedges, skunk cabbage, and other aquatic or semi-aquatic plant. Shallow water usually stands on a marsh, at least during a considerable part of the year. The surface is commonly soft mud or muck.

**MASTER PROGRAM.** The comprehensive use plan for the Thurston Region, 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 RCW 90.58.020.

**MINING AND DRILLING.** Refer to the definition in SECTION THREE.

**MOORING BUOY.** Those accessories used for the offshore moorage of pleasure craft. These accessories, usually provided by the boat owner, are normally used where docking facilities are not available or when depth to water bottom and tidal changes are insufficient to allow docking for deep-hulled craft.

**MUNICIPAL JURISDICTION.** A city or town within the Thurston Region which are effected by the Act.

**ON-PREMISE SIGN.** A sign, located on the premises, advertising the goods, services or activities, manufactured, produced, conducted or available on that property.

**OPEN SPACE.** Land and natural wetlands which retain their natural or semi-natural character because they have not been developed with structures, paving or other development and, for the purposes of this program, are normally required of residential and/or recreation developments.

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

**OUTDOOR ADVERTISING.** All publicly displayed messages such as signs, billboards, placards, pennants or posters, whose purpose is to provide official and commercial information, direction, and advertising.

**OUTDOOR ADVERTISING SIGNS AND BILLBOARDS.** Refer to the definition in SECTION THREE.

**OVER WATER.** Location of a structure or development over water, including placement of buildings on fill, piling or floats.

**PARCEL.** A lot or contiguous lots owned by an individual, related individuals, an organization or organizations having similar membership.

**PARKING AND LOADING.** Refer to the definition in SECTION THREE.

**PERMIT.** Either a Substantial Development Permit, Conditional Use Permit or Variance issued in compliance with the Shoreline Management Act of 1971 and the Shoreline Master Program for the Thurston Region.

**PIER.** A structure generally built from the shore extending out over the water to provide moorage for commercial and/or private recreation water craft or float planes or for water-oriented recreation use. When a pier or dock is to serve ten (10) or more boats, it is considered a marina. They may either be anchored to and floating or permanently fixed to pilings.

**PLANNED DEVELOPMENT.** A residential development which permits departures from the conventional siting, setback and density requirements of other sections of this code in the interest of achieving superior site development, creating open space, and encouraging imaginative design by permitting design flexibility.

**PLANNING COMMISSION.** The board or commission of the local government which is authorized to review those permits identified in this Master Program.

**PLANNING DEPARTMENT.** That office or department of the local government which is authorized to administer the provisions of the Act, WACs and this Master Program.

**PORTS.** Refer to the definition in SECTION THREE.

**PROPERTY LINES.** The exterior boundaries of a parcel.

**PUBLIC ACCESS.** A trail, path, road or launching ramp by which the general public can reach the public waters from a public road.

**PUBLIC STREET.** Any street, way, road, alley or highway in public ownership.

**RECREATION.** Refer to the definition in SECTION THREE.

**RECREATION, HIGH INTENSITY.** Involves uses in which parks, campgrounds, boat ramps, motor vehicles or playgrounds may be required. Providing for these facilities often requires land clearing, earth modification and construction of a variety of structures. Activities include, but are not limited to boating, water skiing, organized games and sports, swimming in specifically developed or designated areas such as parks and other recreational developments such as resorts, hotels and campgrounds.

**RECREATION, LOW INTENSITY.** Involves activities such as hiking, canoeing, viewing, nature study, photography and fishing. Low intensity uses do not require extensive preparation of facilities.

**REGION OR REGIONAL.** All of that geographical area located within Thurston County.

**RESEARCH AND EDUCATION.** Refer to the definition in SECTION THREE.

**RESIDENCE, MULTIFAMILY.** A residential building containing two (2) or more separate dwelling units located on a single lot or parcel of ground. For the purpose of this Ordinance, a multifamily dwelling shall include single-family attached units.

**RESIDENCE, SINGLE-FAMILY.** A detached building designed for occupancy by one (1) family and containing one (1) dwelling unit.

**RESIDENTIAL DEVELOPMENT.** Refer to the definition in SECTION THREE.

**REVELEMENTS.** Sloped walls constructed of riprap or other substantial material, placed on stream banks or marine shorelines to retard bank erosion from high velocity currents or waves respectively.

**RIPRAP.** Broken stone placed on shoulders, slopes or other such places protect them from erosion.

**ROAD AND RAILROAD DESIGN AND CONSTRUCTION.** Refer to the definition in SECTION THREE.

**SEAWALLS.** Structures normally more massive than bulkheads and revetments, built for the purpose of protecting the shore and uplands from heavy wave action and incidentally, retaining uplands and fills. Seawalls are not common to the Puget Sound region.

**SELECTIVE CUTTING.** The removal of certain trees selected for cutting so as not to interfere with the growth and development of the remaining trees.

**SHORELINE DEPENDENT USE.** Any reasonable use that requires a shoreline or water surface location because of its functional nature, including but not limited to navigation, ports, marinas, docks, piers, floats, boat fueling stations, ship yards, seafood harvest, aquaculture, recreational boating and swimming and research and observation of natural shoreline phenomena.

**SHORELINE JURISDICTION.** Shorelines and Shorelines of State-Wide Significance.

**SHORELINE MANAGEMENT ACT.** The Shoreline Management Act of 1971 (Chapter 90.58 RCW, as amended).

**SHORELINE PERMIT.** A Substantial Development Permit issued pursuant to RCW 90.58.140(2), or a Conditional Use Permit or Variance Permit issued pursuant to WAC 173-14.

**SHORELINE PROTECTION.** Refer to the definition in SECTION THREE.

**SHORELINES.** All water areas within Thurston County, including reservoirs, and their associated wetlands, together with the lands underlying them except:

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

**SHORELINES OF STATE-WIDE SIGNIFICANCE.** Areas identified by the Shoreline Management Act as having more than local interest. The following areas in Thurston County were designated as shorelines of state-wide significance:

1. All portions of Puget Sound lying seaward from the line of extreme low tide;
2. The area on Nisqually Delta from DeWolf Bight to Pierce County that lies between the ordinary high-water mark and the line of extreme low tide;
3. Alder Lake;
4. The Nisqually River;
5. The Chehalis River; and
6. Wetlands associated with 2, 3, 4 and 5 above.

**SHORELINES OF THE STATE.** Shorelines and Shorelines of State-Wide Significance.

**SIGN, OFF-PREMISE.** Any sign used to advertise goods or services not generally available on the premises on which the display is located.

**SIGN, ON-PREMISE.** Any sign identifying the premises on which located or the occupant(s) thereof, or relating to goods or services manufactured, produced or available on the premise.

**SOLID WASTE DISPOSAL.** Refer to the definition in SECTION THREE.

**STREAMWAY.** That corridor of a single or multiple channel or channels, within which the usual seasonal or stormwater runoff peaks are contained. The flora, fauna, soil and topography is dependent on or influenced by the height and velocity of the fluctuating river currents.

**STREET.** A lineal passageway of automobile and/or truck traffic including but not limited to public and private roads, highways, alleys, lanes, ways, streets and thoroughfares.

**STREET, FLANKING.** A street abutting what is normally considered the side of a lot or parcel.

**STREET, FRONTING.** A street abutting what is ordinarily regarded as the front of a lot or parcel, but it shall not be considered as the ordinary side of a corner lot.

**STREET, PUBLIC.** A street in public ownership.

**STRUCTURE.** Anything constructed in the ground, or anything erected which requires location on the ground or water, or is attached to something having location on or in the ground or water.

**SUBMERGED LANDS.** Those areas below the ordinary high-water mark of marine waters, lakes and rivers.

**SUBSTANTIAL DEVELOPMENT.** Development of which the total cost or fair market value exceeds one thousand dollars (\$1,000), or any development which materially interferes with the normal public use of shorelines of the state; except that the following shall not be considered substantial developments for the purpose of this Master Program (refer to WAC 173-14-040):

1. Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements;
2. Construction of the normal protective bulkhead common to single-family residences;
3. Emergency construction necessary to protect property from damage by the elements;
4. 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; PROVIDED, that a feedlot of any size, all processing plants, other activities of a commercial nature, 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 farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock wintering operations;

5. Construction or modification of navigational aids such as channel markers and anchor buoys;
6. 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, other than requirements imposed pursuant to this chapter;
7. Construction of a dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee or contract purchaser of a single-family residence, the cost of which does not exceed two thousand five hundred dollars (\$2,500);
8. Operation, maintenance or construction of canals, waterways, drains, reservoirs or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water for the irrigation of lands;
9. 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; and
10. Operation and maintenance of any system of dikes, ditches, drains or other facilities existing on September 8, 1975, which were created, developed or utilized primarily as a part of an agricultural drainage or diking system.

**SURFACE OR OPEN-PIT MINING.** Involves either the removal of surface material (over-burden) to enable the underlying mineral resources to be exposed and extracted (quarried) or the direct extraction of naturally occurring surface minerals and materials such as rock, sand, gravel and aggregate. Removal of sand from river bars is considered a surface mining activity.

**SURFACE WATER BODY.** Any water area which is within the shorelines of the state.

**SWAMP.** Is similar to a marsh except that reeds and shrubs comprise the characteristic vegetation. Marshes and swamps merge into each other, and both tend to merge into bogs.

**TIDELAND.** The land on the shore of marine water bodies between OHWM and the line of extreme low tide which is submerged daily by tides.

**TIMBER.** Forest trees, either cut or standing, of a commercial species including Christmas trees.

**UTILITIES.** Refer to the definition in SECTION THREE.

**UTILITY LINES:**

1. **DISTRIBUTION LINES.** Linear facilities used to supply utility services directly to consumers in the vicinity of the facility, including electrical lines to consumers with a voltage less than 55,000 volts, local telephone and cable television lines, local sewer and water lines and local natural gas lines.
2. **TRANSMISSION LINES.** Linear facilities used to transmit utilities, energy supplies or materials in bulk beyond the source region to a distribution system located in another region.

**VARIANCE PERMIT.** Refer to SHORELINE PERMIT.

**WATER DEPENDENCY.** The degree of dependency of any use of the land upon a shoreline location. This dependency is expressed as follows:

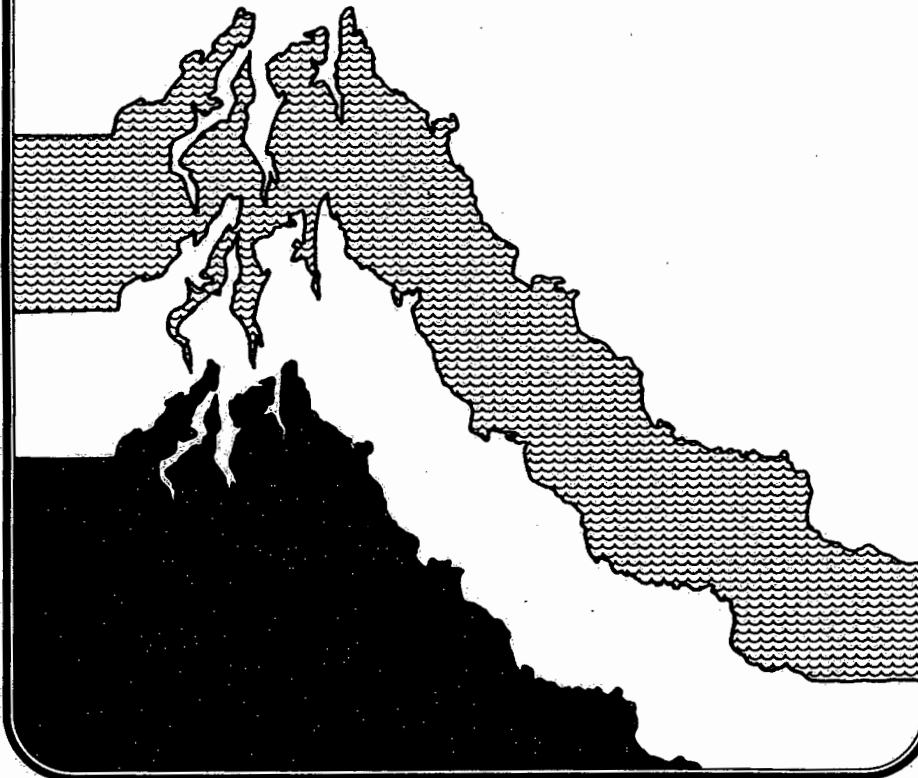
1. **WATER-DEPENDENT USES.** All uses that cannot exist in any other location and require a location on the shoreline by reason of the intrinsic nature of their operations. Water-dependent uses include, but are not limited to:
  - a. Aquaculture
  - b. Boat launch facilities
  - c. Ferry terminals
  - d. Hydroelectric power plants
  - e. Marinas
  - f. Marine construction, dismantling and repair
  - g. Marine and limnological research and education
  - h. Private and public docks
  - i. Shoreline recreation including parks, bike and walking trails, beaches, etc.
  - j. Terminal and transfer facilities for marine commerce and industry
  - k. Water intakes and outfalls.

**WATER-ORIENTED INDUSTRIAL DEVELOPMENT.** Those industrial uses which do not depend on a waterfront location to conduct their operation but would be facilitated economically by close proximity to the water. Water-oriented industrial uses include:

1. Thermal power plants;
2. Sewage treatment plants;
3. Storage facilities for water shipped products; and
4. Lumber mills.

**WETLANDS.** "Wetlands," "associated wetlands" or "wetland areas" means those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high-water mark; and all marshes, bogs, swamps, floodways, river deltas, and the entire one hundred (100) year flood plains associated with the streams, lakes and tidal waters which are subject to the provisions of the Act; the same to be designated as to location by the Washington State Department of Ecology. Flood plains shall not include those areas which are effectively protected from the one hundred (100) year flood by authorized flood control devices or other legal improvements.

*SHORELINE JURISDICTION*





## SHORELINE JURISDICTION

### I. DESIGNATION CRITERIA

In the following, "wetland" refers to that area subject to the provisions of the Shoreline Management Act Chapter 90.58 RCW (refer to WAC 173-22).

#### A. Puget Sound and Lakes

The wetlands shall be measured on a horizontal plane two hundred (200) feet in all directions from the line of vegetation. If there is no vegetative cover, the measurement will be, wherever possible, from a line connecting the lines of vegetation on either side of an area; otherwise, the measurement will be from the mean higher high tide on salt water (Puget Sound), and the mean high water on fresh water.

#### B. River Flood Plains

1. The wetland area within the river flood plains shall be not less than those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high-water mark; or the one hundred (100) year flood plain as established and mapped on either the Flood Insurance Rate maps published by the Federal Emergency Management Agency or by others using acceptable methods. Provided that this criteria shall not affect the designations nor the criteria for designation of marshes, bogs or swamps which lie within the flood plain or floodways.
2. On river deltas and flood plains where dikes have been placed by governmental agencies for public benefit and reasonably protect against floods, the wetlands will be designated as follows:
  - a. Where the dike is located within two hundred (200) feet of the ordinary high-water mark, the wetlands shall be that area within two hundred (200) feet of the ordinary high-water mark.
  - b. Where the dike is located more than two hundred (200) feet beyond the ordinary high-water mark, the wetlands shall be that area lying between apex of the dike and the ordinary high-water mark.

#### C. Marshes, Bogs and Swamps

If marshes, bogs and swamps which constitute associated wetlands extend more than two hundred (200) feet beyond the ordinary high-water mark of the body of water with which they are associated, their perimeters shall be the outer limit of the wetland designation. Such marshes, bogs and swamps shall be defined and designated according, but not limited to, the following definitions:

1. Marsh. A low flat area on which the vegetation consists mainly of herbaceous plants such as cattails, bulrushes, tules, sedges, s<sup>l</sup> cabbage, and other aquatic or semi-aquatic plant. Shallow w. usually stands on a marsh, at least during a considerable part of the year. The surface is commonly soft mud or muck.
2. Bog. A depression or other undrained or poorly drained area containing, or covered with, peat (usually more than one layer) on which characteristic kinds of sedges, reeds, rushes, mosses and other similar plants grow. In the early stages of development, the vegetation is herbaceous and the peat is very wet. In middle stages, the dominant vegetation is brush. In mature stages, trees are usually the dominant vegetation, and the peat, at least near the surface, may be comparatively dry.
3. Swamp. A swamp is similar to a marsh except that reeds and shrubs comprise the characteristic vegetation. Marshes and swamps merge into each other, and both tend to merge into bogs.

### II. CONFLICTS BETWEEN DESIGNATION AND CRITERIA

In the event that any of the boundaries shown on the maps conflict with the criteria outlined above, the criteria shall control.

### III. AQUATIC DESIGNATIONS

Water areas are subject to the same environment classifications as are land areas, and are subject to the same regulations. The following rules shall apply:

#### A. Puget Sound

All of the salt or marine waters of the Thurston Region shall be designated "Conservancy Environment" to the mean sea level--at which point the landward designation (which may or may not be different) begins. The following are exceptions to this rule:

1. Waters beyond ten (10) fathoms shall be designated "Natural-Aquatic Environment."
2. Water extending directly out from the Nisqually Delta to the County line will be designated "Natural Environment."
3. Waters in Budd Inlet south of a line due west from Priest Point will be "Urban Environment."

**B. Rivers and Streams**

Waters of rivers and streams shall take the designation of the adjacent shorelines. However, an "Urban Environment" shoreline will be classified by the shoreline designation immediately upstream from the "Urban" designation.

**C. Lakes**

All fresh water lakes shall be designated "Rural Environment" except where more than fifty percent (50%) of the shoreline is "Conservancy" or "Natural," in which case lake water shall conform to the appropriate shoreline designation.

**IV. COASTAL ZONE ATLAS**

The Coastal Zone Atlas of Washington, Volume 8, 1980, for Thurston County, and any amendments thereto are adopted in full as an Appendix to this Master Program.

**V. THURSTON SHORELINES**

Those shorelines of the Thurston Region which fall under the jurisdiction of this Master Program and the Shoreline Management Act are summarized in the following:

<b>THURSTON SHORELINES</b>	<b>346.0 miles</b>
Shorelines of State-Wide Significance (65.7 miles)	
Shorelines of the State (280.3 miles)	
<b>A. PUGET SOUND</b>	<b>90.0 miles</b>
Shorelines of State-Wide Significance (2.0 miles)	
Shorelines of the State (88.0 miles)	
<b>B. RIVERS AND STREAMS</b>	<b>198.7 miles</b>
Shorelines of State-Wide Significance (58.4 miles)	
Shorelines of the State (140.3 miles)	
<b>C. LAKES</b>	<b>57.3 miles</b>
Shorelines of State-Wide Significance (5.3 miles)	
Shorelines of the State (52.0 miles)	

**A. PUGET SOUND**

**1. State-Wide Significance**

	<u>From -- To</u>	<u>Jurisdiction</u>
Nisqually Delta	DeWolf Bight -- Pierce Co.	TC

**2. Shorelines of the State**

Nisqually Reach	TC
Henderson Inlet	TC
Dana Passage	TC
Budd Inlet	O-TC
Eld Inlet	TC
Totten Inlet	TC

**B. RIVERS AND STREAMS**

**1. State-Wide Significance**

	<u>From -- To</u>	<u>Jurisdiction</u>
Chehalls River	Lewis Co. -- Grays Harbor Co.	TC
Nisqually River	Alder Lake -- Puget Sound	TC

**2. Shorelines of the State**

	<u>From -- To</u> <sup>1</sup>	<u>Jurisdiction</u>
Beaver Creek	S11, T16, R2W -- Black River	TC
Black River	Black Lake -- Grays Harbor Co.	TC
Cedar Creek	Sherman Creek -- Grays Harbor Co.	TC
Deschutes River	Lewis Co. -- Capitol Lake	L-O-T-TC
Kenney Creek	S14, T18, R4W -- Mason Co.	TC
Little Nisqually River	Lewis Co. -- Alder Lake	TC
McAllister Creek	McAllister Springs -- Puget Sound	TC
McLane Creek	S25, T18N, R3W -- Puget Sound	TC
Mima Creek	S16, T16, R3W -- Black River	TC
Mitchell Creek	S18, T15, R3E -- Deschutes River	TC
Parcival Creek	S21, T18, R2W -- Capitol Lake	O-T
Scatter Creek	S20, T16, R1W -- Chehalls River	TC-Te
Skookumchuck River	Lewis Co. -- Lewis Co.	TC-Bu
Thompson Creek	S11, T17, R1E -- Nisqually River	TC
Waddell Creek	S8, T17, R3W -- Black River	TC
Woodland Creek	S9, T18, R1W -- Puget Sound	TC
Yelm Creek	S29, T17, R2E -- Nisqually River	TC-Ye

<sup>1</sup>NOTE: For a more detailed description, refer to the Shoreline Maps or WAC 173-18-380.

C. LAKES

1. State-Wide Significance<sup>2</sup>

	<u>Area</u>	<u>Relative Size</u>	<u>Jurisdiction</u>
Alder Lake	1117.6 acres	(1)	TC

2. Shorelines of the State<sup>2</sup>

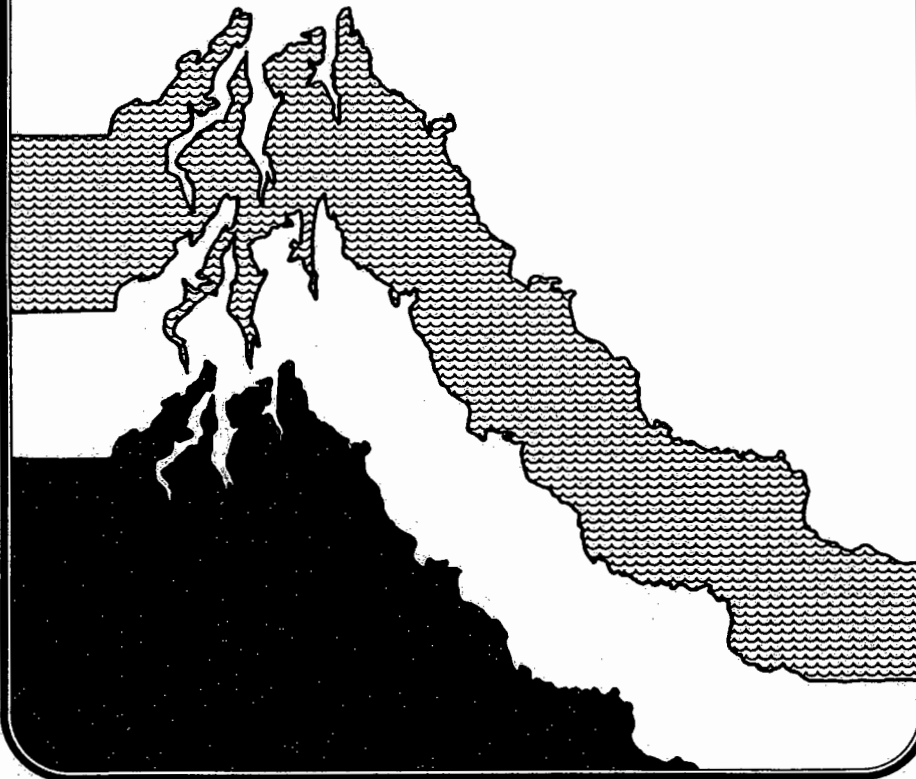
	<u>Area</u>	<u>Relative Size</u>	<u>Jurisdiction</u>
Bald Hills Lake	44.8 acres	(19)	TC
Black Lake	576.1 acres	(2)	TC
Capitol Lake	328.4 acres	(6)	L-O-TC
Chambers Lake (Little)	49.1 acres	(19)	L-O
Chambers Lake	72.5 acres	(15)	L
Clear Lake	172.8 acres	(11)	TC
Deep Lake	66.1 acres	(18)	TC
Elbow Lake	36.0 acres	(22)	TC
Grass Lake	120.0 acres	(13)	O
Hewitt Lake	26.6 acres	(25)	TC
Hicks Lake	171.3 acres	(12)	L
Ken Lake	24.6 acres	(27)	O
Lawrence Lake	339.2 acres	(5)	TC
Long Lake	311.0 acres	(7)	L-TC
McIntosh Lake	115.8 acres	(14)	TC
Munn Lake	29.8 acres	(24)	TC
Offutt Lake	192.0 acres	(10)	TC
Patterson Lake	257.0 acres	(8)	TC
Pitman Lake	27.0 acres	(26)	TC
Scott Lake	66.8 acres	(16)	TC
Skookumchuck Res.	550.0 acres	(3)	TC
Southwick Lake	37.1 acres	(22)	L-TC
St. Clair Lake	244.7 acres	(9)	TC
Summit Lake	522.6 acres	(4)	TC
Sunwood Lake	23.0 acres	(28)	TC
Tempo Lake	40.0 acres	(21)	TC
Ward Lake	66.8 acres	(17)	O-TC

<sup>2</sup>NOTE: There are 79 other lakes or ponds smaller than 20 acres in the County.

Legend:

Bucoda - Bu  
 Lacey - L  
 Olympia - O  
 Tenino - Te  
 Thurston County - TC  
 Tumwater - T  
 Yelm - Ye

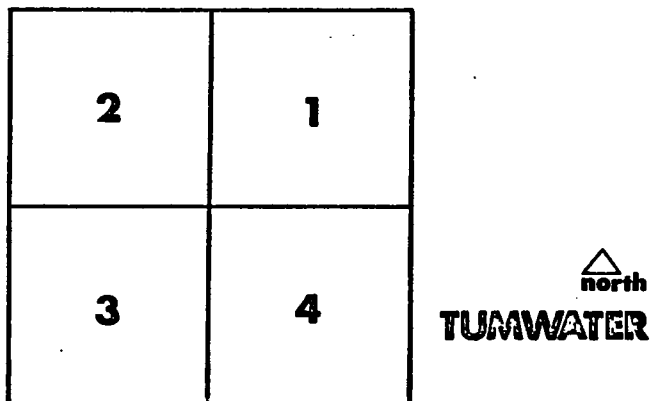
SHORELINE MAPS



SHORELINE MAPS

I. MAP KEY

The map key on the following page indicates how to find a specific site and its environmental designation in the maps of this section. United States Geological Survey maps are used for the purpose of this Program. Each quad map (for example, Tumwater) has been broken into four parts (Tumwater 1, 2, 3 and 4) according to the following sketch:



Each page of the map section is one-quarter of a quad. The maps are arranged in the following manner:

Shelton	A	Parts 1, 3, 4
Rochester	B	Parts 1, 2, 3, 4
Squaxin Island	C	Parts 1, 2
Longbranch	D	Parts 1, 2
Tumwater	E	Parts 1, 2, 3, 4
Lacey	F	Parts 1, 2, 3, 4
Nisqually	G	Parts 2, 3, 4
Maytown	H	Parts 1, 2, 3, 4
East Olympia	I	Parts 1, 2, 3, 4
Weir Prairie	J	Parts 1, 2, 3, 4
McKenna	K	Parts 1, 2, 3, 4
Tenino SW	L	Parts 1, 2, 3, 4
Bucoda	M	Parts 1, 2, 3, 4
Vail	N	Parts 1, 2, 3, 4
Lake Lawrence	O	Parts 1, 2, 3, 4
Ohop Valley	P	Parts 2, 3, 4
Kapowsin	Q	Part 3

The presence of a pattern over a land or swamp area indicates that it is under the jurisdiction of the Shoreline Management Act of 1971. The specific pattern designates one of the following environments:



Rural



Natural



Urban



Conservancy

All water areas (including many not covered by the Shoreline Management Act) are shown with the same map "pattern." The environment classifications for areas under the jurisdiction of this Program are indicated with one of the following letters:

N  
C  
R  
U  
C-N

NATURAL  
CONSERVANCY  
RURAL  
URBAN  
NATURAL-AQUATIC

Most of the "wetland" areas extended two hundred (200) feet landward from the line of vegetation. The two hundred (200) foot boundaries may be measured on site. The swamp and flood plain boundaries have been mapped by the Department of Ecology. These legal maps are available for public inspection in the headquarters of the Department of Ecology in Lacey, with the Thurston County Auditor and the various City Clerks. They closely correspond with those indicated on the maps of this Program.

Boundary lines established between two adjoining environment classifications are keyed on the maps with circled numbers (i.e., 22). A list of the legal or general descriptions of these boundaries follows.

II. LEGAL DESCRIPTIONS

The following legal descriptions mark the boundaries separating shoreline environment designations. It should be noted that property lines used for demarcation that do not extend the full distance covered by the Shoreline Management Act should be considered extended in a straight line the necessary distance covered by the Act in order to fully separate designated environments.

The legal descriptions are numbered to correspond with demarkation lines on the maps.

1. The westerly line of Lot 102, Plat of North Shore Summit Lake
- 1a. The southerly right-of-way line of 9th Avenue
- 1b. The southerly right-of-way line of 5th Avenue West
- 1c. The south line of Tract 4 of Supplemental Plat Crosby D.C.
- 1d. The extended centerline of "C" Street
- 1e. At the confluence of the Black Lake Drainage Ditch and Percival Creek in the Southeast Quarter, Section 21, Township 18 North, Range 2 West
2. The East line of the Southwest Quarter of Northeast Quarter, Section 13, Township 18 North, Range 4 West
- 2a. The North line of the North Half of the Northwest Quarter, Section 6, Township 18 North, Range 3 West
- 2b. Beginning at the North edge of the right-of-way of the Summit Lake Road of the Northeast Quarter, Section 14, Township 18 North, Range 4 West
3. The West line of the East 334.5 feet of Lot 4, Section 23, Township 19 North, Range 3 West
4. The South line of Lot 35, Plat of Elizan Beach #2
5. North line of North 100 feet of South 174 feet Government Lot 4, Section 1, Township 18 North, Range 3 West
6. The southerly boundary of the following described property: commencing meander corner between Sections 1 and 12, North 89°55'15" East 559.39 feet, South 0°4'45" East 2605.15 feet to point of beginning, South 38°49'07" East 149.87 feet, North 53°52'53" West 155 feet to ordinary high water, northwesterly 150 feet, North 53°55'30" East 159 feet to beginning, Section 12, Township 18 North, Range 3 West (Assessor Parcel Number 138-12-24-01)
7. East line of the West 100 feet Government Lot 3, Section 7, Township 19 North, Range 2 West (Assessor Parcel Number 129-07-31-0203)
8. North line Lot 235, Boston Harbor Waterfront Acres Tracts #2
9. East line Section 7, Township 19 North, Range 2 West
10. North line Olympic View Subdivision
11. South line of North 100 feet West of road Government Lot 1, Section 4, Township 19 North, Range 2 West

12. North line South 270 feet of North 930 feet Government Lot 2, Section 17, Township 19 North, Range 2 West (Assessor Parcel Number 129-17-1304)
13. East line Section 33, Township 20 North, Range 2 West
14. South line Government Lot 1, Section 3, Township 19 North, Range 2 West
15. South line Government Lot 3, Section 3, Township 19 North, Range 2 West
16. East line Section 9, Township 19 North, Range 2 West
17. South line Lot 14, Block 2, Edgewater Beach
18. South line Lot 10, Sanderson Harbor
19. South line Lot 57, Boston Harbor Waterfront Acre Tracts, Division 1
20. South line Section 11, Township 19 North, Range 2 West
21. Southwesterly line of the following described parcel: southwesterly 100 feet of northwesterly 500 feet lying southwesterly of Tract 1 Fishtrap Beach and northwesterly of its extended southeasterly line, part of Government Lot 1, Section 12, Township 19 North, Range 2 West (Assessor Parcel Number 129-12-1205)
22. The West section line, Section 6, Township 19 North, Range 1 West
23. The North line of the following described parcel: commencing North line Lot 3, North 88°24'02" West 369.44 feet from Northeast corner South 3°41'08" East 307.18 feet South 41°54'28" West 105.05 feet to point of beginning, South 41°54'28" West 121.96 feet, North 88°24'02" West 392.29 feet northerly on meander line 95.45, South 88°24'02" East 465.09 feet to beginning (Assessor Parcel Number 119-06-3304)
24. South line of Government Lot 1, Section 8, Township 19 North, Range 1 West
25. Southerly right-of-way of Woodard Bay Road, Section 19, Township 19 North, Range 1 West
26. Southern line Lot 7C, Johnson Point Plat
27. Southern line Lot 76, Plat of Johnson Point Plat
28. The East line of vacated First Street running on the east side of Block 46, Plat of Puget City
29. South Section line, Section 3, Township 18 North, Range 2 West
30. Southern line Priest Point Park

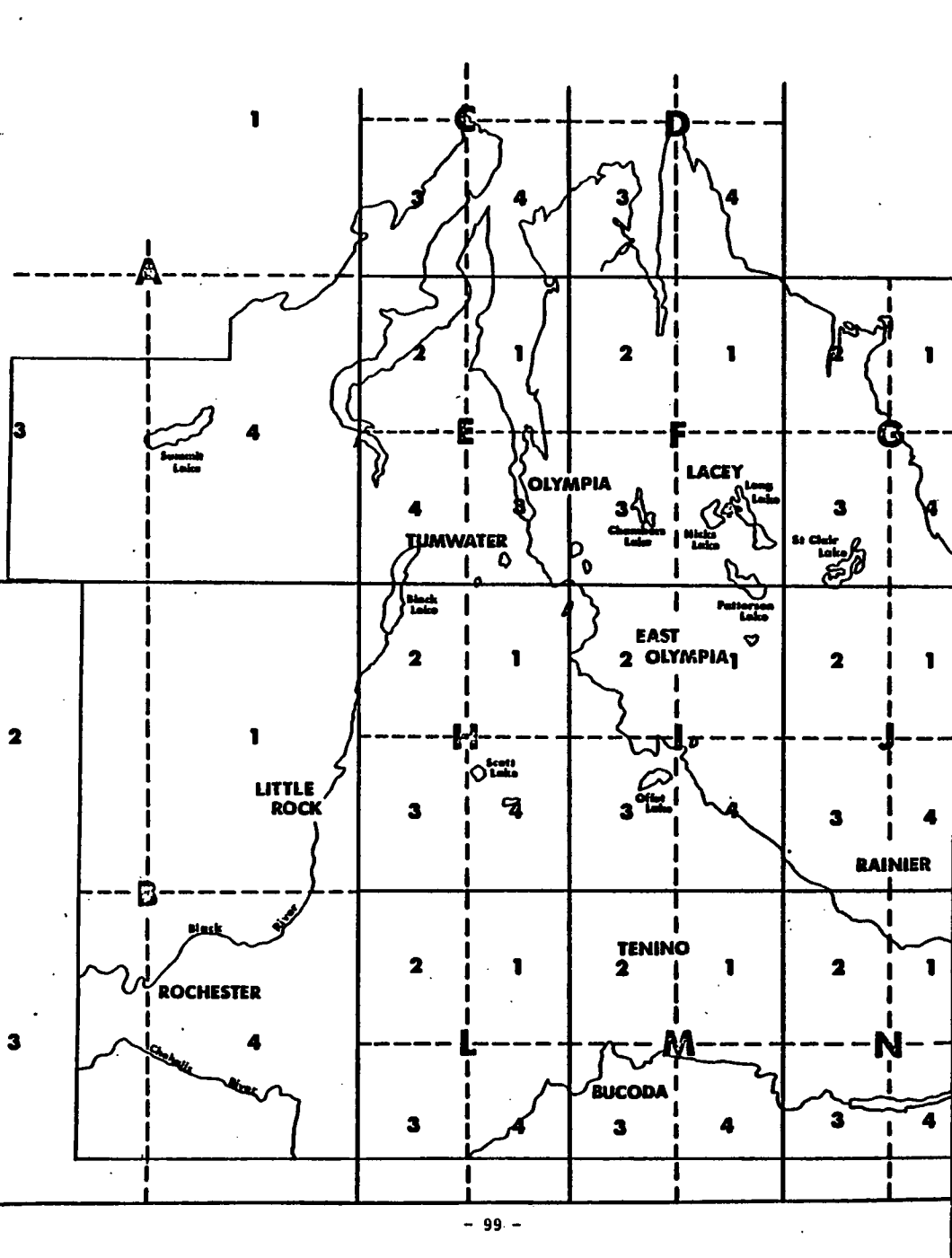
31. Northern line Pascal Richard D.L.C.
32. The South line of the Northwest Quarter of the Northeast Quarter, Section 26, Township 19 North, Range 2 West
- 32a. The southerly line Lot 23, Plat of Gull Harbor
33. The South line Section 20, Township 19 North, Range 2 West
34. The southeasterly side Simpson Creek Section 30, Township 19 North, Range 2 West
35. The southeasterly line of following described parcel in Section 30, Township 19 North, Range 2 West: beginning South 30° East 157 feet South 17°30' East 350 feet South 9°45' East 185 feet South 16°30' East 248 feet South 54°30' East 158 feet South 61°45' East 215 feet South 47°30' East 170 feet South 51°30' East 264 feet South 83° East 452.7 feet from Northwest corner Lot 4 South 83° East 55.3 feet North 84°45' East 348 feet North 36° East 160 feet North 5° to centerline Young Cove westerly 210 feet more or less South 31° West to point North 5°18' West 105.9 feet from beginning, South 5°18' East 105.9 feet to beginning (Assessor Parcel Number 129-30-3302-01)
- 35a. The West line Lot 16, Plat of Forest Shores
36. The west line of Lot 7, Plat of Forest Shores
37. The East line of following described parcel in Section 6, Township 18 North, Range 2 West: commencing West Quarter Section corner North 3°44' West 486.78 feet North 72°2' East 1338.33 feet for point of beginning, North 72°2' East 105.13 feet North 628 feet South 82°19'26" West 100.92 feet South 648.14 feet (Assessor Parcel Number 128-06-2114)
38. The Evergreen State College property line as of March 1974
39. The Evergreen State College property line as of March 1974
40. The West line Lot 29, Sunset Beach Home Tracts
41. The North line Section 32, Township 19 North, Range 2 West
- 41a. The southeasterly line Lot 7, Mansanita Beach 2
42. The northerly right-of-way line of Old Mud Bay Road
43. A line parallel to and 200 feet West of the East line of the Northwest of the Northwest Section 32, Township 18 North, Range 2 West
44. The South line of the North Half of the Northeast Quarter of the Northwest Quarter, Section 32, Township 18 North, Range 2 West
50. The West section line Section 24, Township 19 North, Range 1 West
51. The East line of the West Half Northwest Quarter, Section 25, Township 19 North, Range 1 West
52. The North line of Southwest Quarter of Section 20, Township 18 North, Range 1 West
53. South line Government Lot 3, Section 29, Township 18 North, Range 1 West
- 53a. North right-of-way line of Ward Lake Public Access Road Section 36, Township 18 North, Range 2 West
- 53b. South line Lot 11, Ashburns Subdivisions
- 53c. The South line Lot 8, Hewitt Lake Terrace
54. The South line Government Lot 8, Section 27, Township 18 North, Range 1 West
55. The East line of the following described parcel in Section 27, Township 18 North, Range 1 West: East 85 feet of West 400 feet in Government Lot 6 (Assessor Parcel Number 118-27-3104-01)
56. The South line of Plat of Long Lake Country Club
57. The southwesterly line of the following described parcel in Section 35, Township 18 North, Range 1 West: commencing point 890.87 feet South and 784.51 feet West of Northeast corner Section 35, South 24°2' West 40.54 feet North 65°40' West 150 feet more or less to high waterline northerly 50 feet more or less; South 62°24' East 157.31 feet more or less to beginning (Assessor Parcel Number 118-35-1119)
- 57a. Beginning at the Northwest edge of the right-of-way of Draham Road of the Northeast Quarter of the Southeast Quarter, Section 9, Township 18 North, Range 1 West
58. The easterly line of Plat of Beachcrest 1st Addition
59. Willamette Meridian
60. The North line of the following described parcel in Government Lot 3, Section 30, Township 19 North, Range 1 East: commencing 974 feet East of Southwest corner, North 200 feet, East 491 feet, South 100 feet, West 355 feet, South 10° West 101.5 feet, West 100 feet (Assessor Parcel Number 219-30-3404)
61. North right-of-way Interstate 5
62. McAllister Creek centerline
63. The South line of the following described parcel in Government Lot 2, Section 8, Township 18 North, Range 1 East: commencing Northeast corner Packwood D.C. South 655 feet for point of beginning South 655 feet, East 420 feet North 655 feet, West 420 feet (Assessor Parcel Number 218-08-1203)

64. The South line of Section 9, Township 18 North, Range 1 East
- 64a. The northern extension of the southbound right-of-way of I-5 (amended August 7, 1979)
65. The North line of the Southeast Quarter of Northwest Quarter, Section 32, Township 18 North, Range 1 East
66. The northeasterly line of Lot 15 of Todt Cedars
67. The South line of Northeast Quarter Southwest Quarter, Section 31, Township 18 North, Range 1 West
68. The northwesterly right-of-way line Burlington Northern Railroad
- 68a. The intersection of Monroe Creek and Sherman Creek of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter, Section 25, Township 17 North, Range 4 West
69. North line, Section 2, Township 16 North, Range 3 West
- 69a. The North line of the South Half of the South Half of the Northwest Quarter, Section 8, Township 17 North, Range 3 West
- 69b. The North line of the North Half, Section 16, Township 16 North, Range 3 West
70. A line running North from the intersection of the West section line, Section 31, Township 16 North, Range 3 West and Burlington Northern railroad right-of-way; thence along westerly edge of swamp; thence northerly to Burlington Northern railroad right-of-way in Section 30, Township 16 North, Range 3 West
- 70a. The South line Section 17, Township 16 North, Range 3 West
- 70b. The South line of the North Half, Section 14, Township 16 North, Range 3 West
71. The North line of the Southeast Quarter, Section 6, Township 17 North, Range 2 West
72. The North line of the Southwest Quarter of the Northeast Quarter, Section 7, Township 17 North, Range 2 West
73. Southerly line of the following described parcel: commencing Northwest corner South 2°07'49" West 669.61 feet, South 87°45'52" East 133.19 feet, South 2°14'08" West 97.21 feet to point of tangent with curve to left radius 1245.56 feet, southerly along curve 233.92 feet to point of beginning, southerly along curve 95.93 feet, North 77°03'45" East 210 feet to line high water Black Lake, northerly 80 feet, South 81°28'30" West 210 feet to beginning (Assessor Parcel Number 127-07-2204)
74. The North section line of Section 7, Township 17 North, Range 2 West

75. The extreme West edge of the right-of-way of Interstate 5
76. The North section line of Section 9, Township 16 North, Range 2 West
- 76a. The West line of the West Half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 11, Township 16 North, Range 2 West
77. The North side of the creek in Section 34, Township 17 North, Range 2 West
78. The southeasterly line of Lots 66 and 67, Block 1, Scott Lake, Division 2
79. West line of East 20 acres Government Lot 3, Section 2, Township 17 North, Range 1 West
80. The northwesterly line of the following described parcel in Section 2, Township 17 North, Range 1 West, Lot 2: commencing 456.2 feet East of North boundary Lot 2 with high waterline Patterson Lake East 193.8 feet South 450 feet West to meander line northerly on meander line to point South 46°40' East of beginning (Assessor Parcel Number 117-02-1404)
81. The South line of the North Half of the Southeast Quarter of the Southwest Quarter, Section 35, Township 18 North, Range 1 West
82. The centerline of the creek in Section 33, Township 17 North, Range 1 West draining from Offut Lake into Deschutes River
83. The East line of the following described parcel in Government Lot 2, Section 32, Township 17 North, Range 1 West: commencing East line Collins Street East of Southeast corner Block 5 Offut Lake East 339.75 feet North to shore of lake northwesterly to East line Collins Tracts, South to beginning (Assessor Parcel Number 117-32-4108)
84. The West line of Lot 14, Plat of Brandon
85. The southwesterly line of the following described parcel in Government Lot 3, Section 32, Township 17 North, Range 1 West: commencing Northeast corner Lot 3 South 640 feet southwesterly along meander line 350 feet, point of beginning, North 41° South 50 feet South 41° East 300 feet to meander line northeasterly 50 feet (Assessor Parcel Number 117-32-2407)
86. The East line of the West Half of Government Lot 1, Section 13, Township 16 North, Range 1 West
88. The North line of the following described parcel in Section 31, Township 18 North, Range 1 East: commencing 1566.6 feet East of Southwest section corner North 19°42'30" East 534.81 feet point of beginning, South 89°47'30" East 225 feet North 19°42'30" East 53.04 feet North 89°47'30" West 225 feet South 19°42'30" West 530 feet (Assessor Parcel Number 218-31-3414)
89. The East line of Lot 26, Thompsons St. Claire Tracts

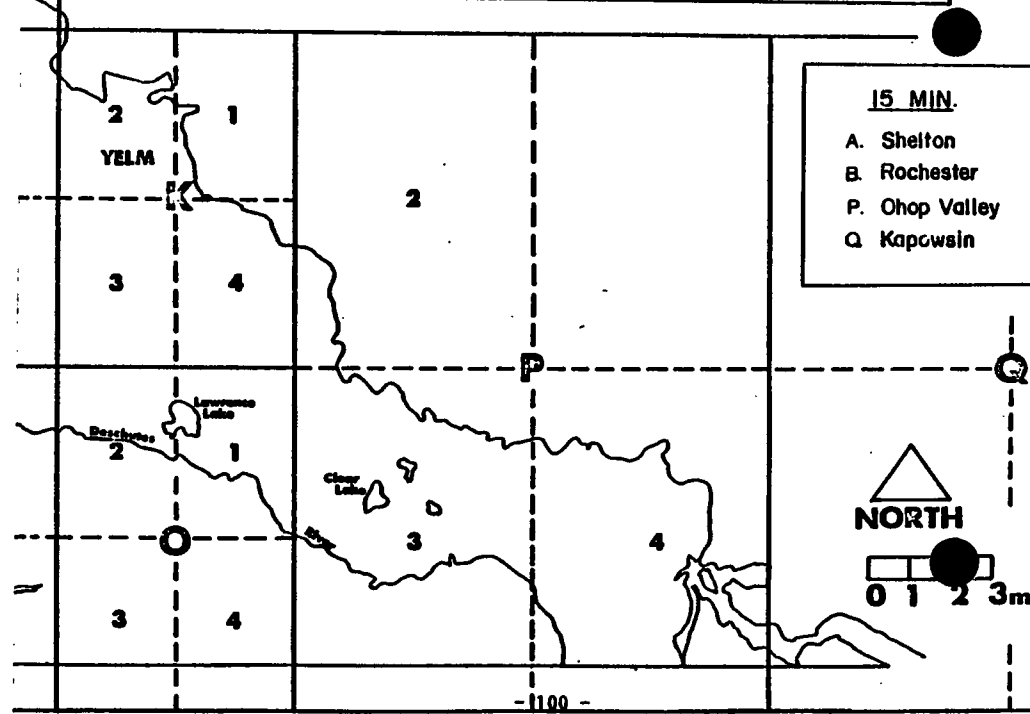


90. The northwesterly lot line Lot 8 Twin Capes
92. North section line Section 17, Township 17 North, Range 2 East
93. The northwesterly line of Tract "J" Nisqually Pines, Division 1
94. Northwesterly right-of-way line Burlington Northern railroad
- 94a. The South line of the South Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, Section 29, Township 17 North, Range 2 East
95. East right-of-way line Crystal Spring Road
- 95a. Beginning at the North edge of the right-of-way of the Olympia-Yelm Highway of the Southeast Quarter, Section 11, Township 17 North, Range 1 East
96. The North line Lot 4, Section 23, Township 16 North, Range 1 West
- 96a. 290 feet East along the northerly line of Lots E and F of the Mountain View Addition, Township of Tenino; thence 175 feet North, Section 20, Township 16 North, Range 1 West
97. The West city limit line Bucoda (as of March 1974) and South section line Section 12, Township 15 North, Range 2 West
98. The North section line Section 7, Township 15 North, Range 1 West
99. The North Section line Section 28, Township 16 North, Range 2 East
- 99a. The North line of the West Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter, Section 18, Township 15 North, Range 3 East
100. The South line Government Lot 5, Section 28, Township 16 North, Range 2 East
101. The West line Lot 10 Edwards Lake Lawrence, Division 3
102. The South line of the North Half Government Lot 2, Section 20, Township 16 North, Range 2 East
103. The East line of Section 2, Township 17 North, Range 2 West



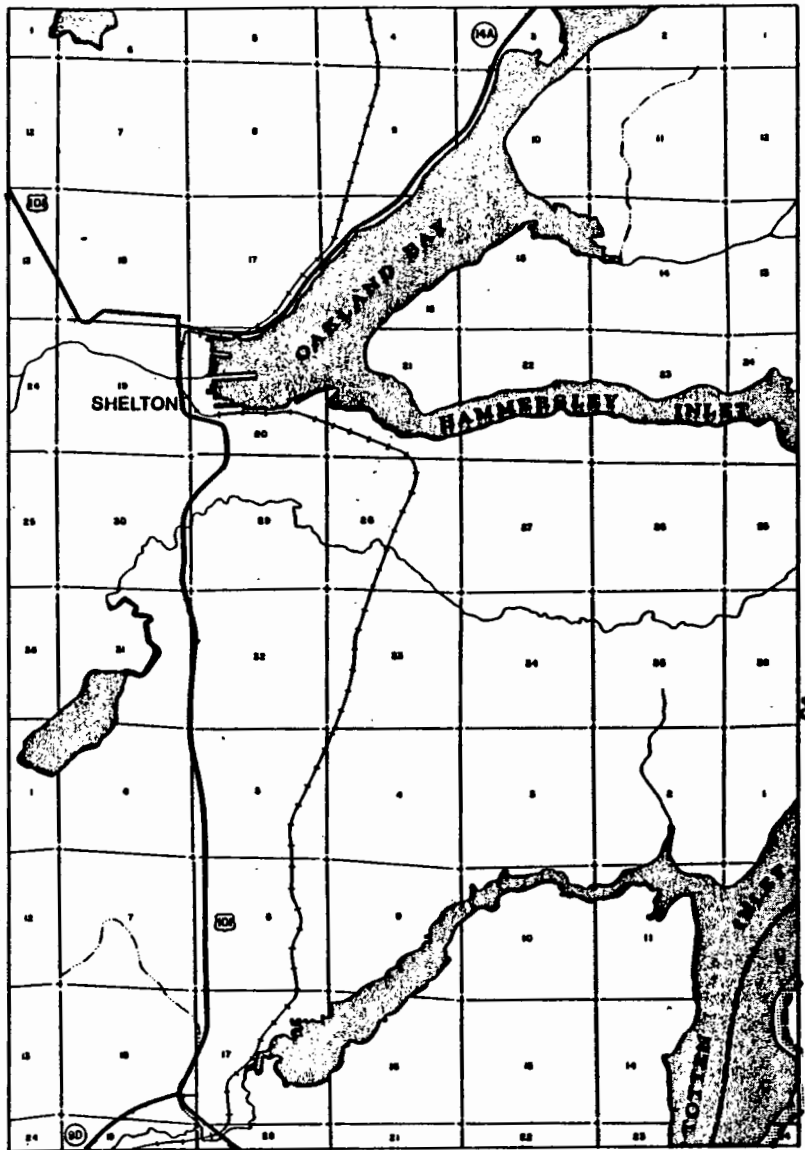
# ENVIRONMENTAL DESIGNATIONS MAP KEY

U.S.G.S. 7.5 MIN. SERIES		
C Squaxin Island	H . Maytown	M. Bucoda
D. Longbranch	I . East Olympia	N . Vall
E. Tumwater	J . Weir Prairie	O . Lake Lawrence
F. Lacey	K . McKenna	
G. Nisqually	L . Tenino SW	

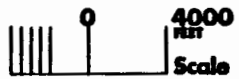


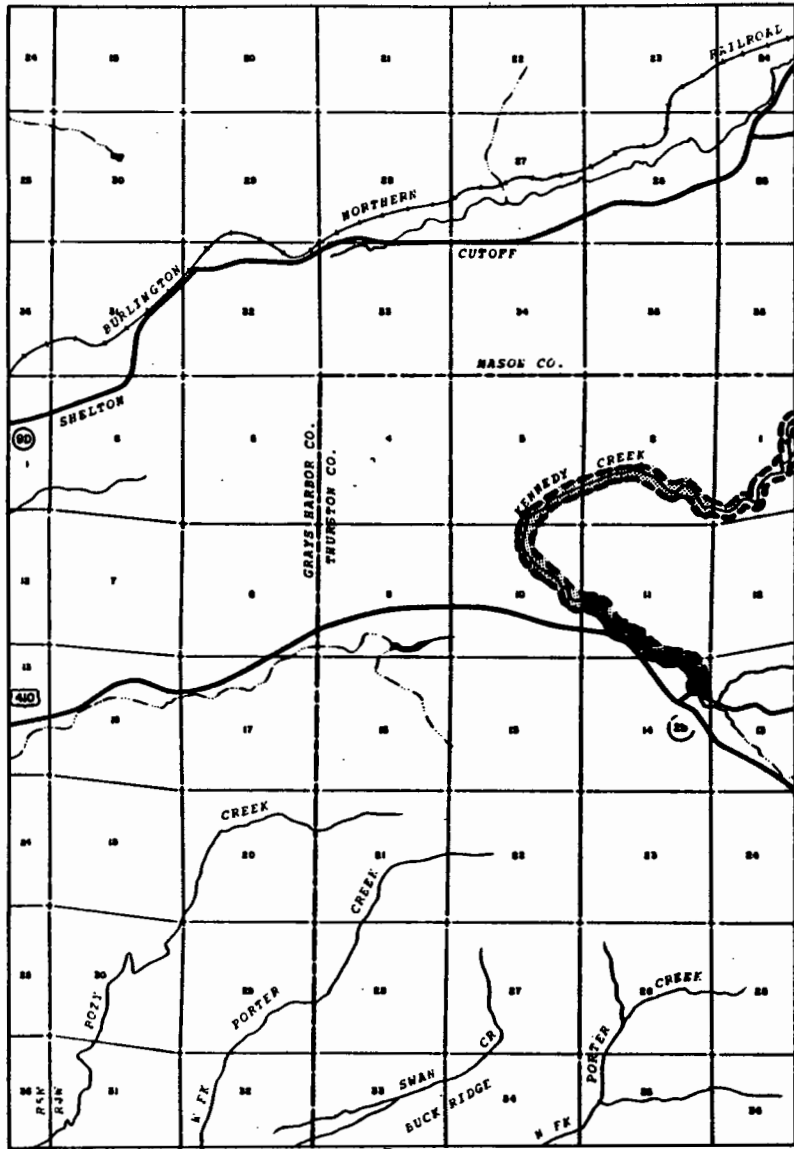
15 MIN.
A. Shelton
B. Rochester
P. Ohop Valley
Q. Kapowsin





A-4





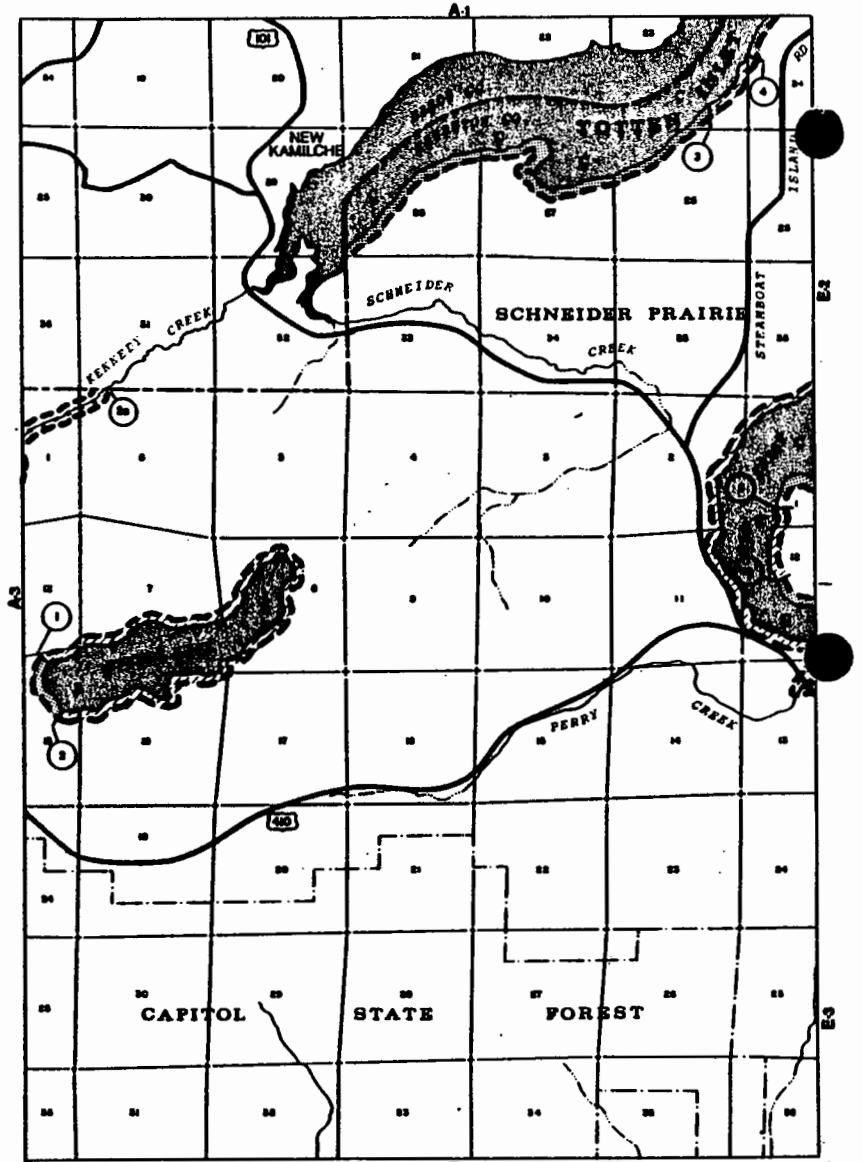
B-2

north

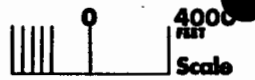


A-3 SHELTON

- 102 -

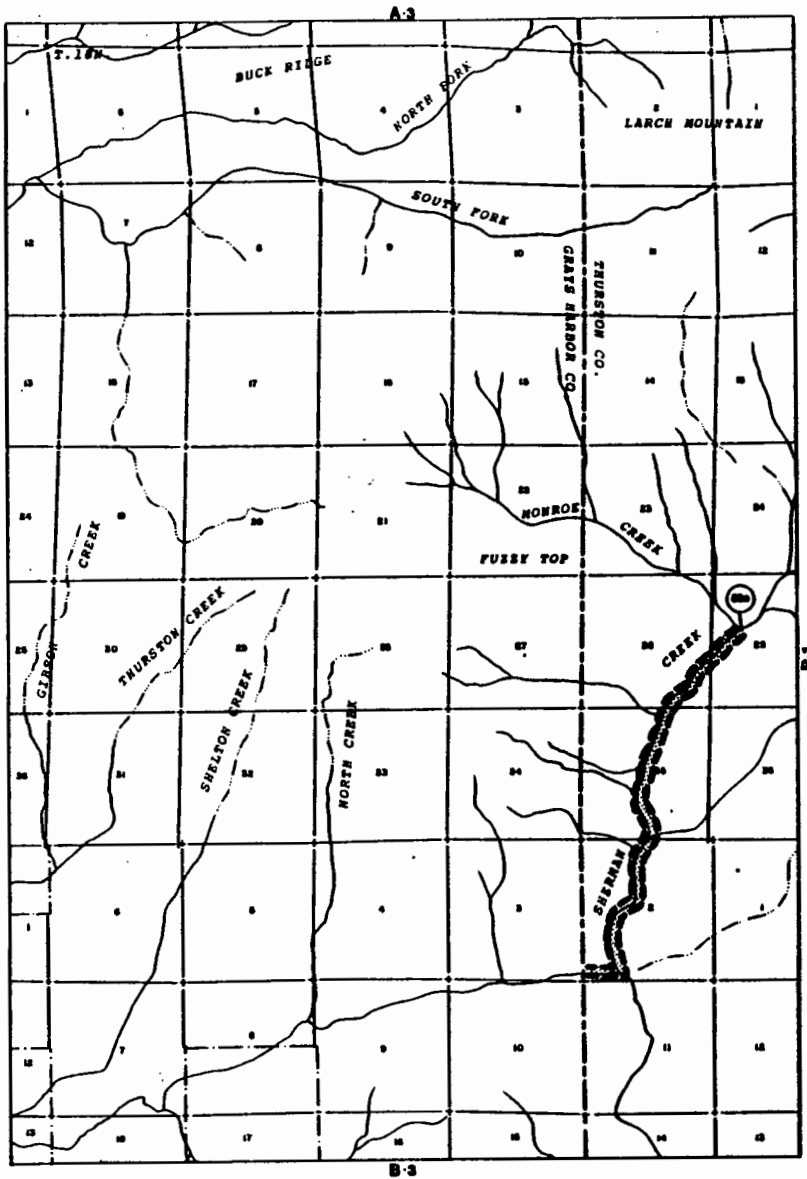


B-1



A-4 SHELTON

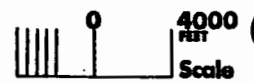
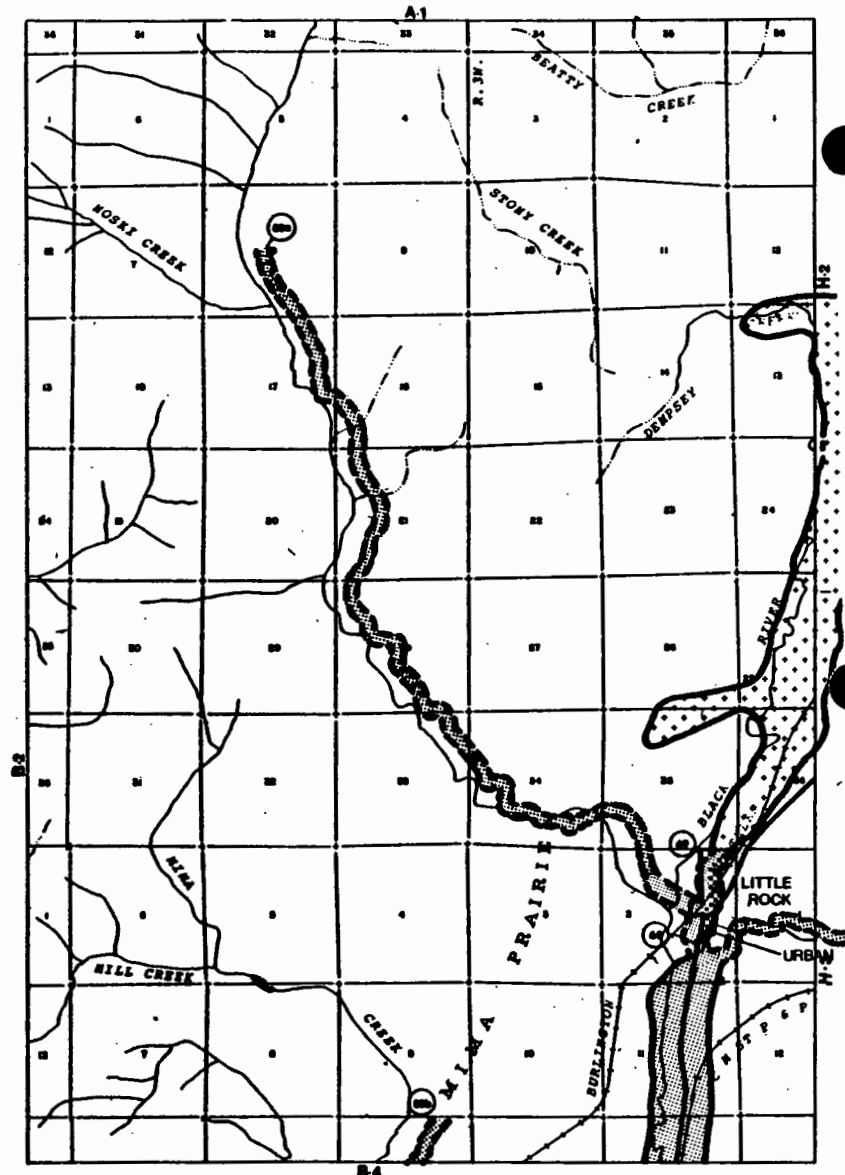
- 103 -



north

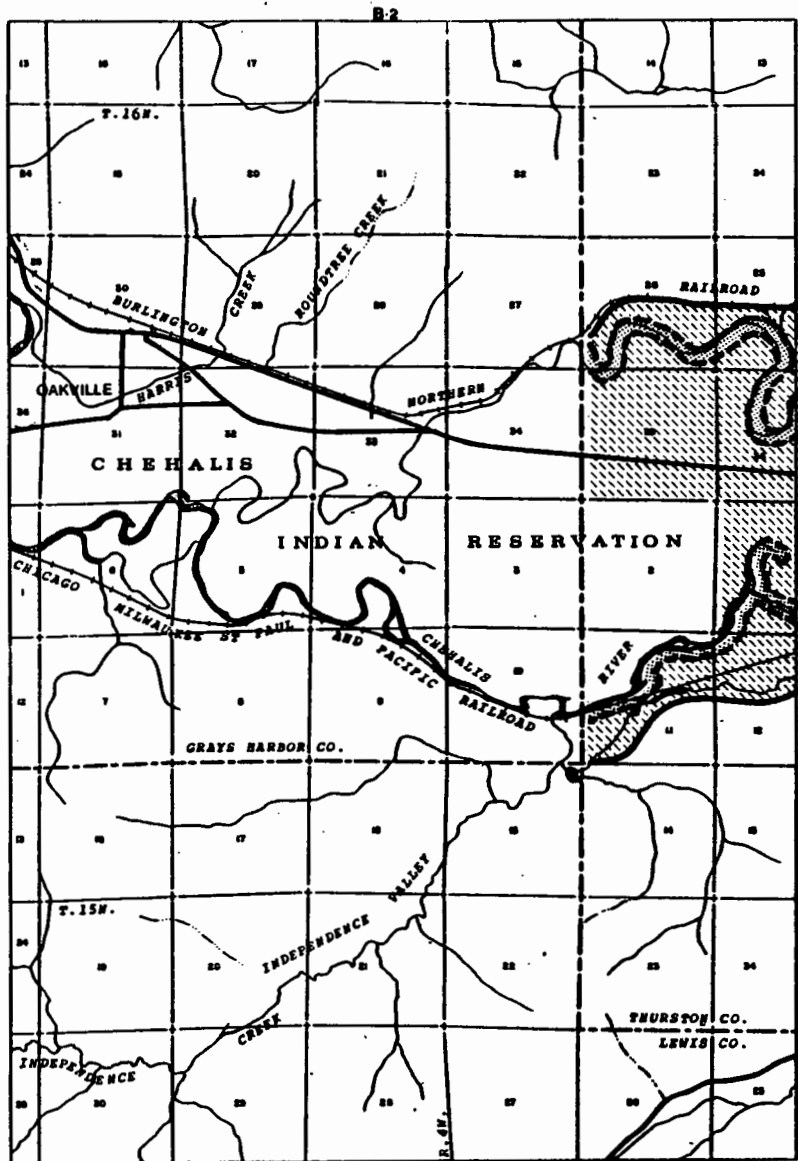
B-2 ROCHESTER

- 105 -

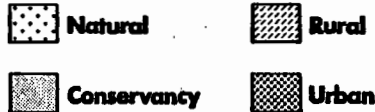


- 104 -

B-1 ROCHESTER

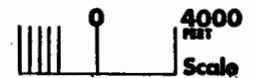
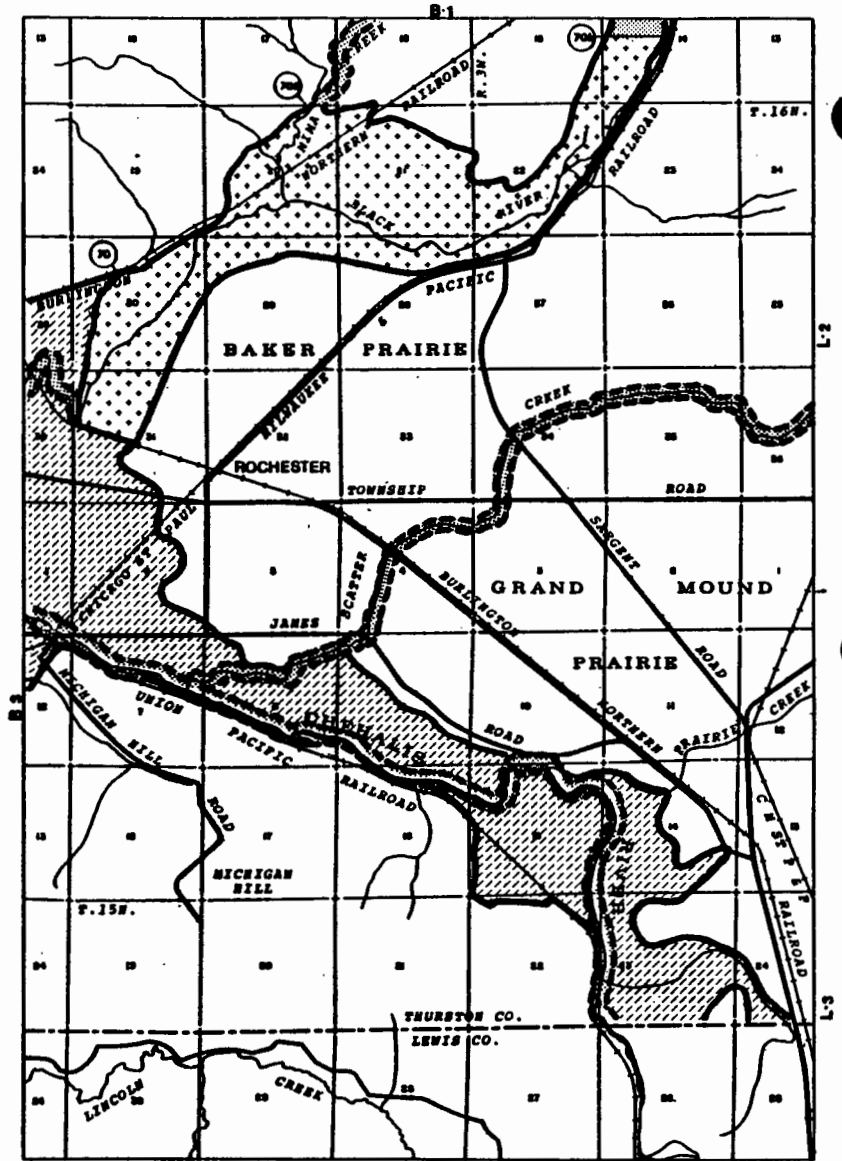


north



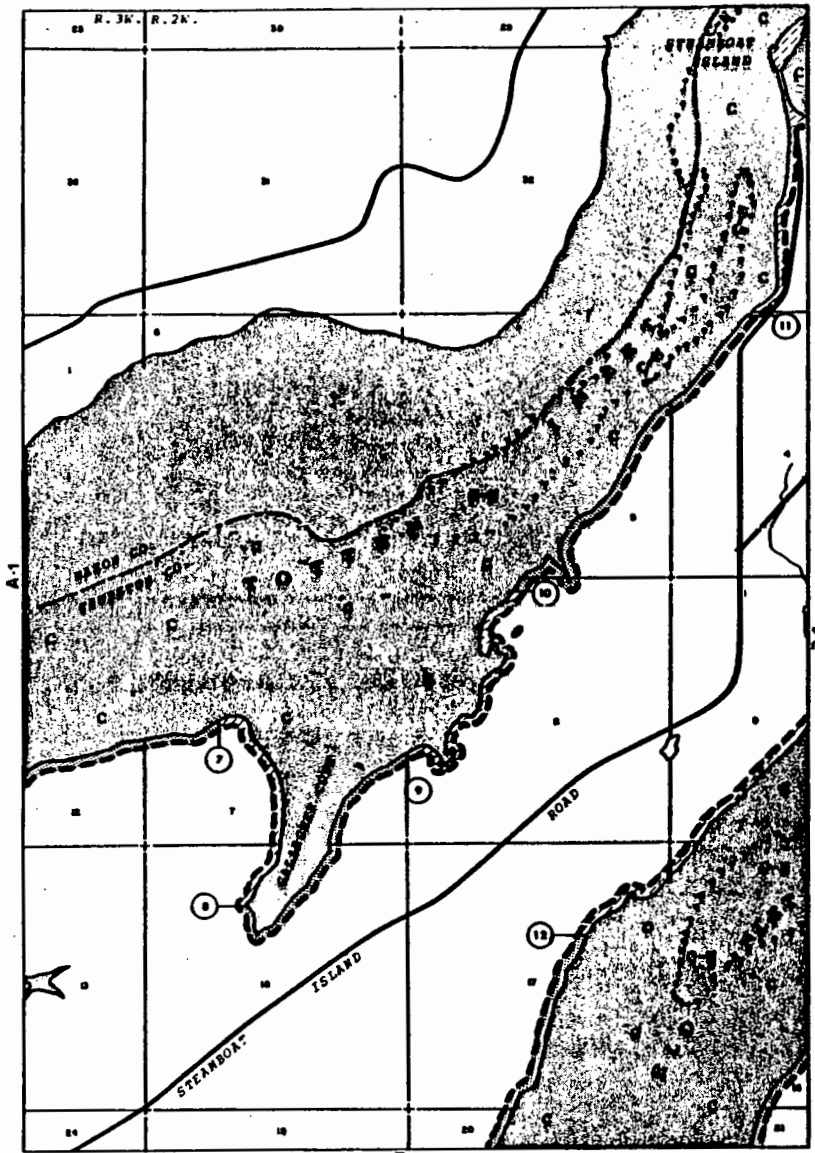
B-3 ROCHESTER

- 106 -



- 107 -

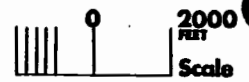
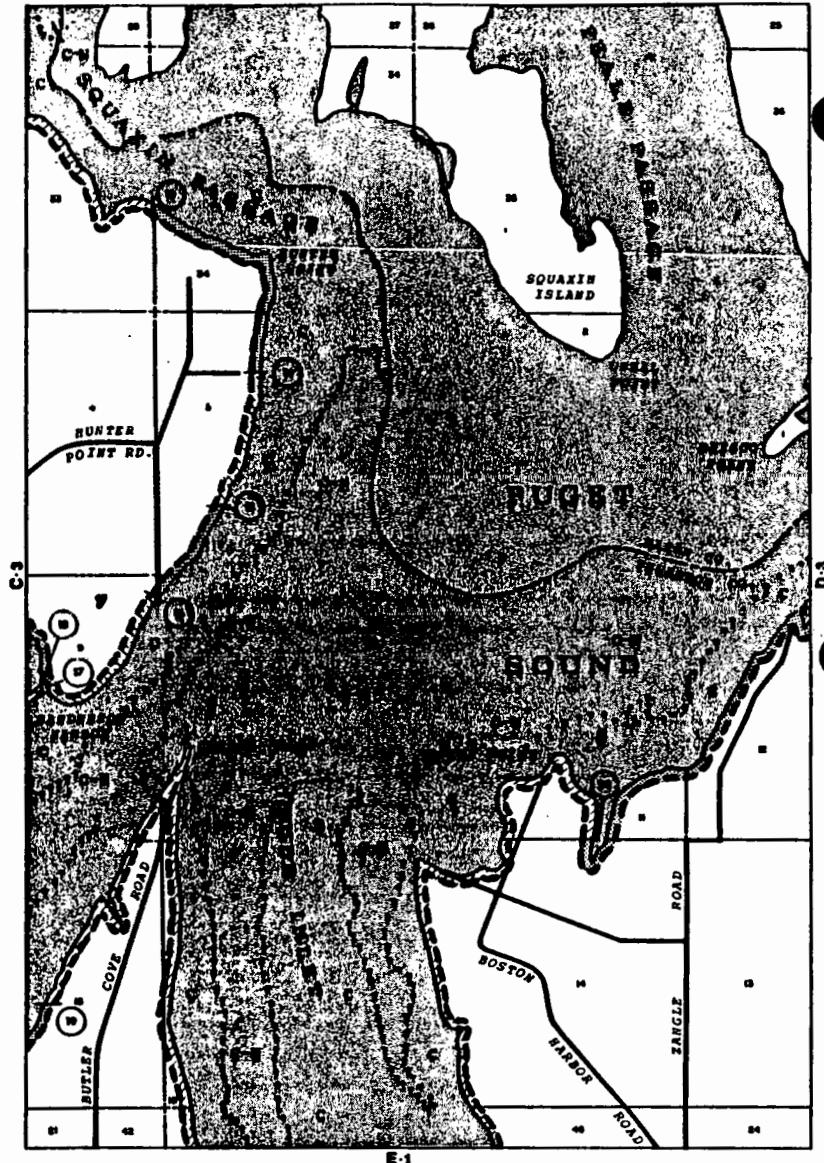
B-4 ROCHESTER



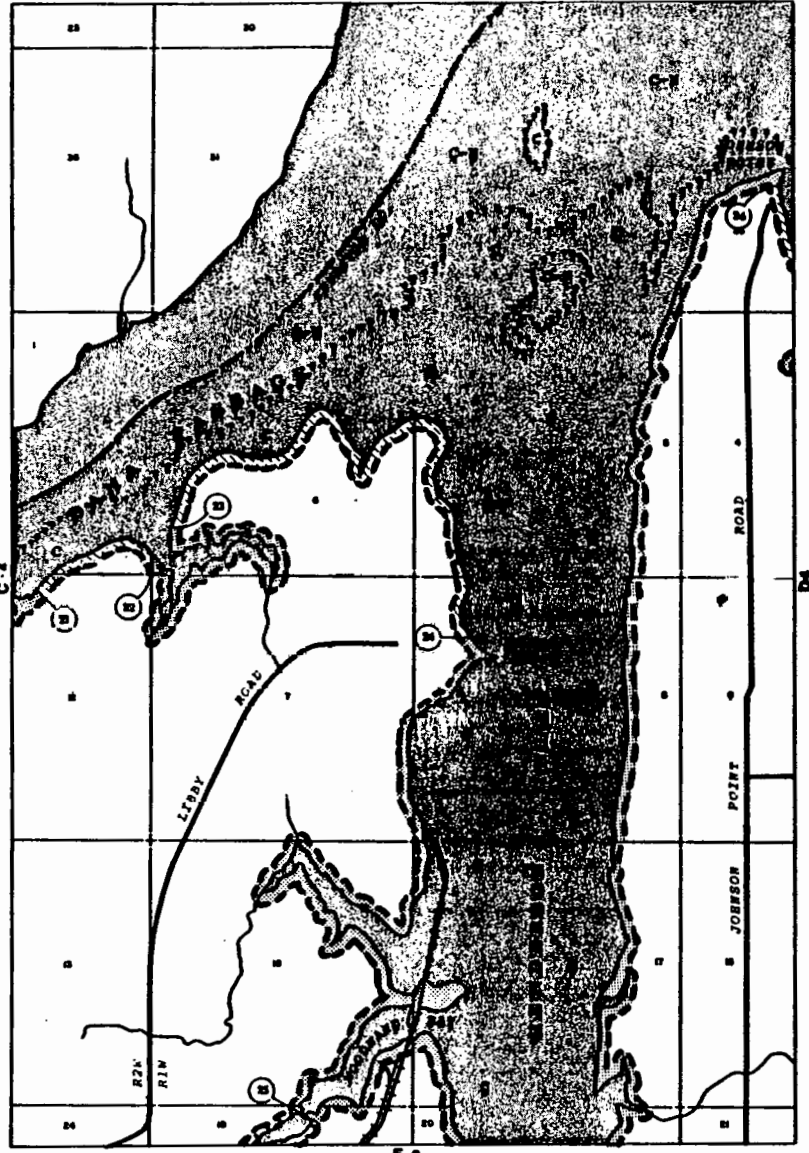
north

- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |





C-3 SQUAXIN



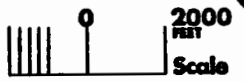
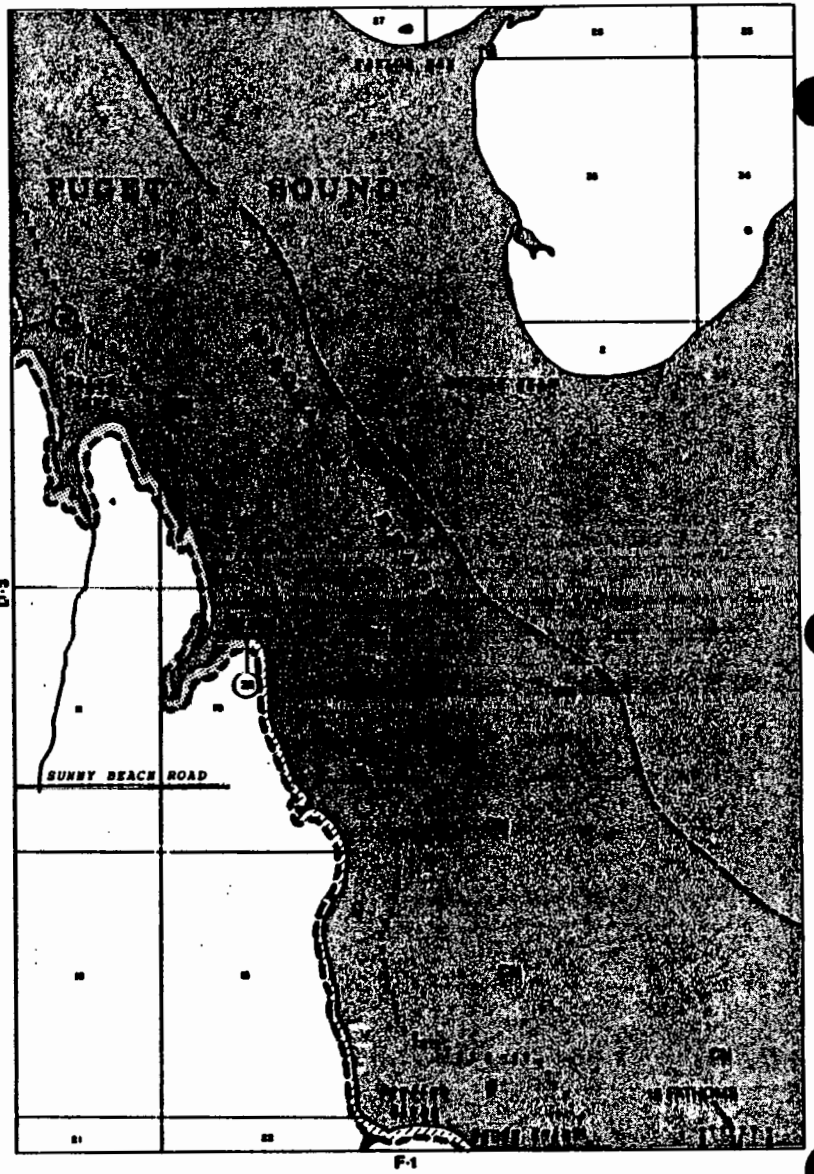
C-4 SQUAXIN



north

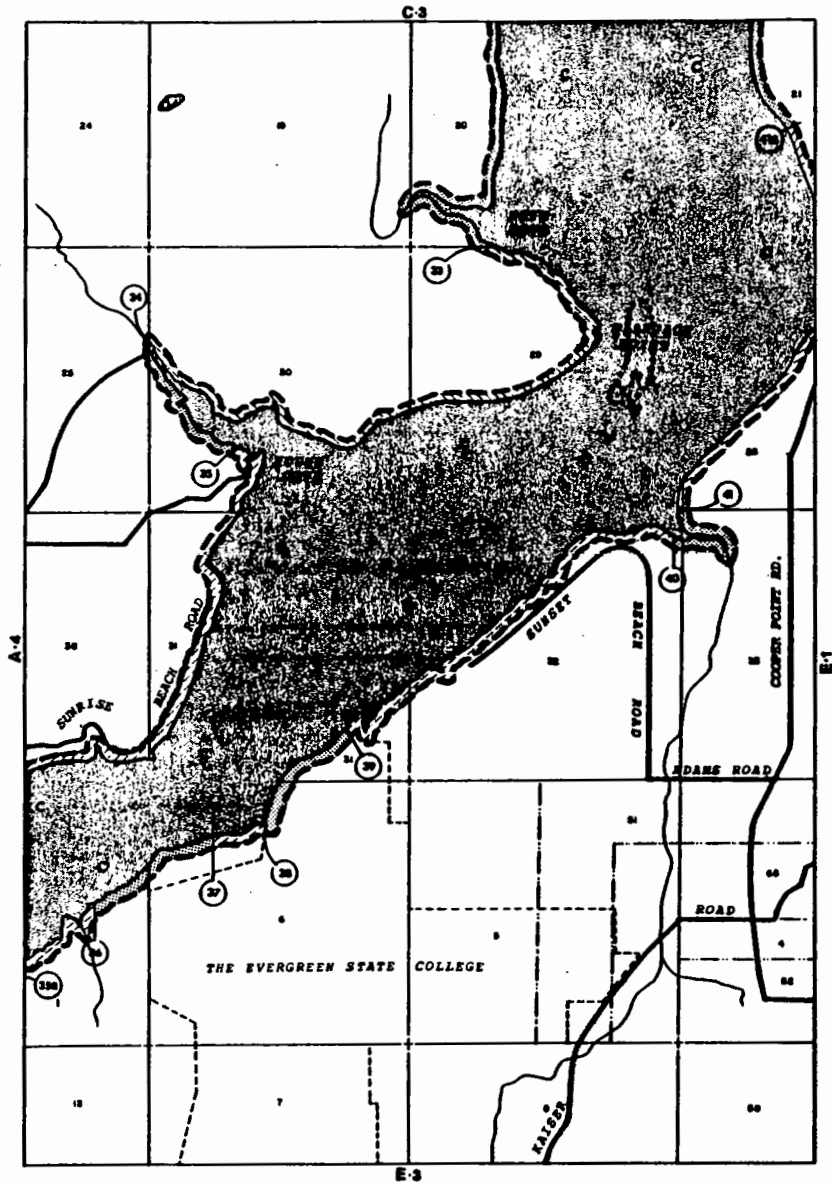
-  Natural
-  Rural
-  Conservancy
-  Urban

D-3 LONGBRANCH - 110 -



- 111 - D-4 LONGBRANCH

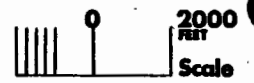
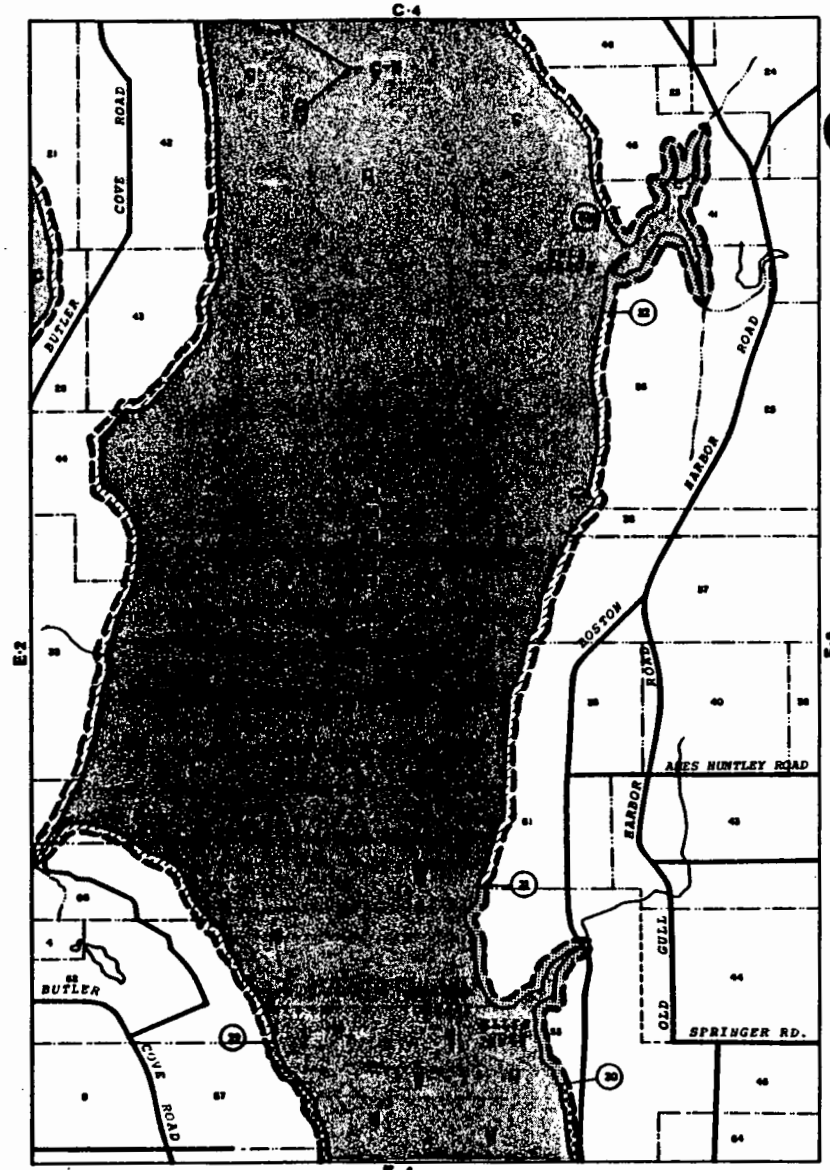




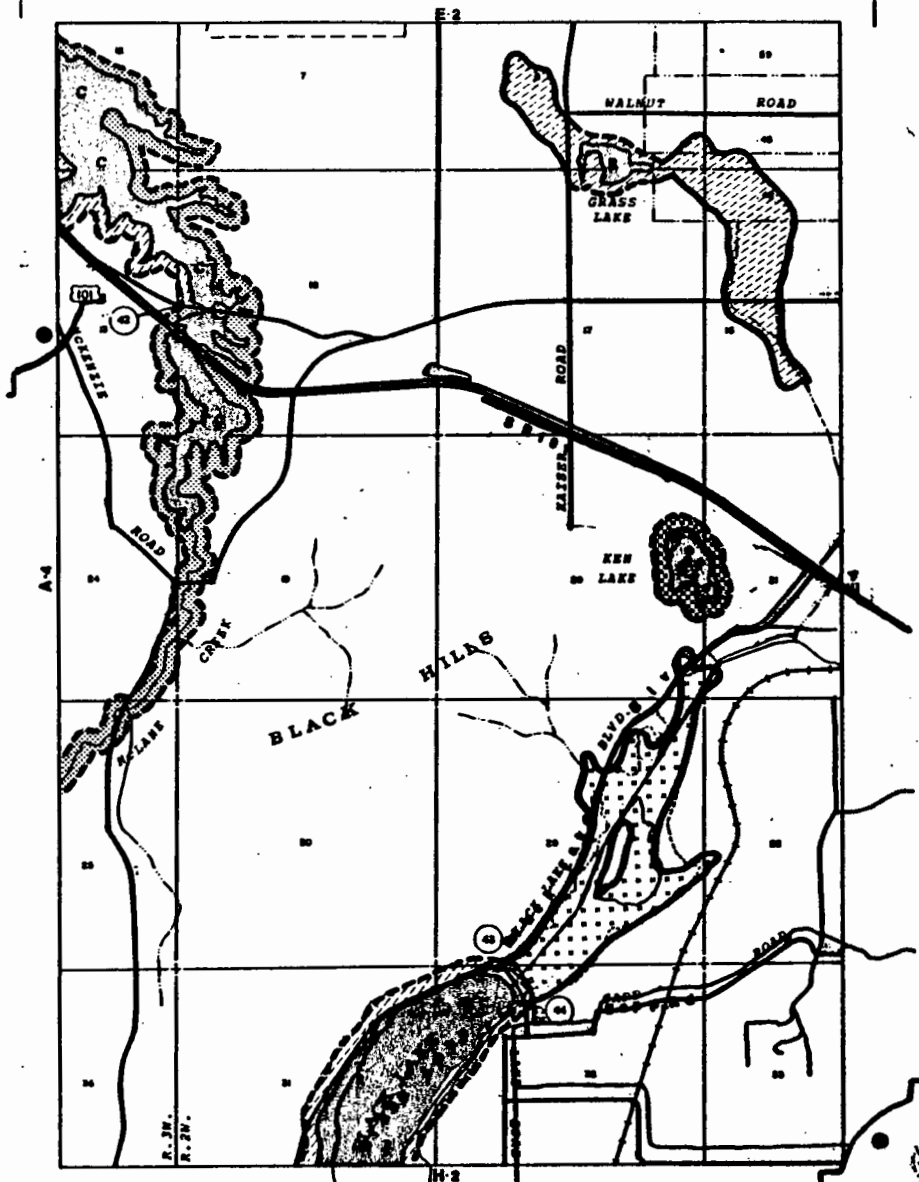
north

- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

E-2 TUMWATER

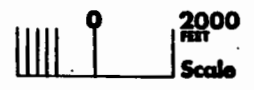
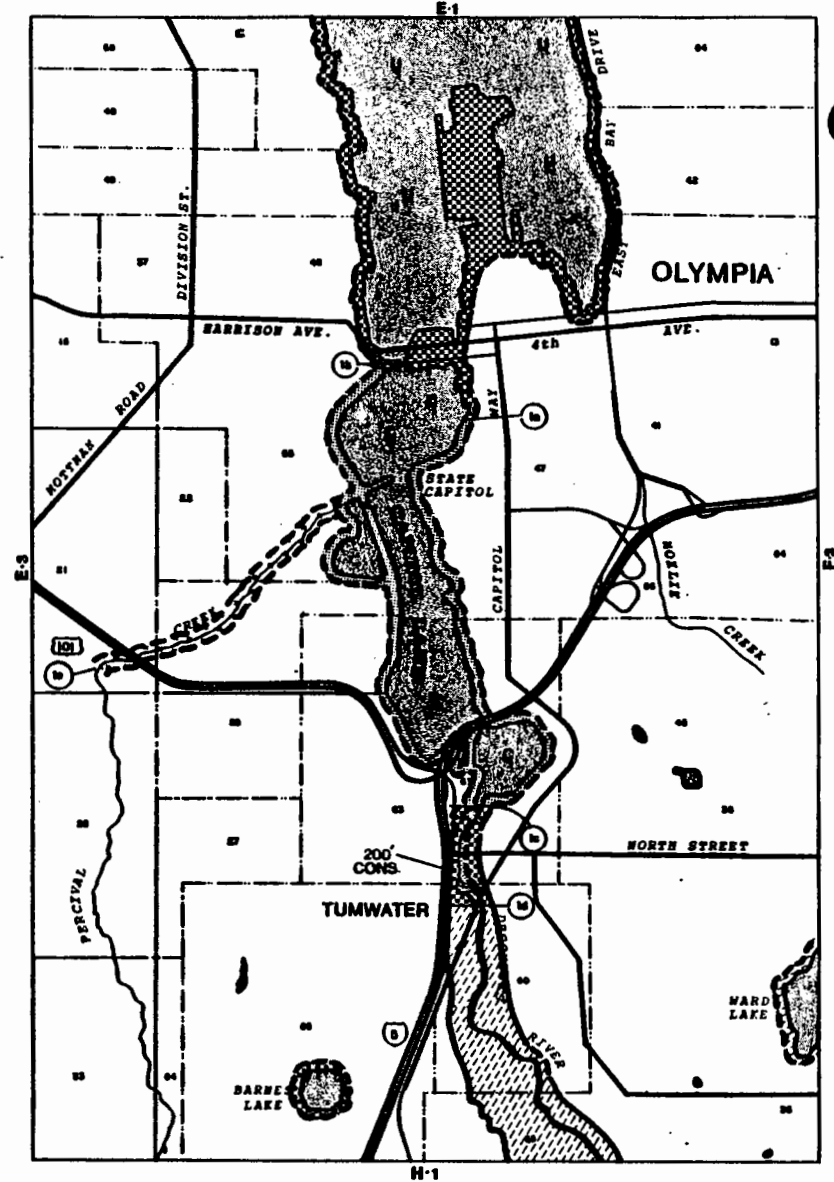


E-1 TUMWATER

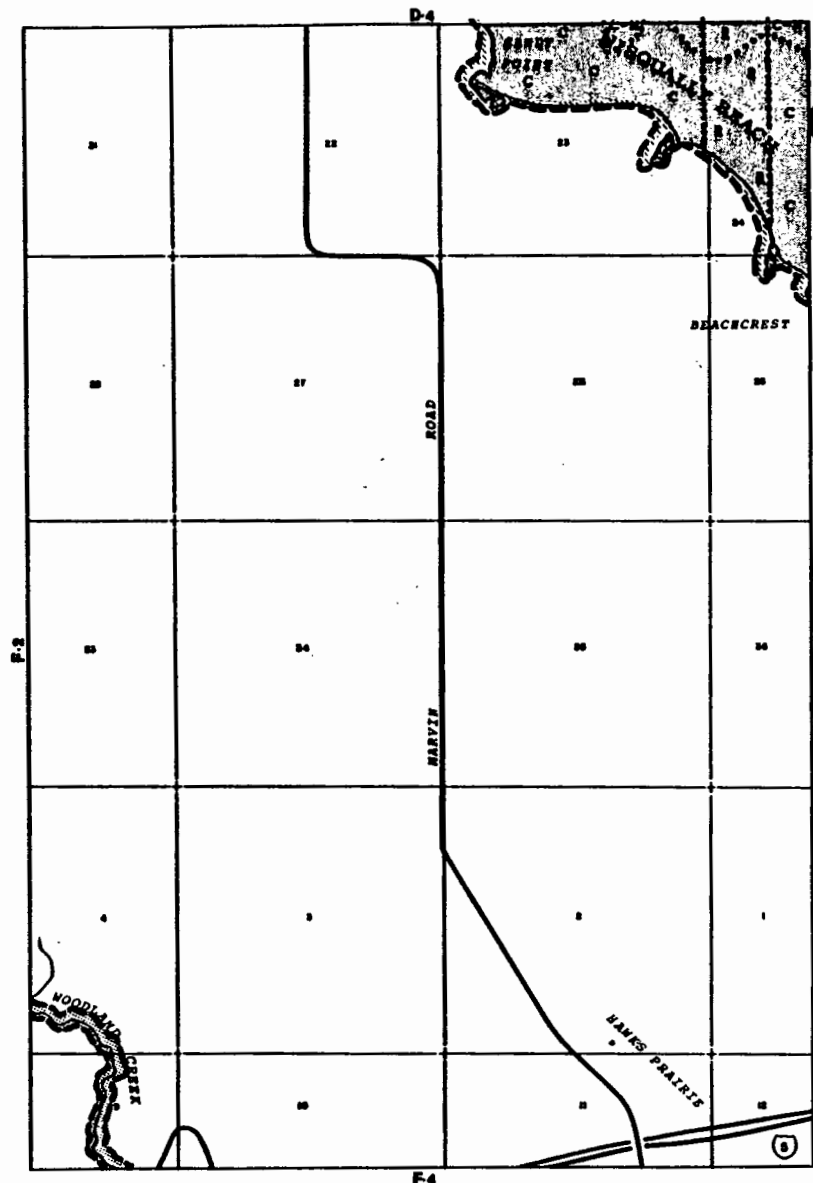
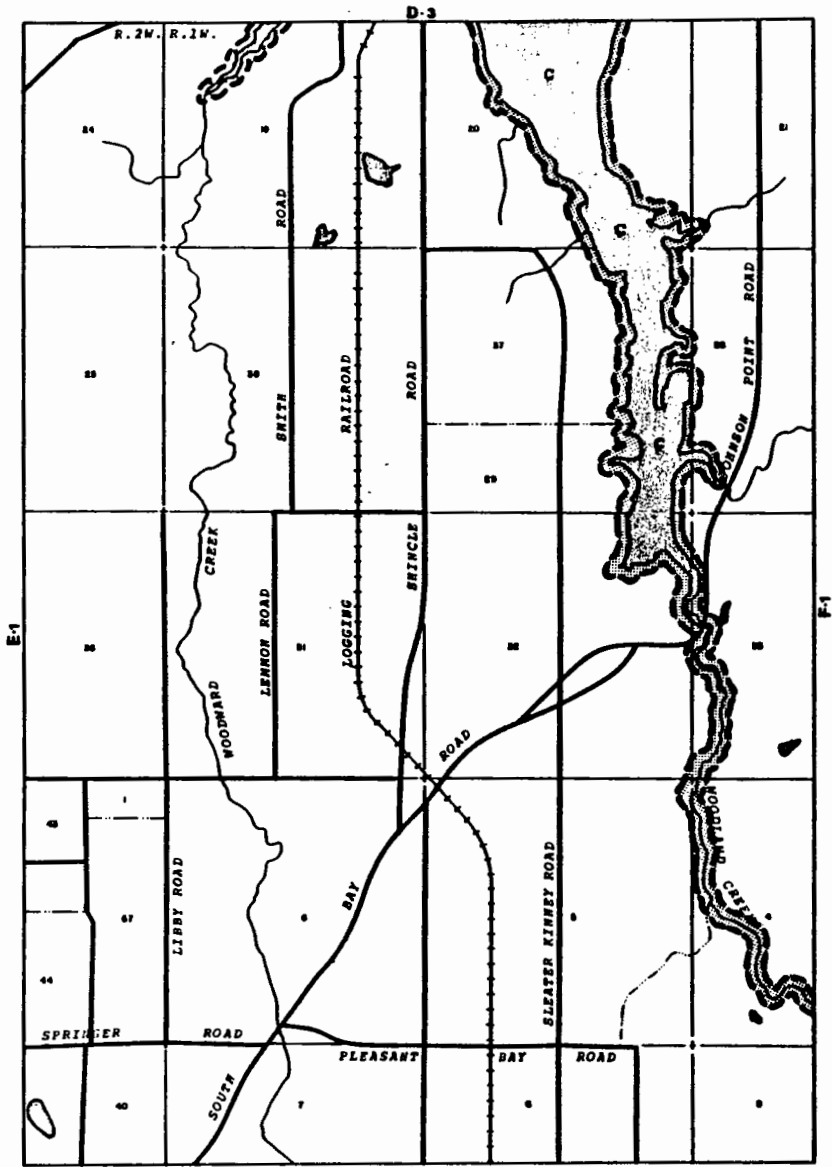


- |  |             |  |       |
|--|-------------|--|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

E-3 TUMWATER



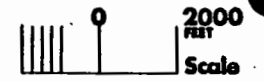
E-4 TUMWATER



- 
- Natural
- 
- Rural
- 
- Conservancy
- 
- Urban

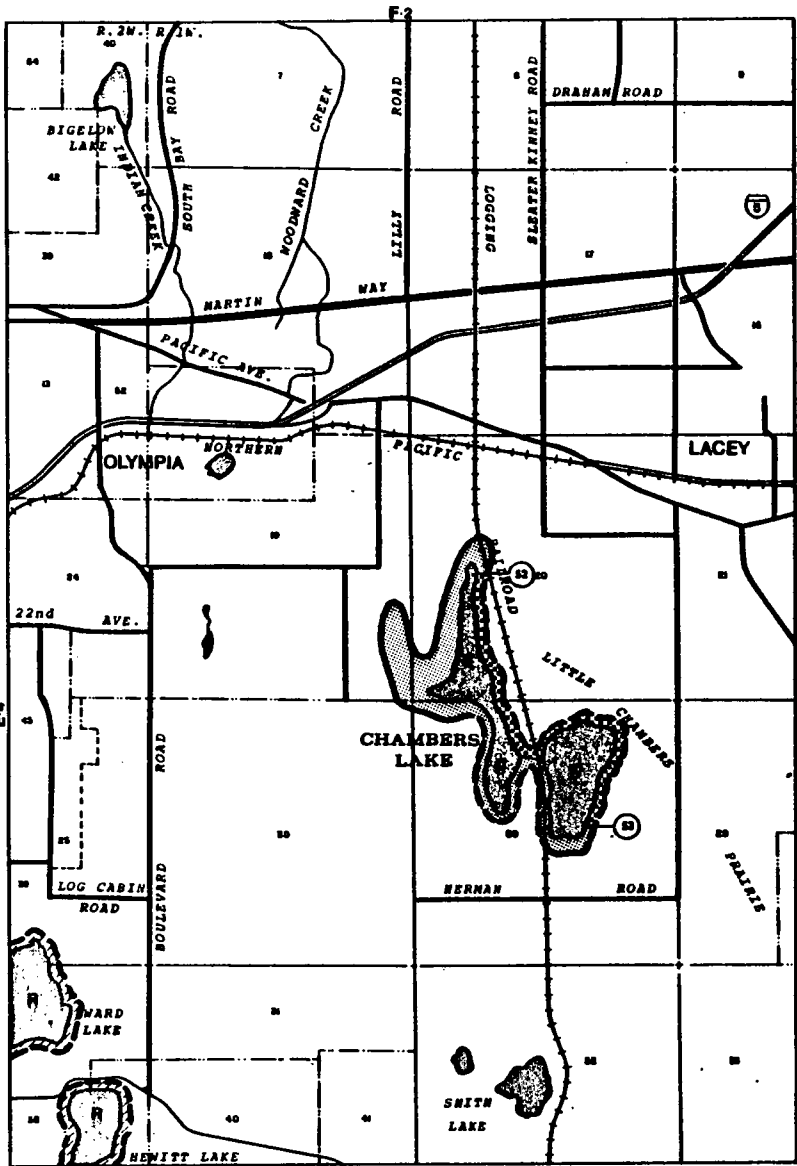
- 116 -

F-2 LACEY



- 117 -

F-1 LACEY

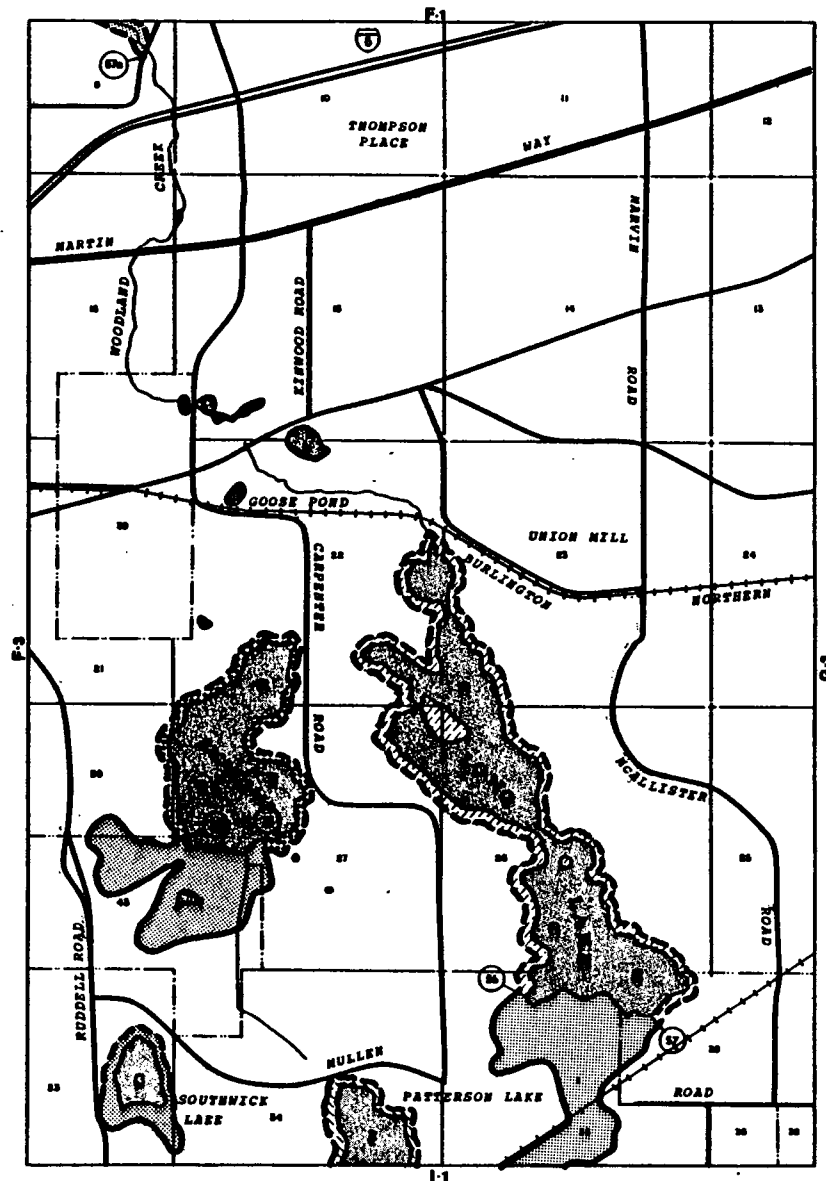


north

- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

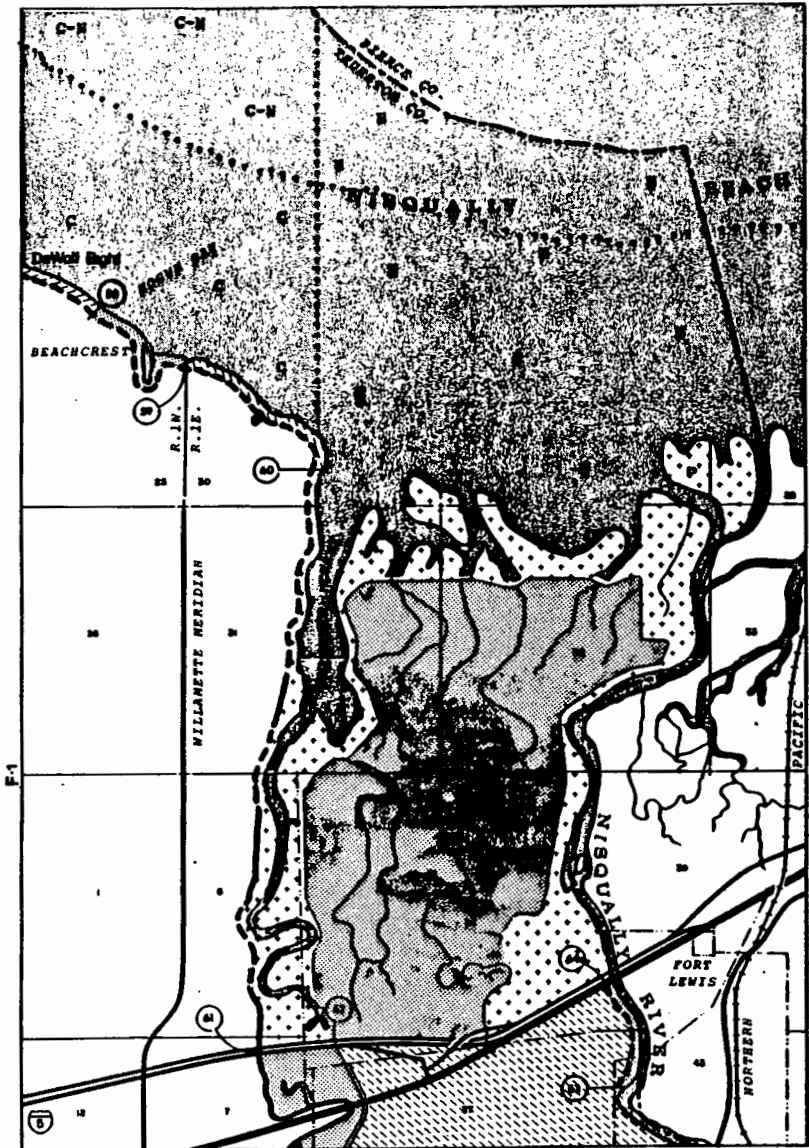
- 118 -

F-3 LACEY



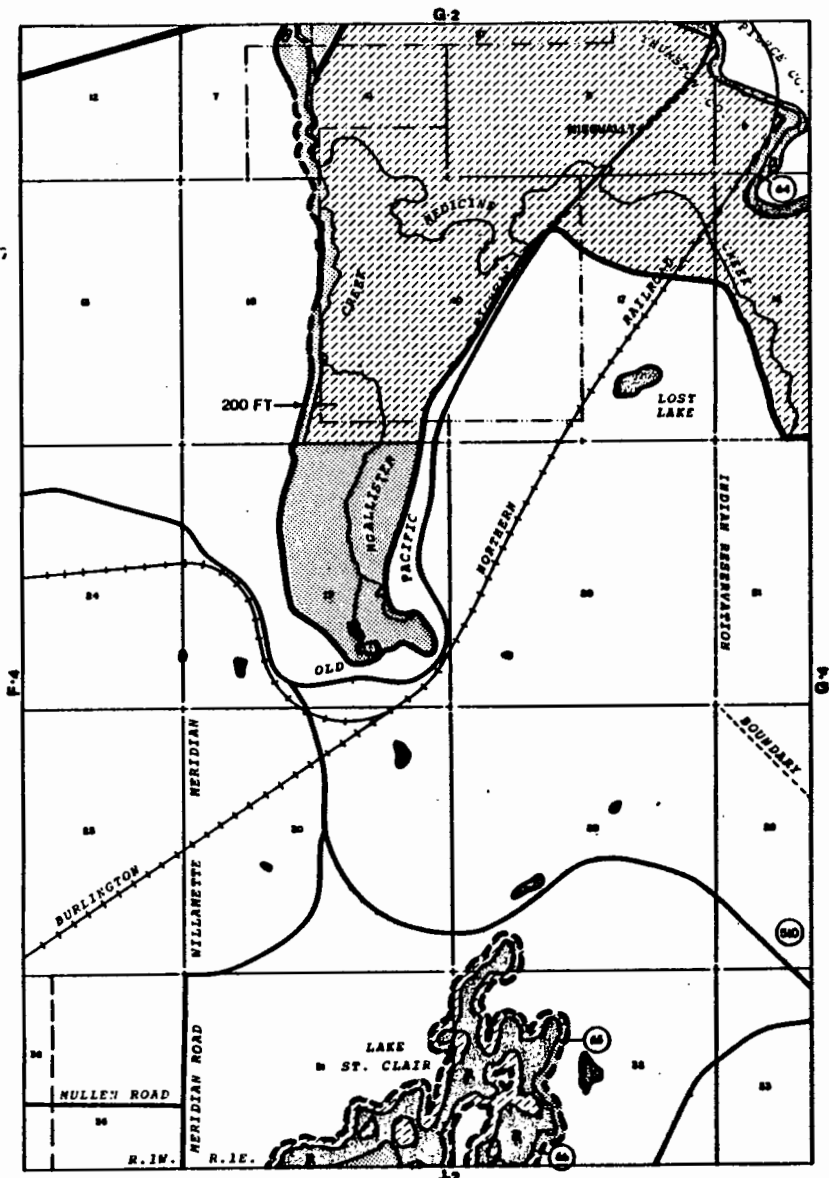
- 119 -

F-4 LACEY



G-2 NISQUALLY

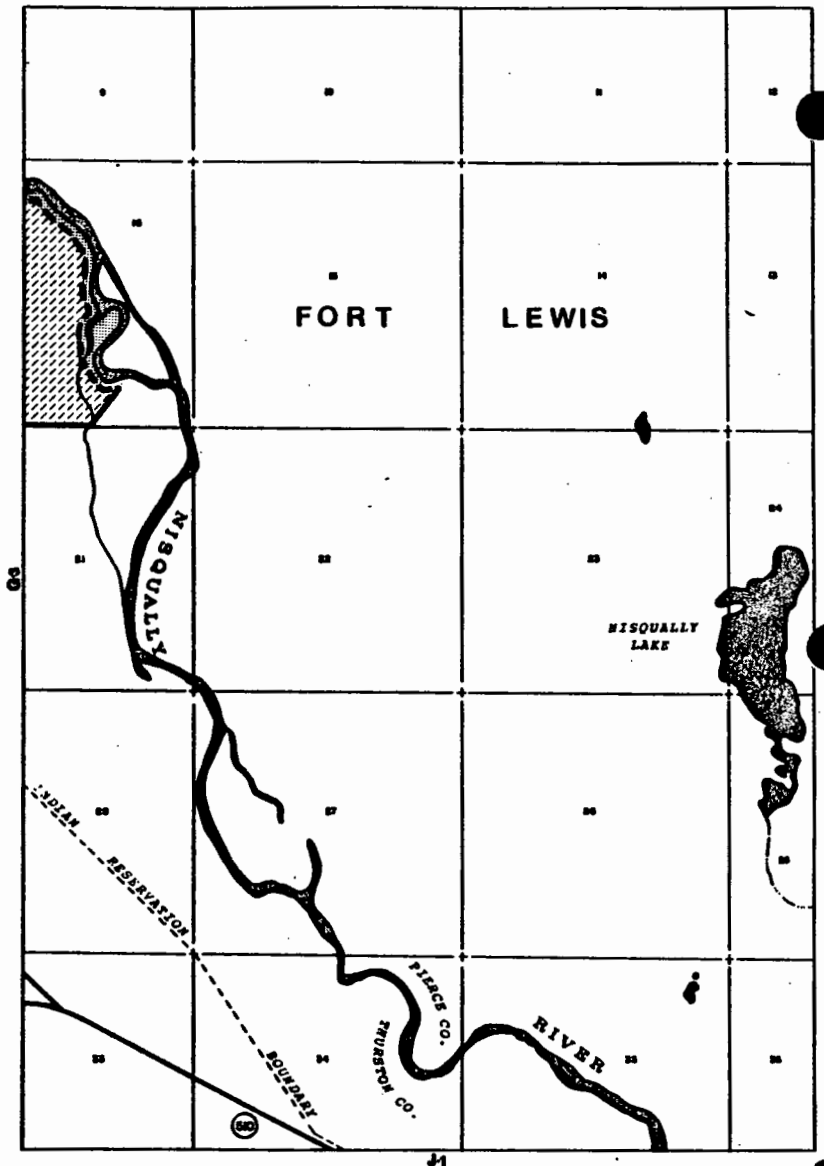
- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |



north

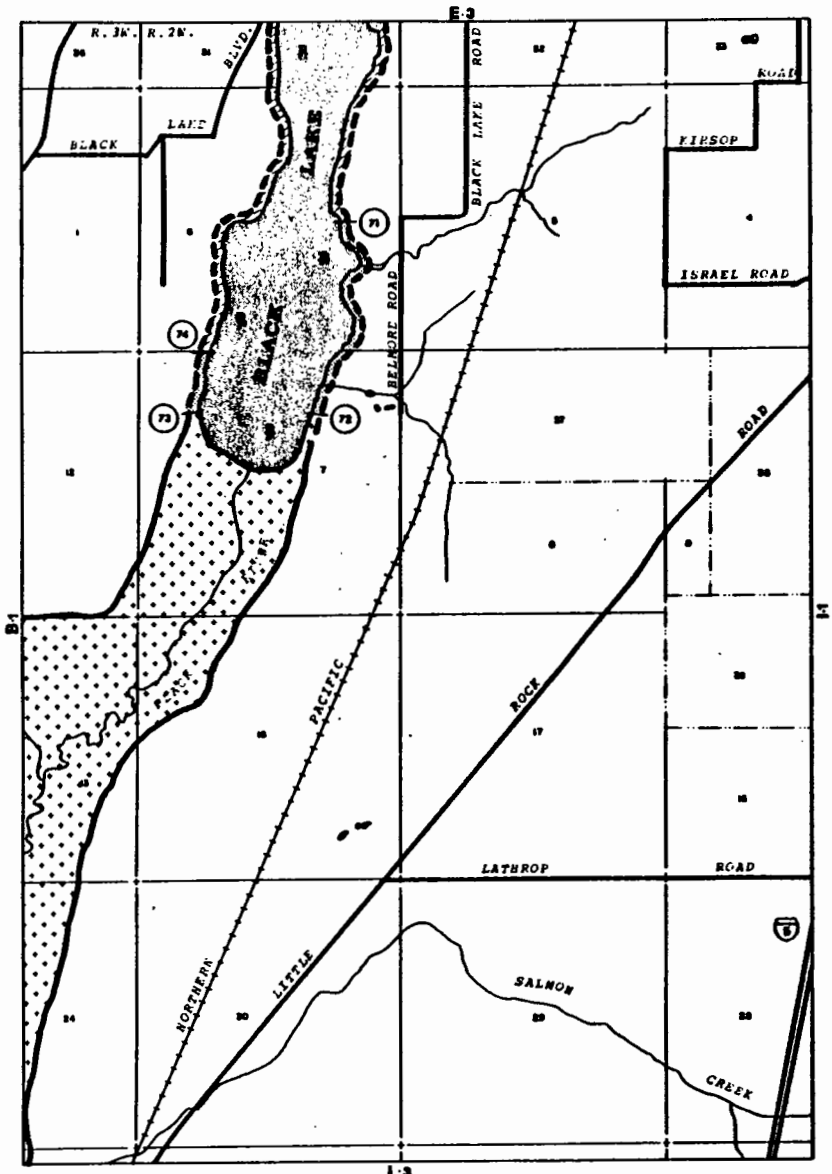
- |   |             |   |       |
|---|-------------|---|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

G-3 NISQUALLY



2000 FEET Scale

G-4 NISQUALLY

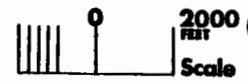
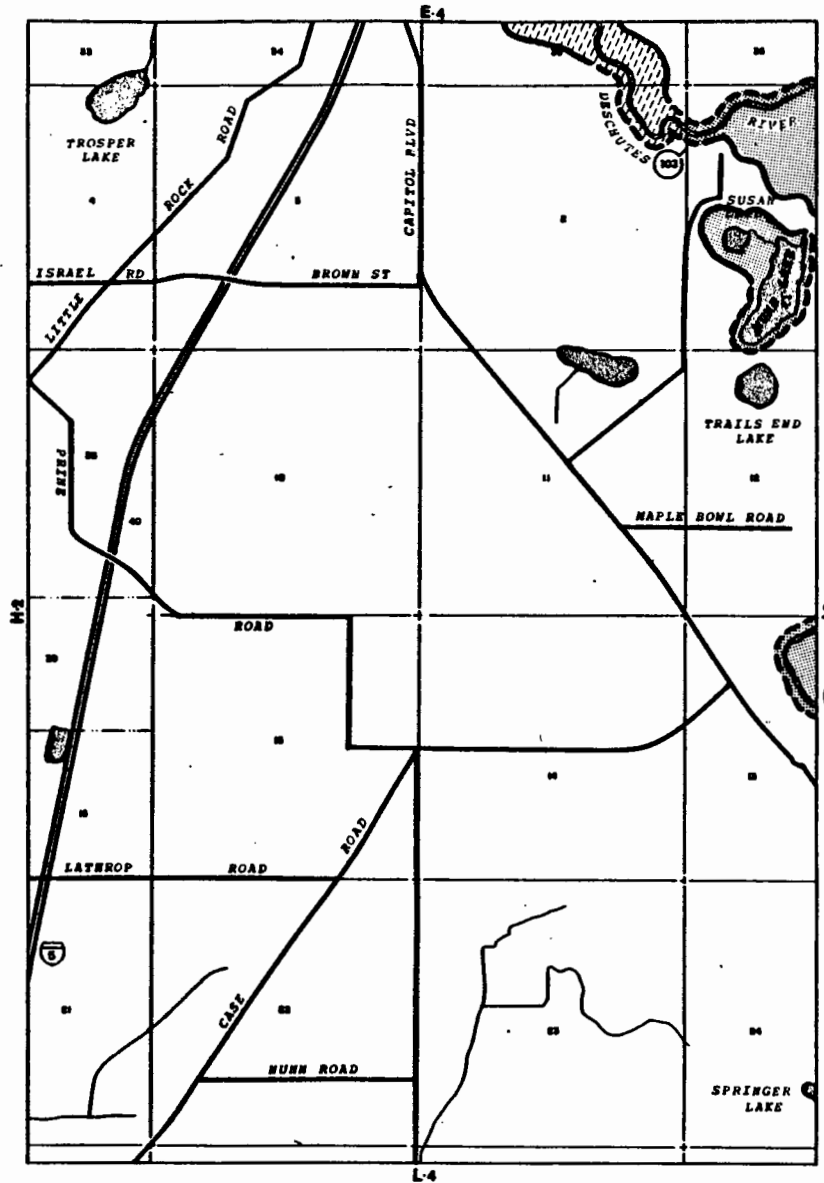


north

H-2 MAYTOWN

- |   |             |   |       |
|---|-------------|---|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

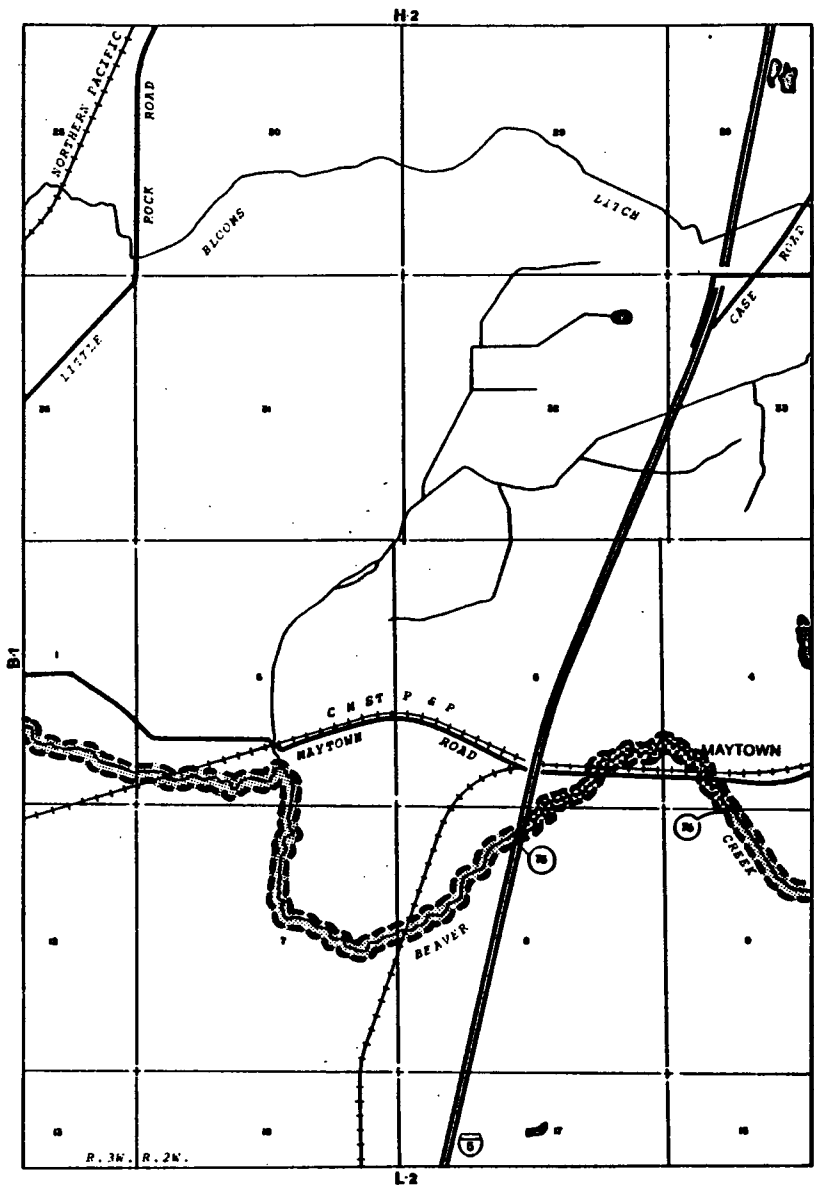
- 123 -



2000  
FEET  
Scale

H-1 MAYTOWN

- 124 -

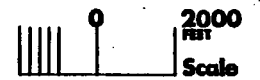
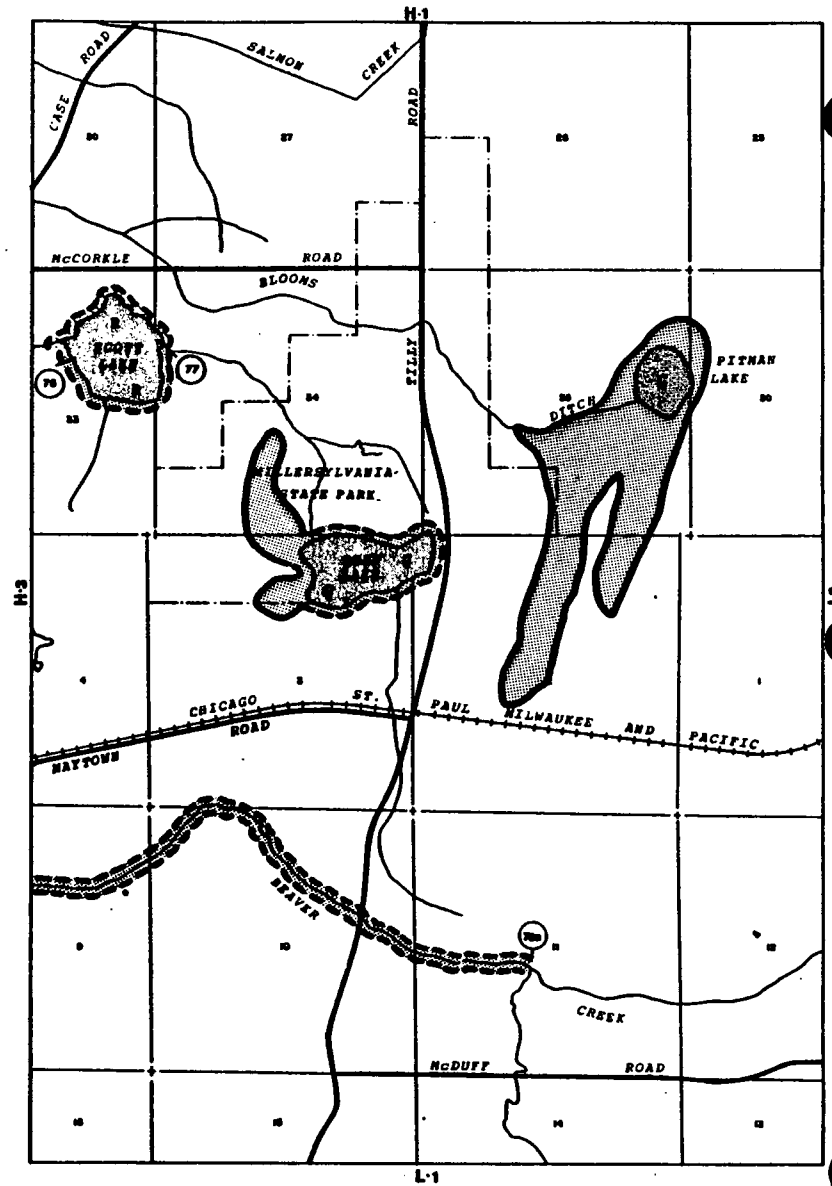


north

H-3 MAYTOWN

- 125 -

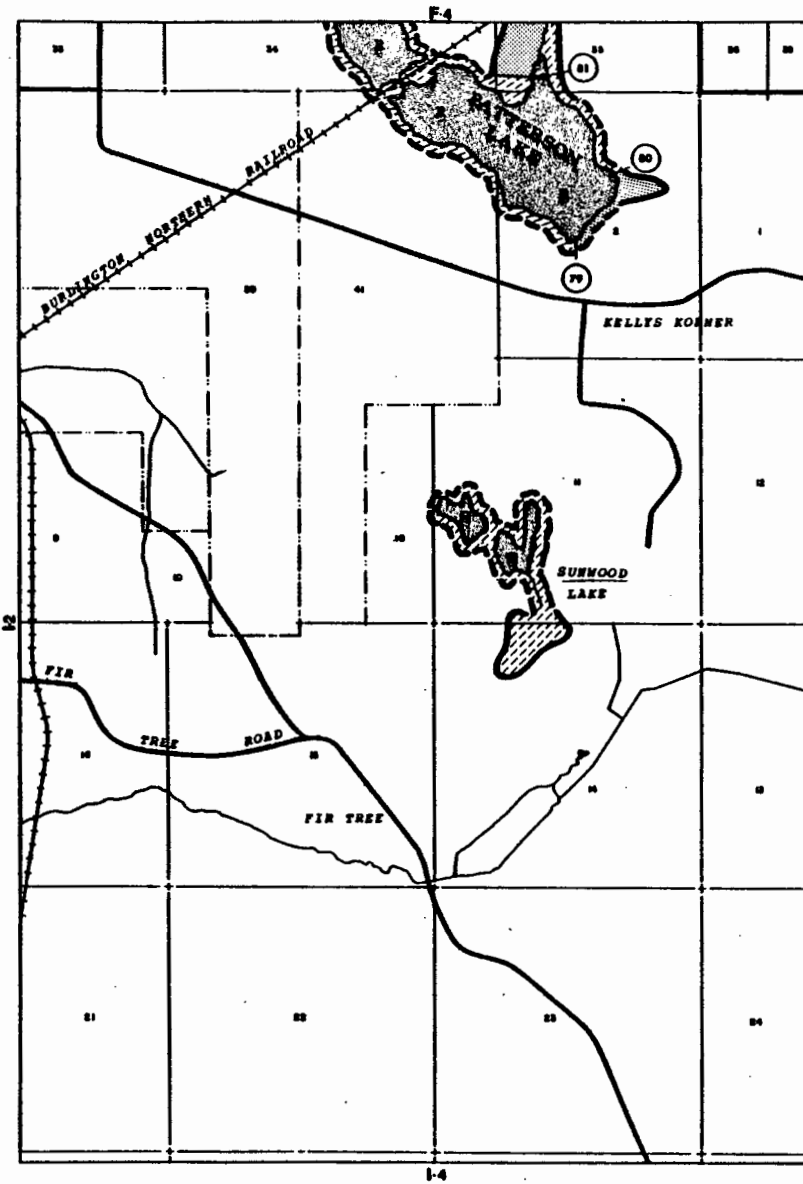
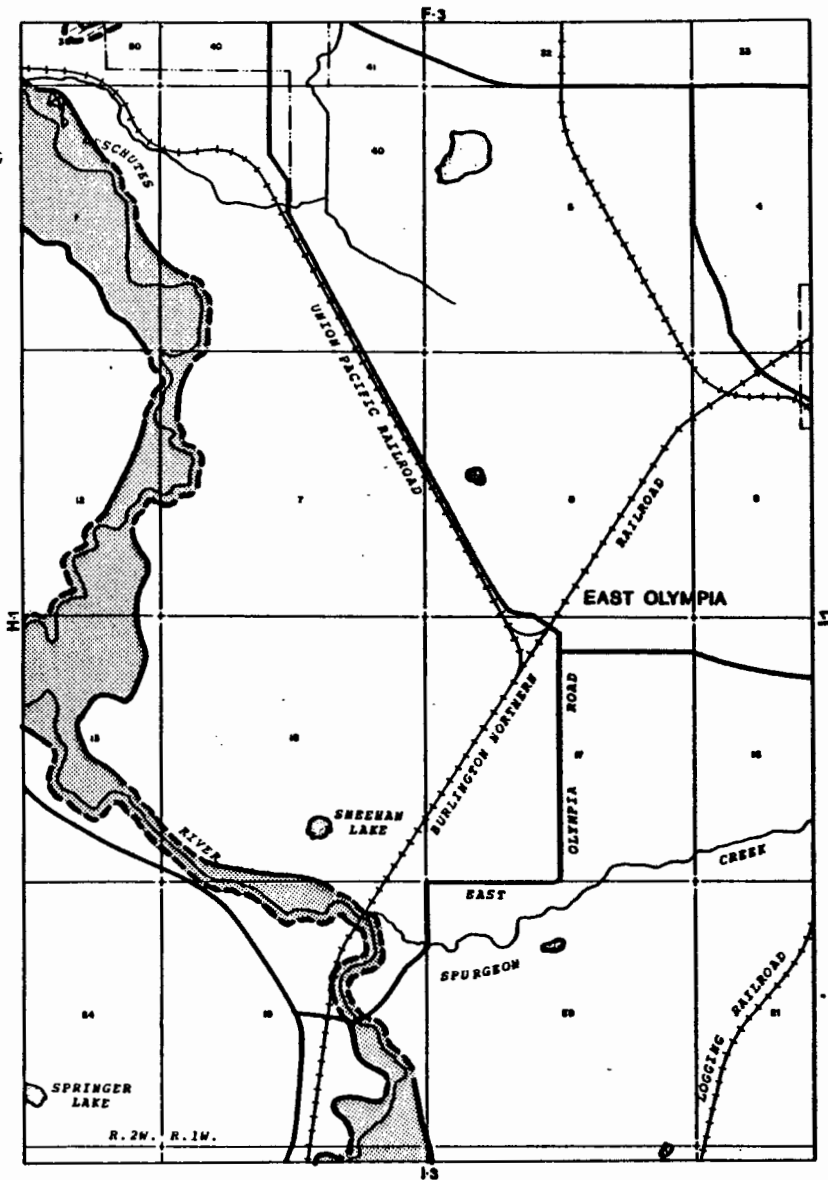
- |  |             |  |       |
|--|-------------|--|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |



- 126 -

H-4 MAYTOWN



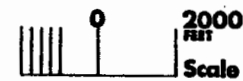


north

- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

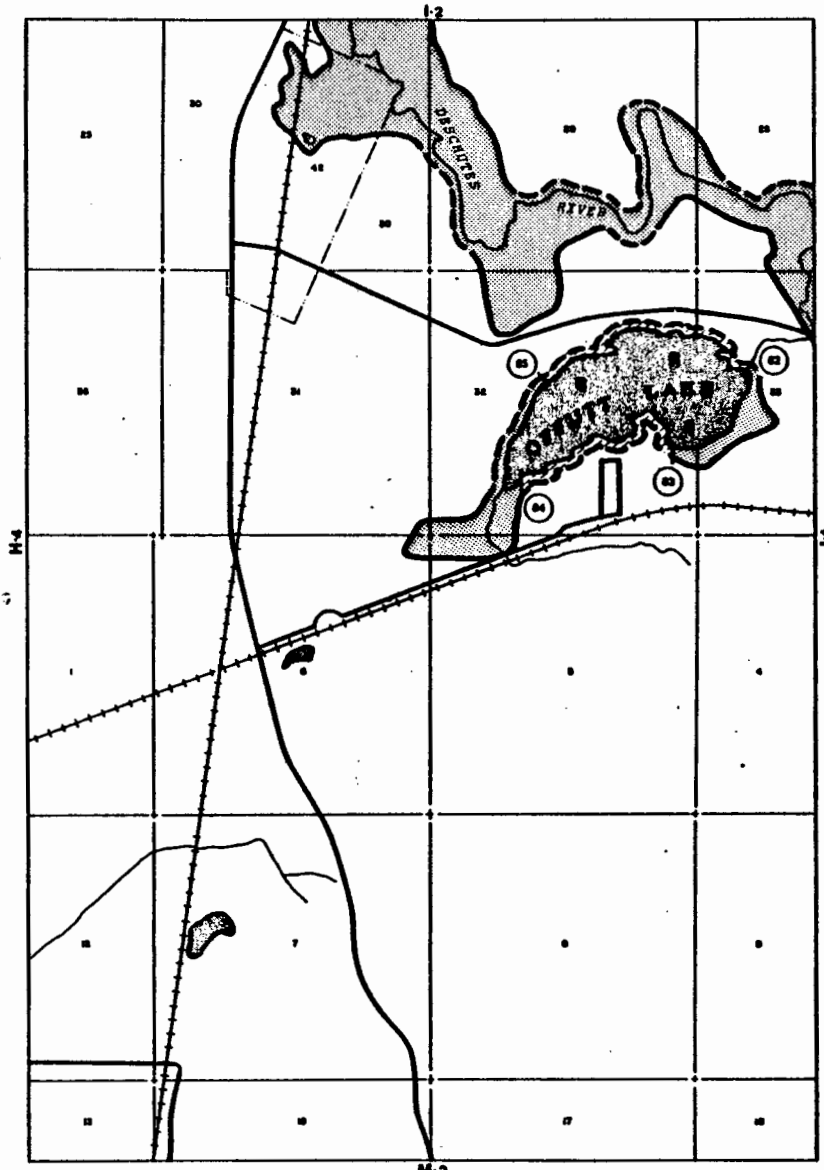
I-2 EAST OLYMPIA

- 127 -



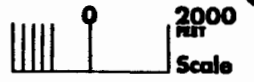
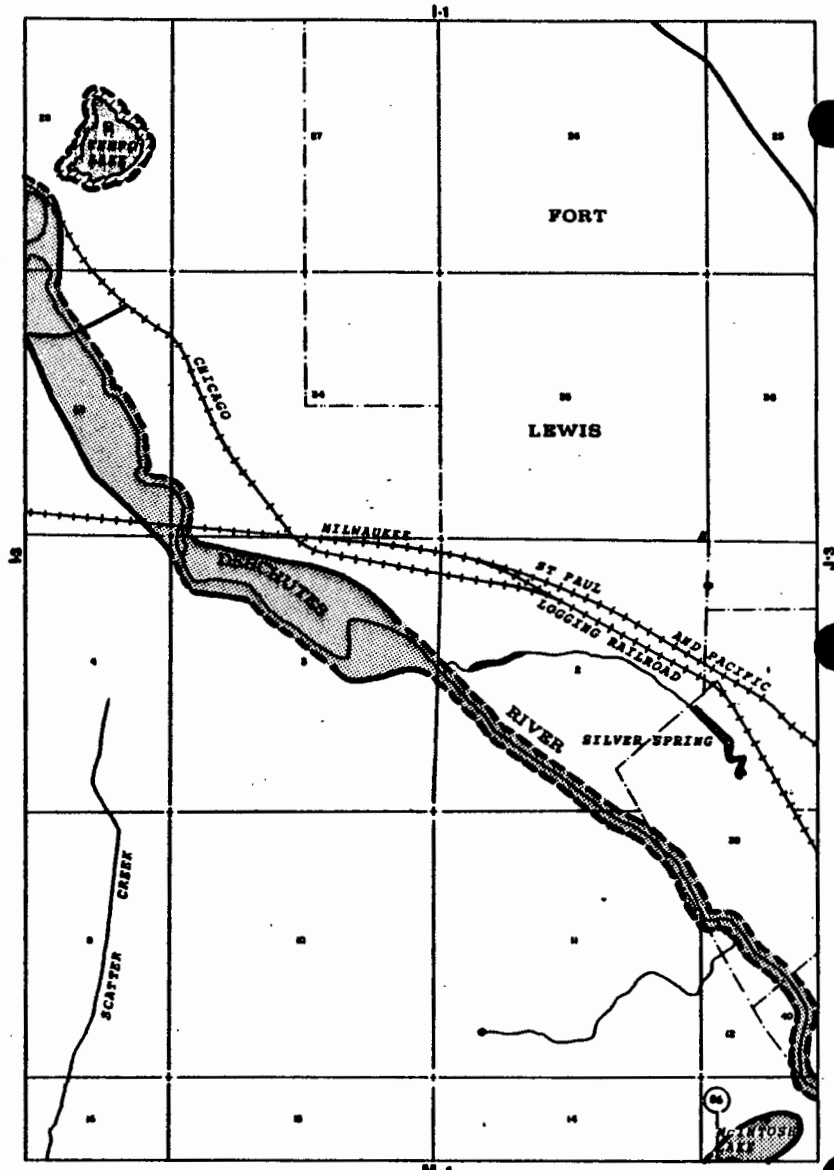
- 128 -

I-1 EAST OLYMPIA

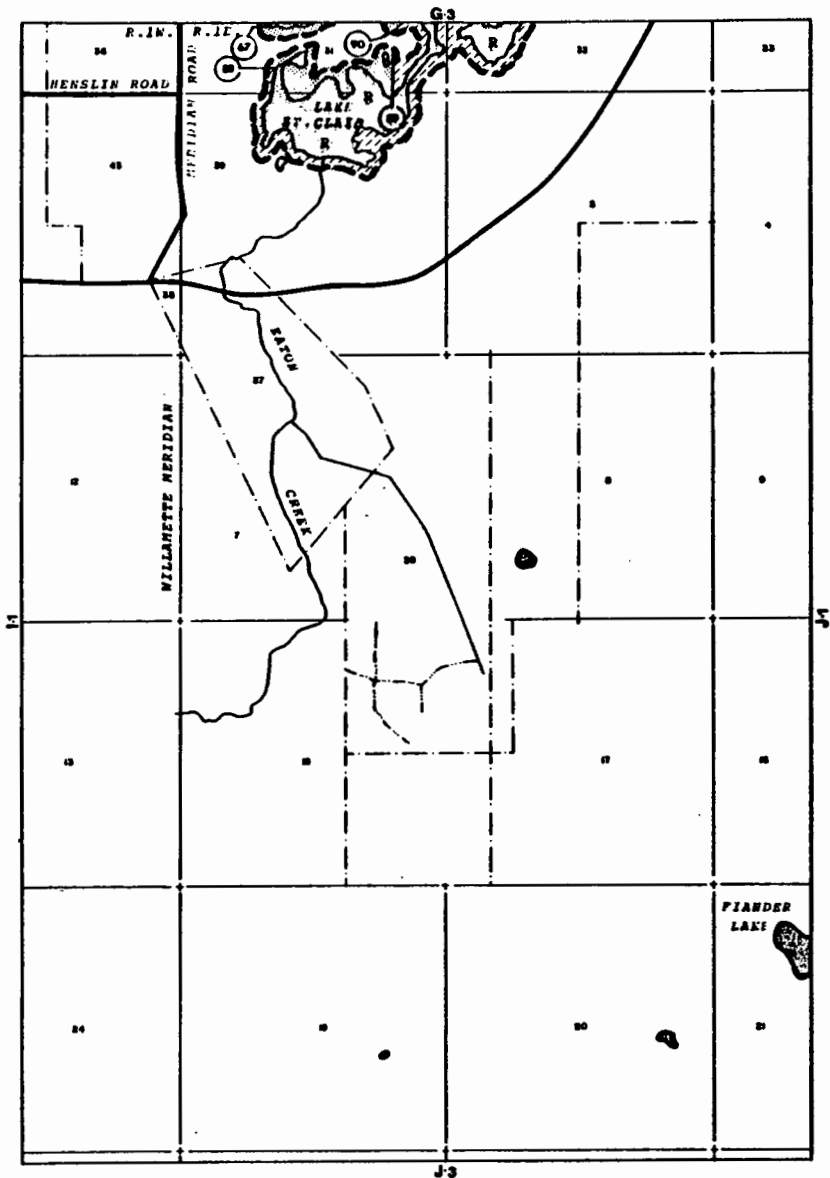


- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

I-3 EAST OLYMPIA

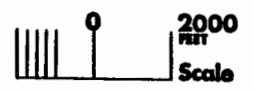
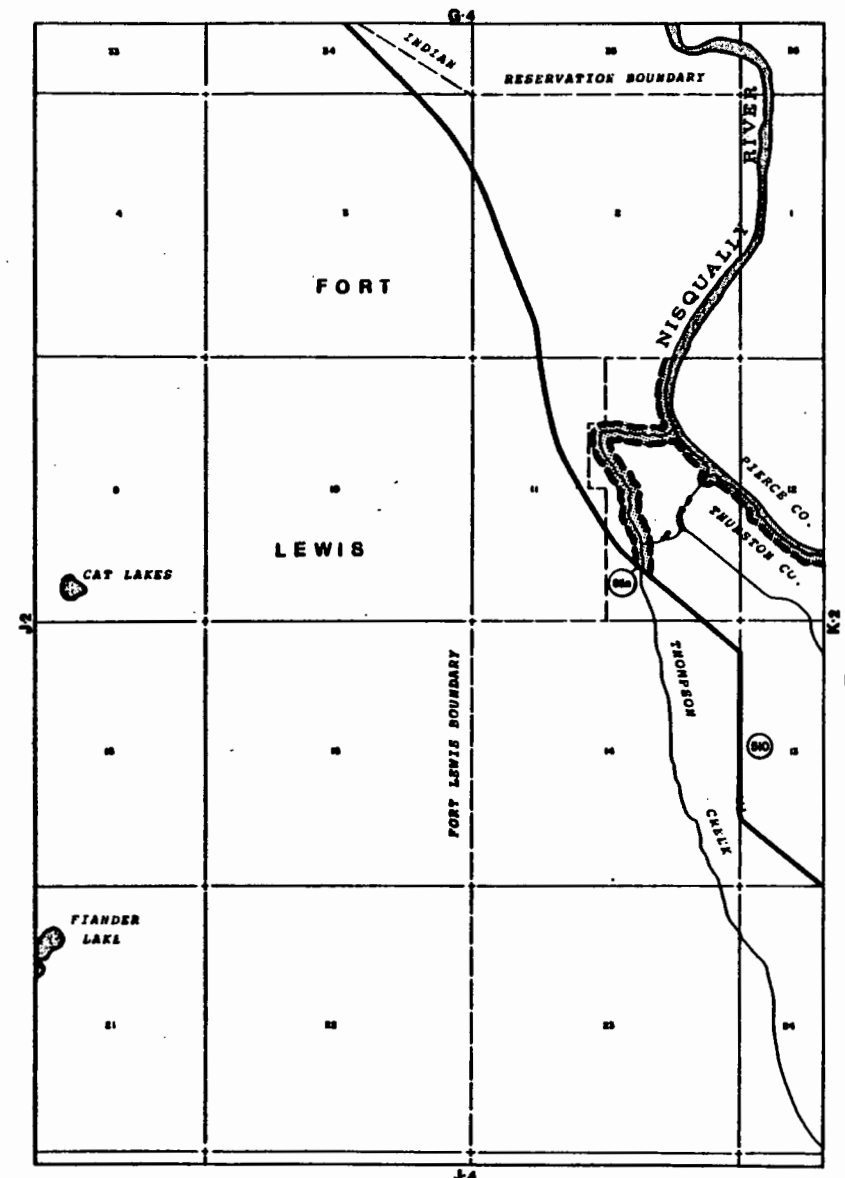


I-4 EAST OLYMPIA

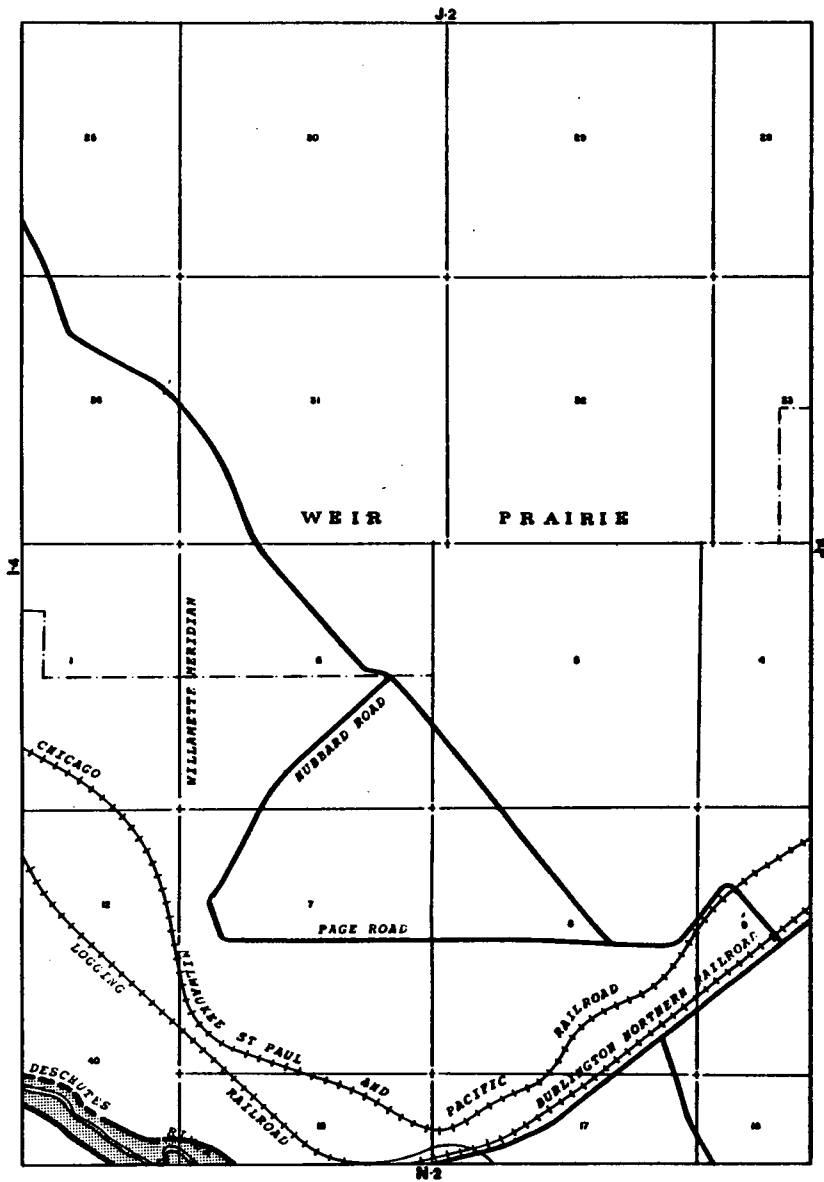


- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

J-2 WEIR PRAIRIE

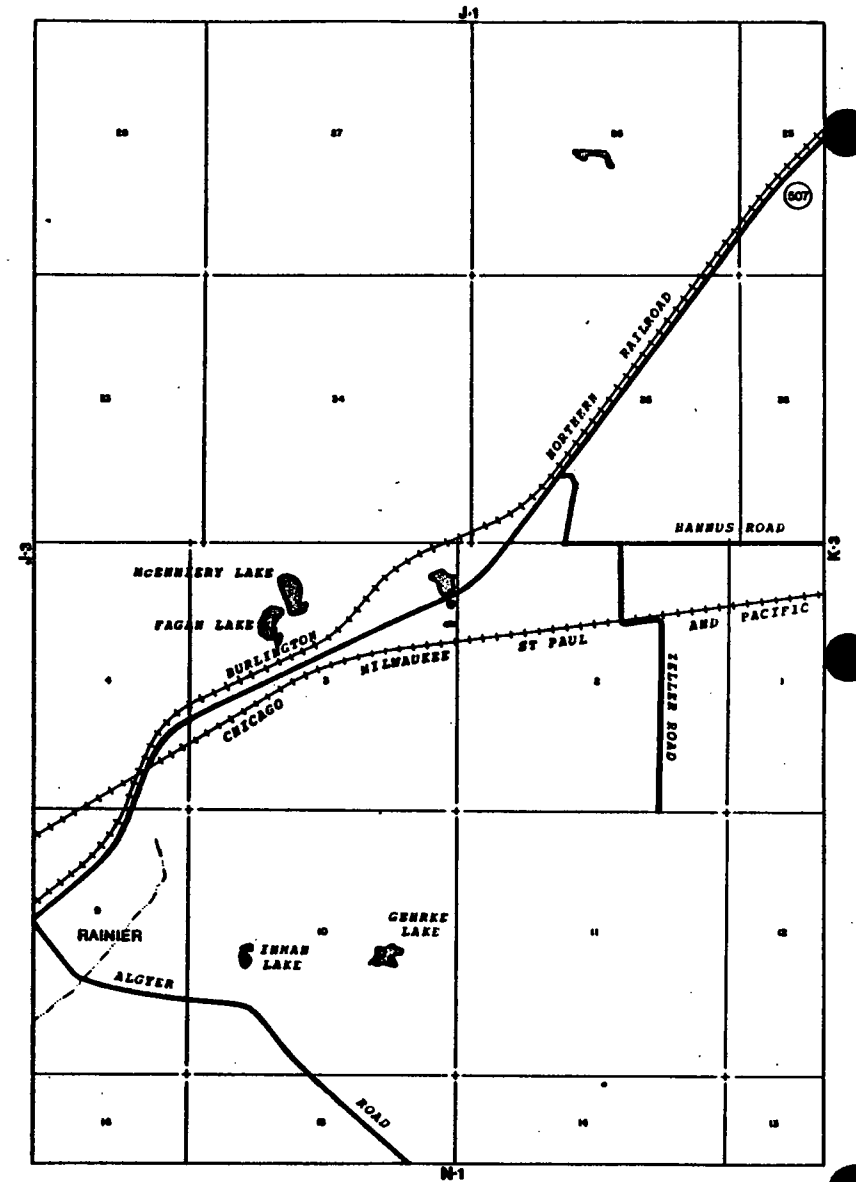


J-1 WEIR PRAIRIE

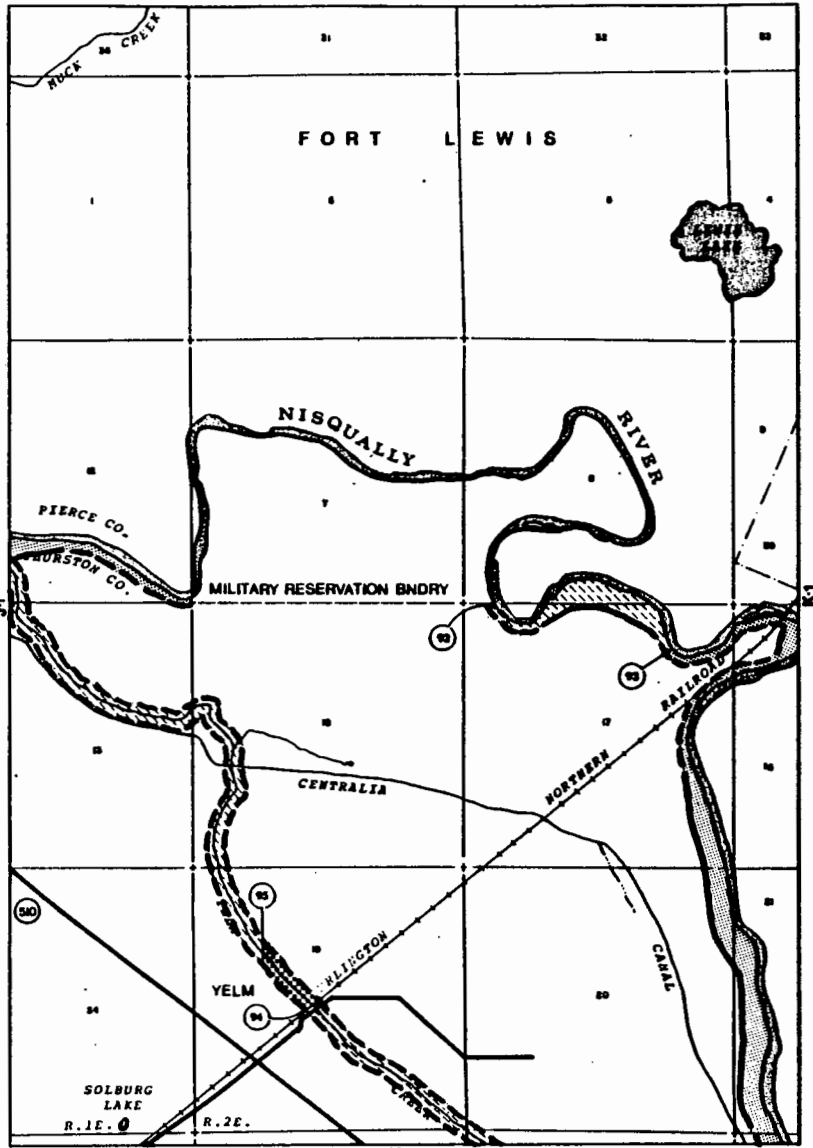


- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

J-3 WEIR PRAIRIE



J-4 WEIR PRAIRIE

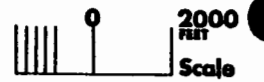
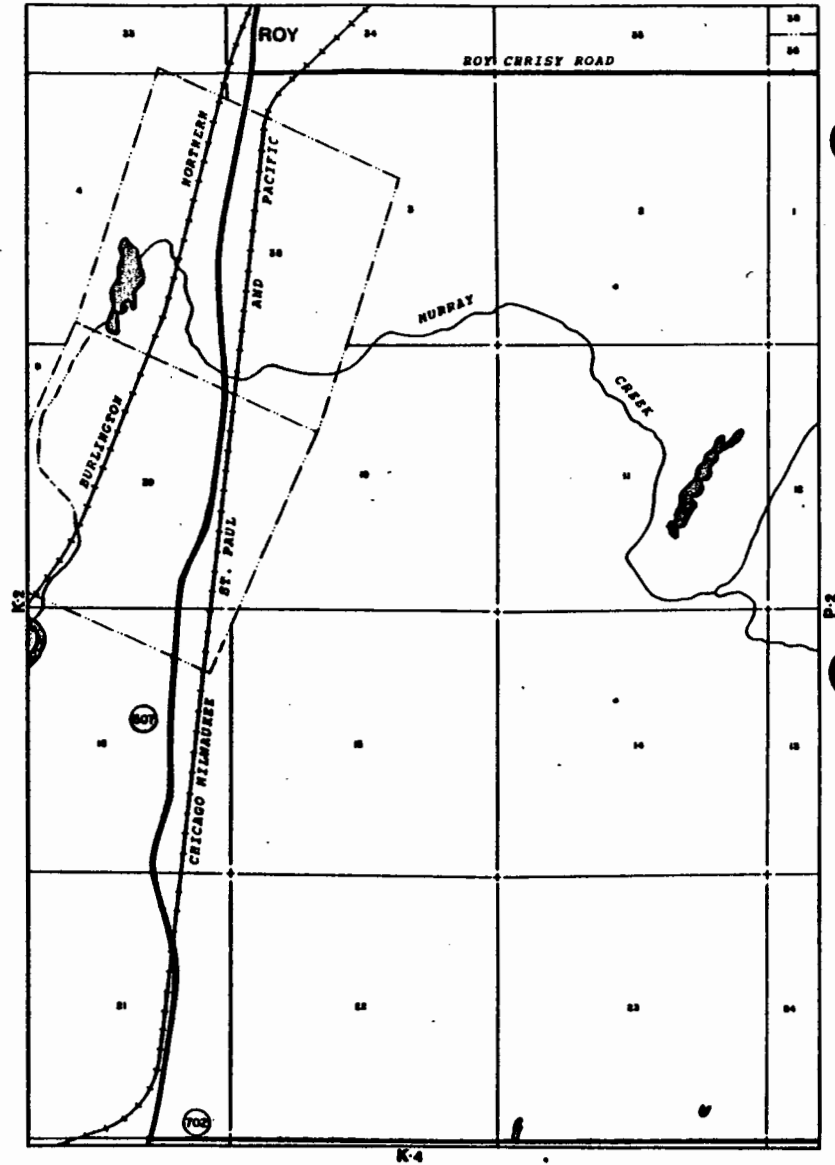


north

- |   |             |   |       |
|---|-------------|---|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

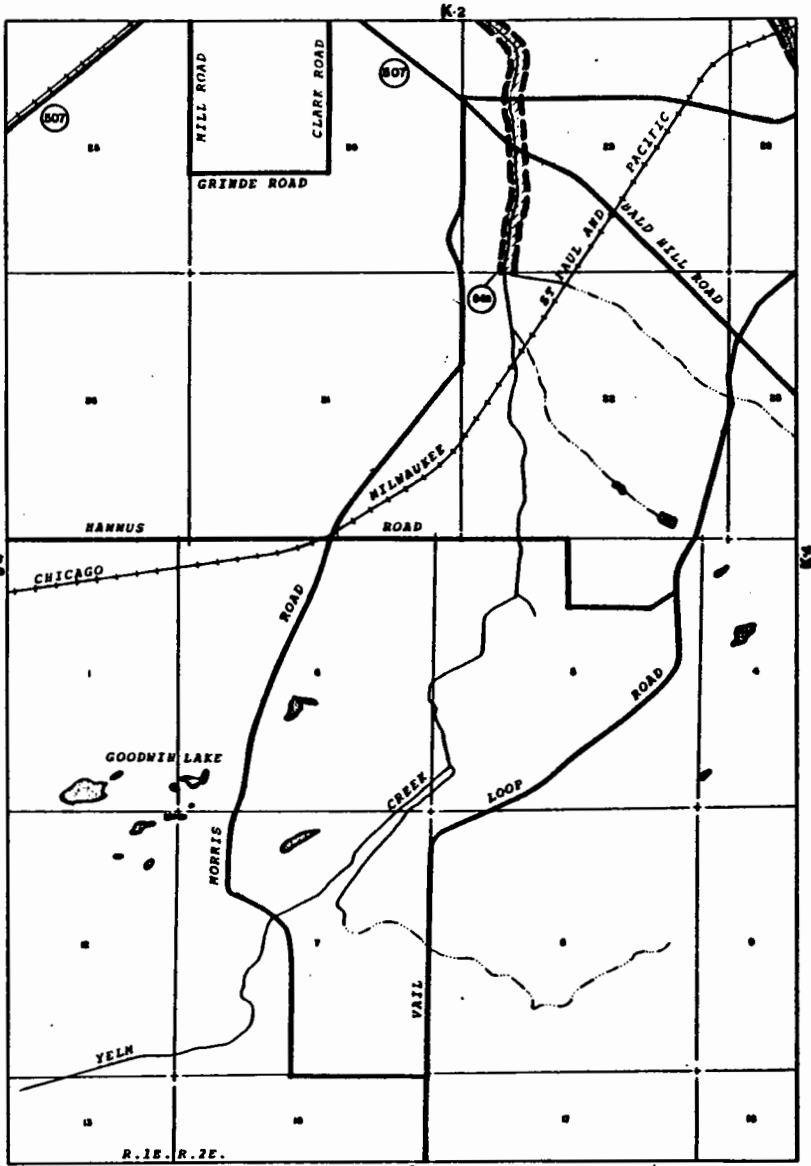
K-2 McKENNA

- 135 -



- 136 -

K-1 McKENNA

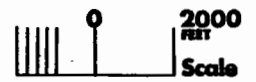
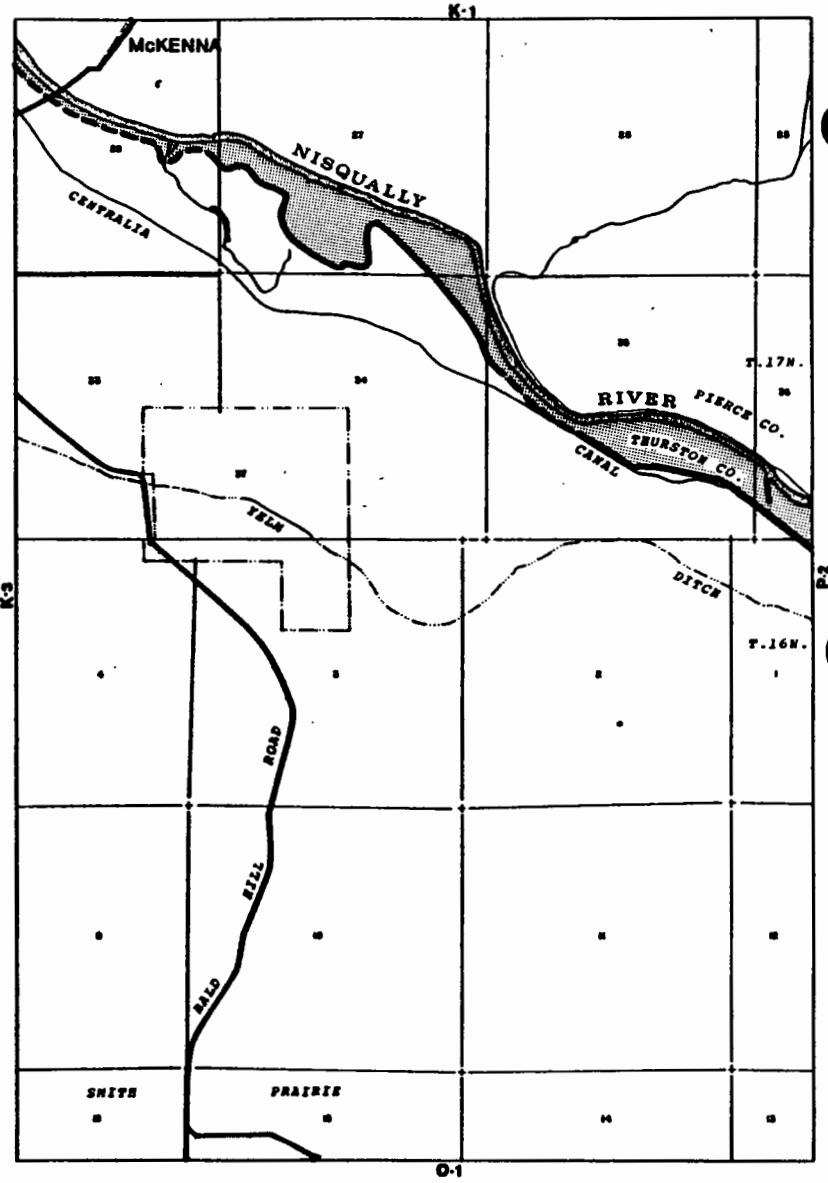


north

K-3 McKENNA

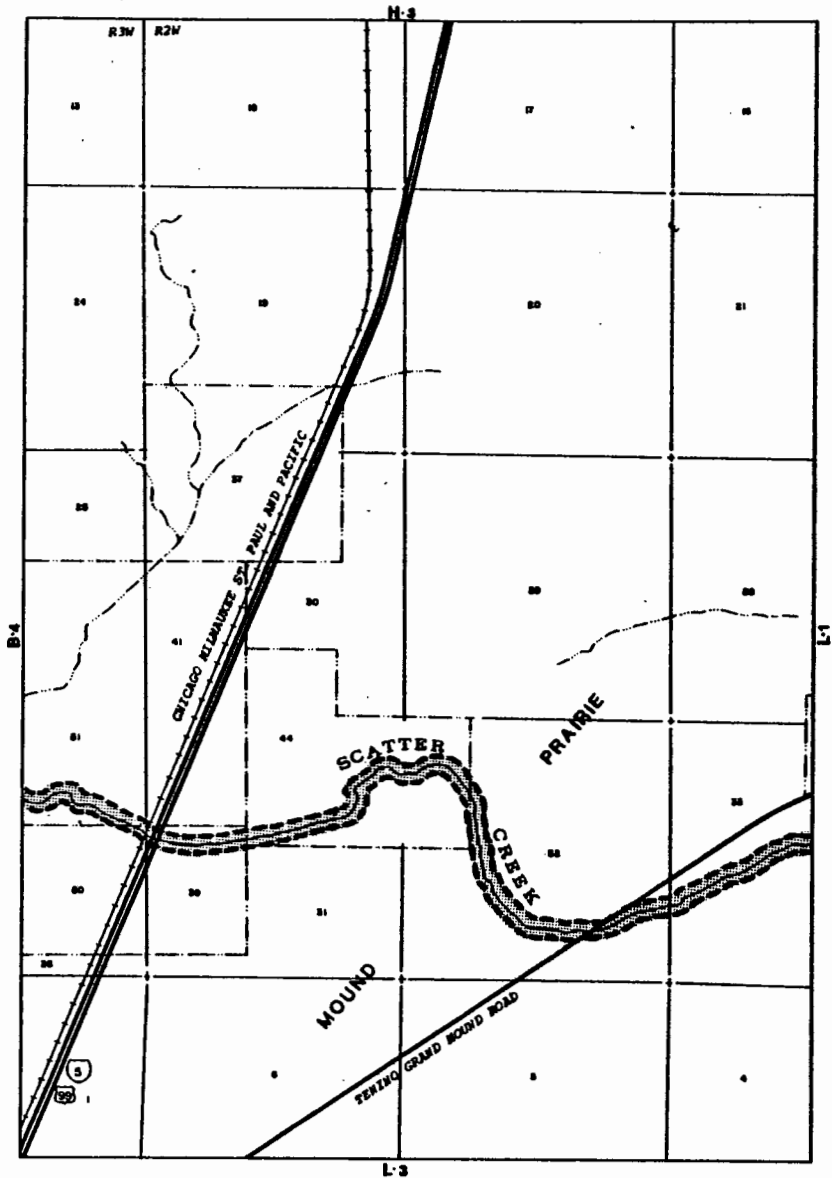
- 137 -

- |  |             |  |       |
|--|-------------|--|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |



- 138 -

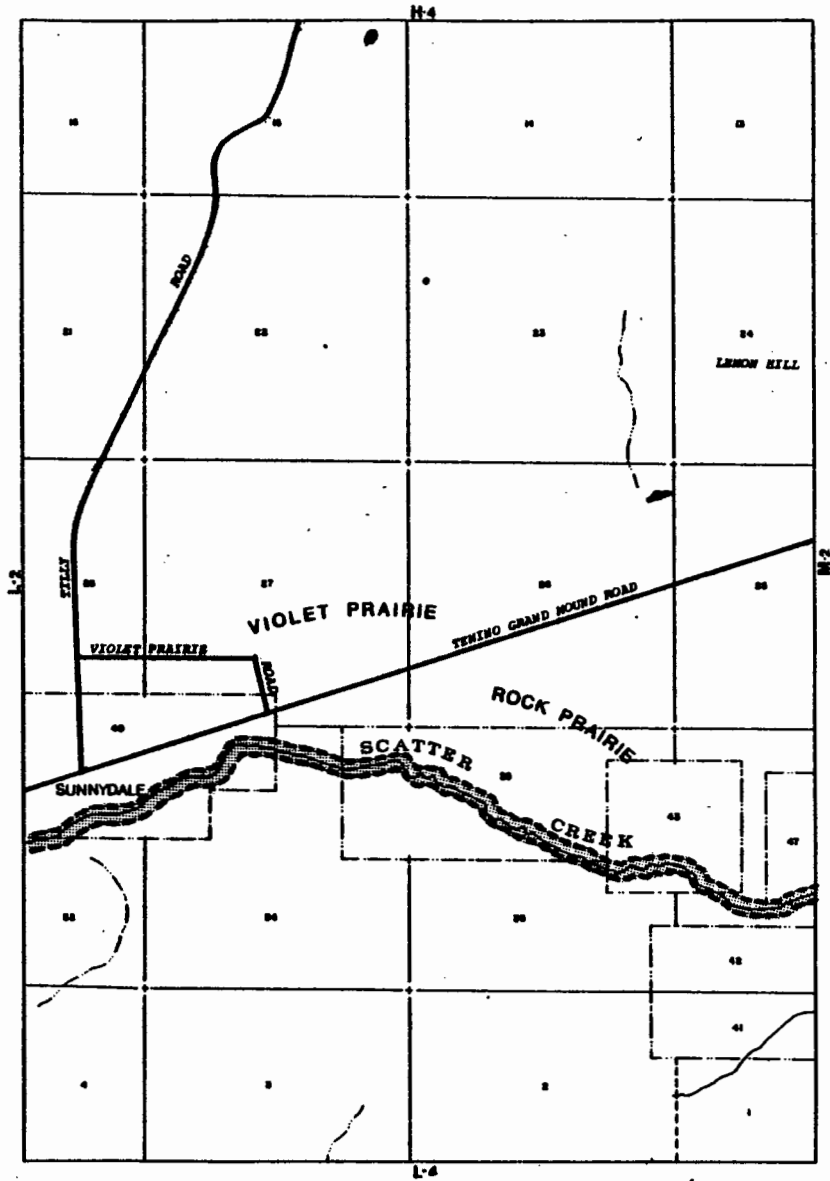
K-4 McKENNA



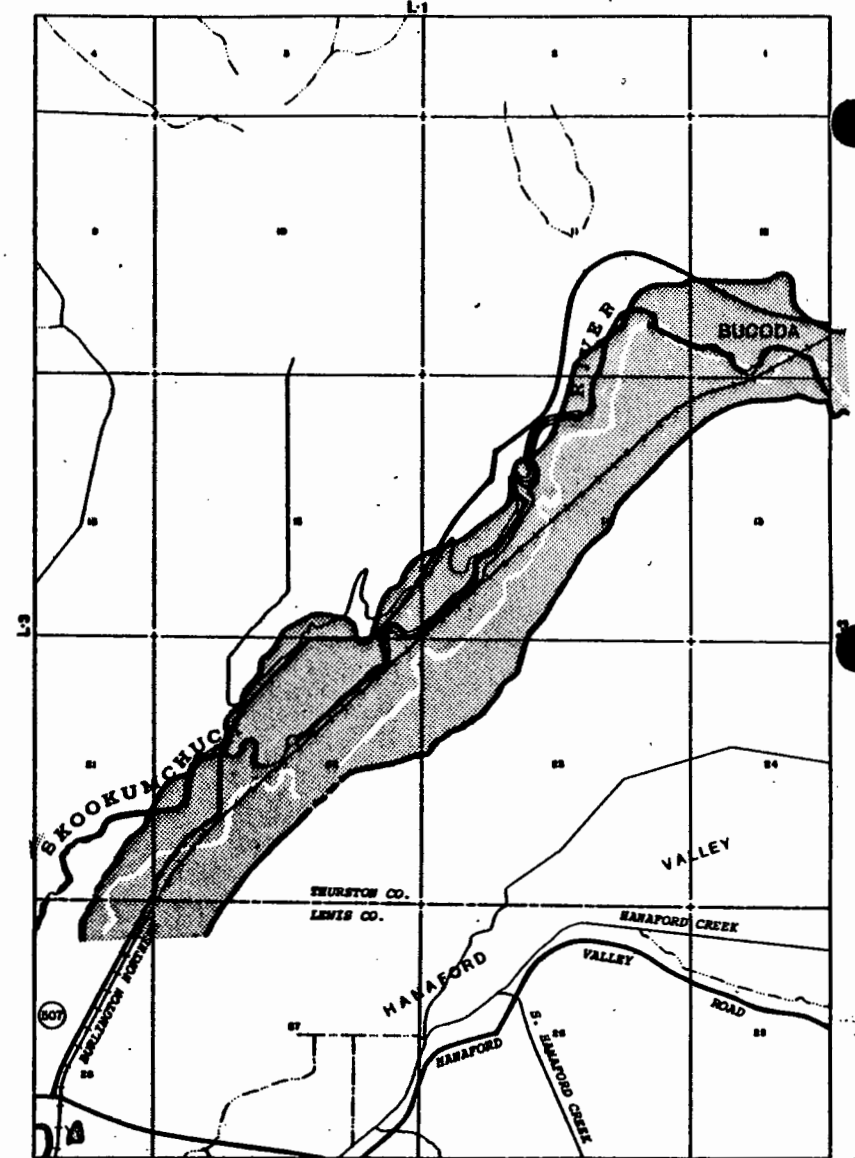
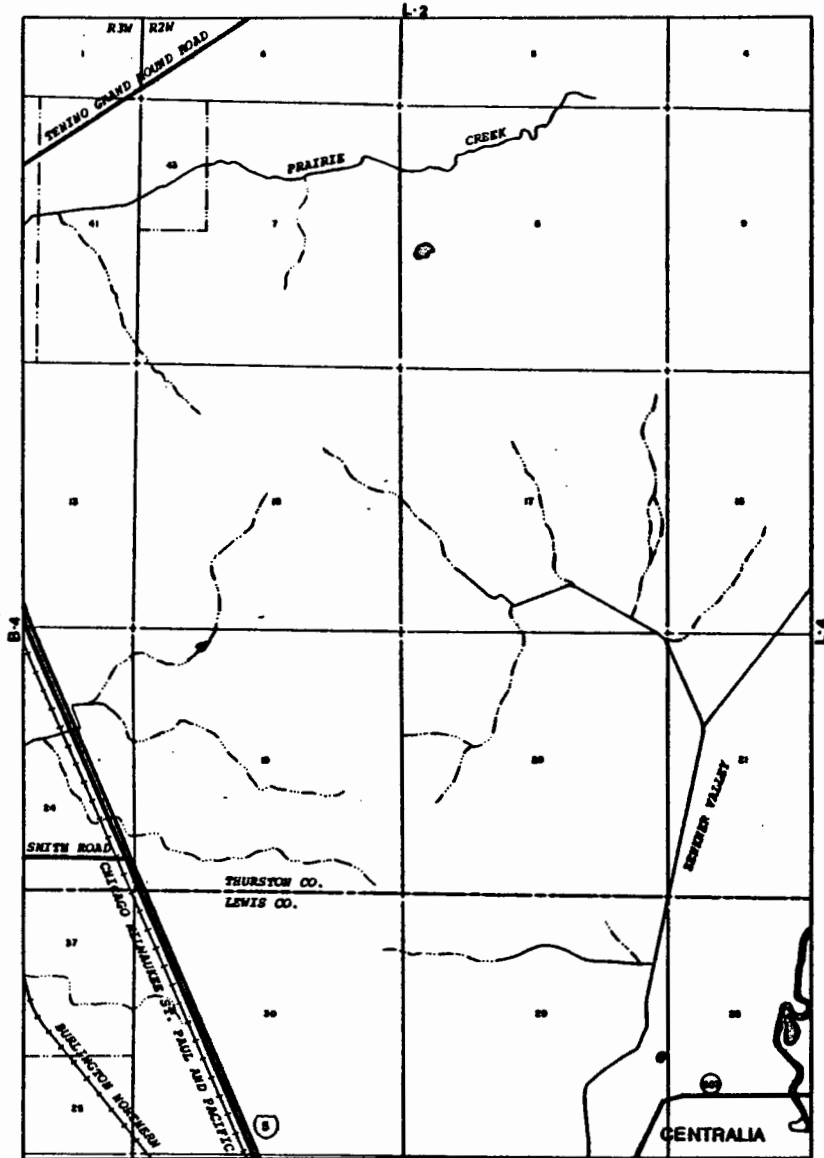
north

- |  |             |  |       |
|--|-------------|--|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

L-2 TENINO

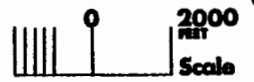


L-1 TENINO



north

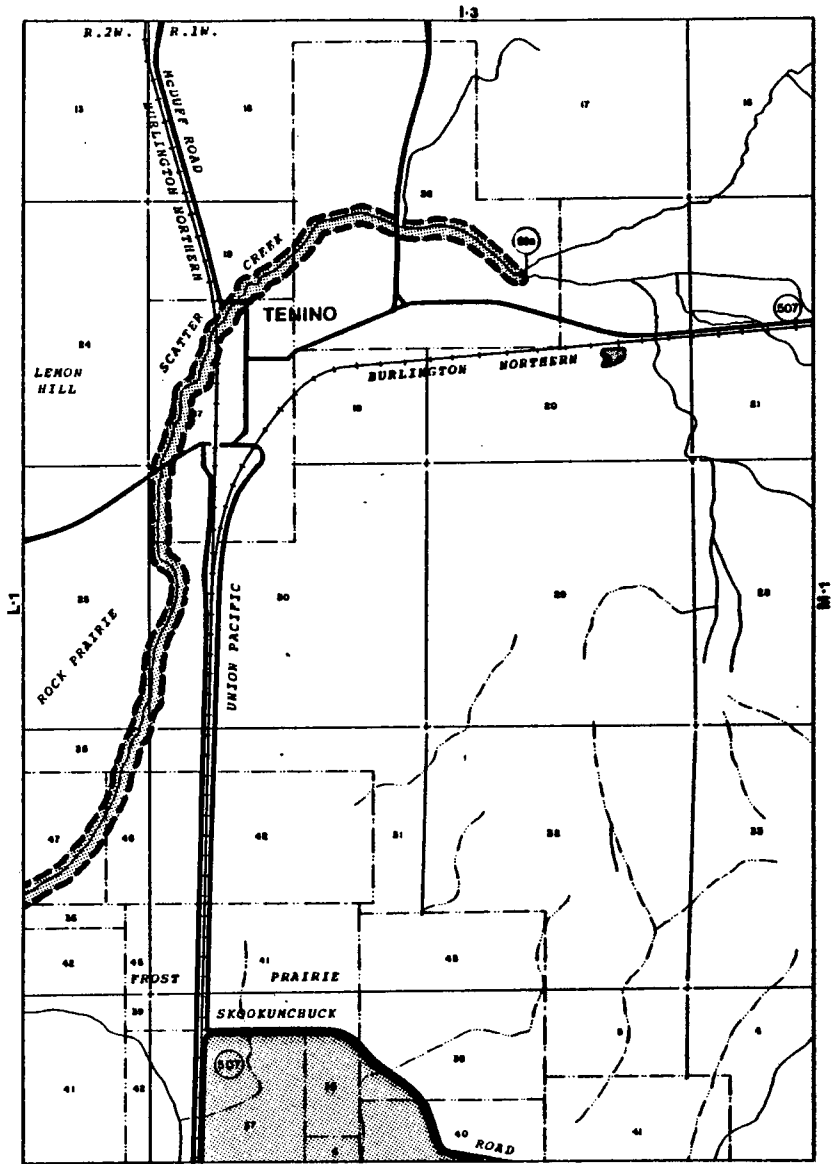
-  Natural
-  Rural
-  Conservancy
-  Urban



L-3 TENINO

L-4 TENINO

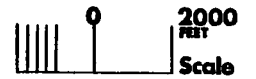
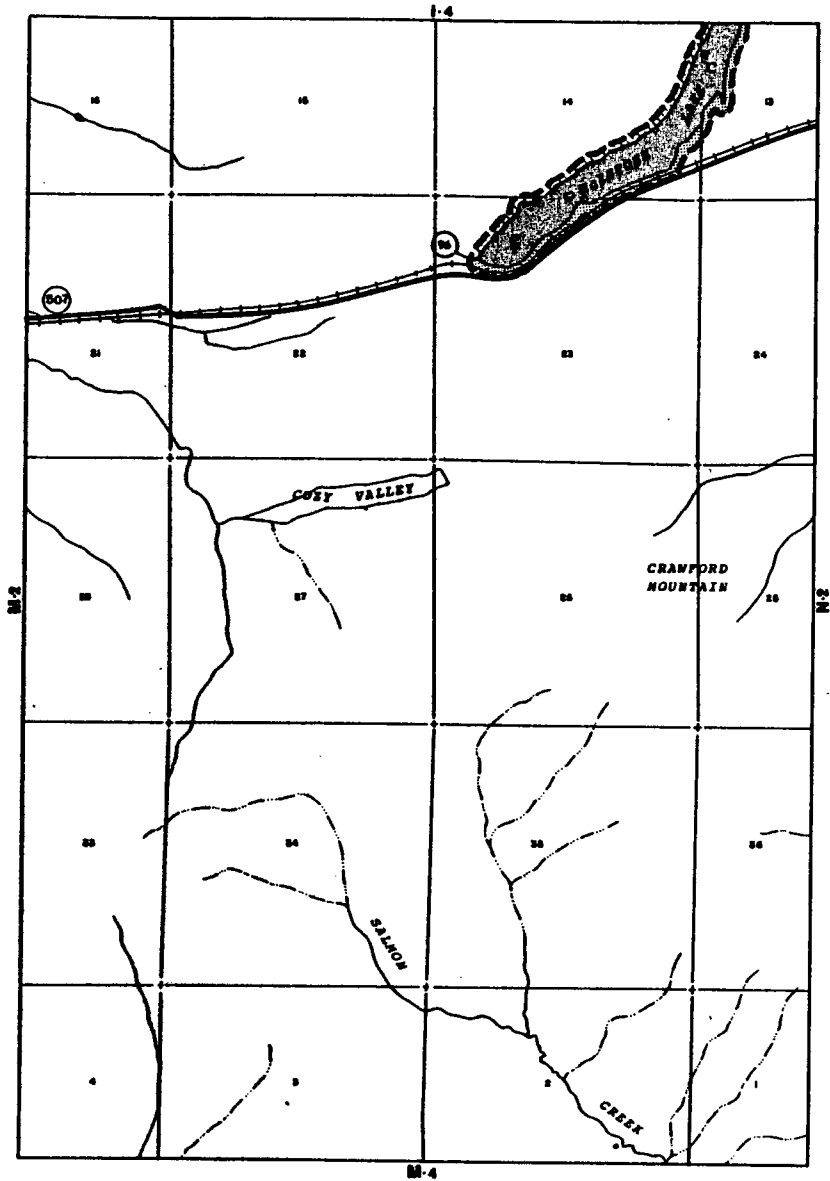




- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

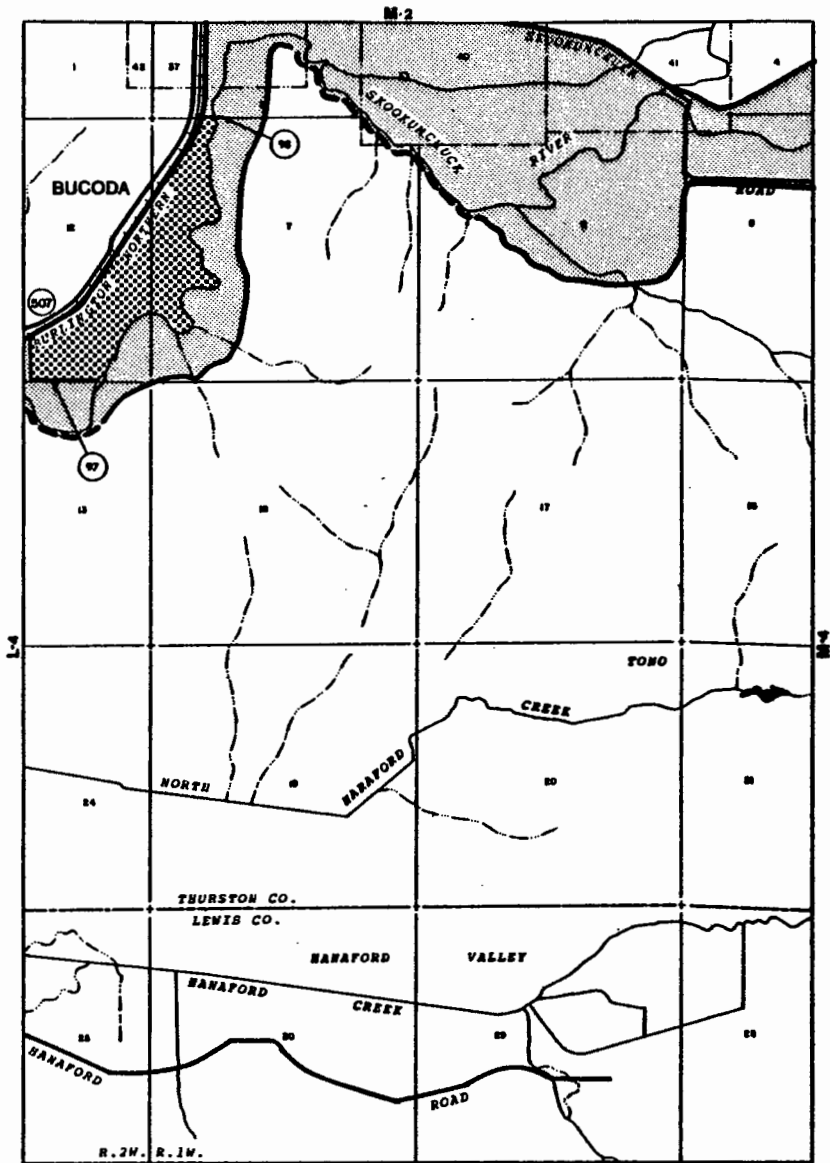
M-2 BUCODA

- 143 -



M-1 BUCODA

- 144 -



north



Natural



Rural

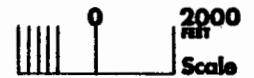
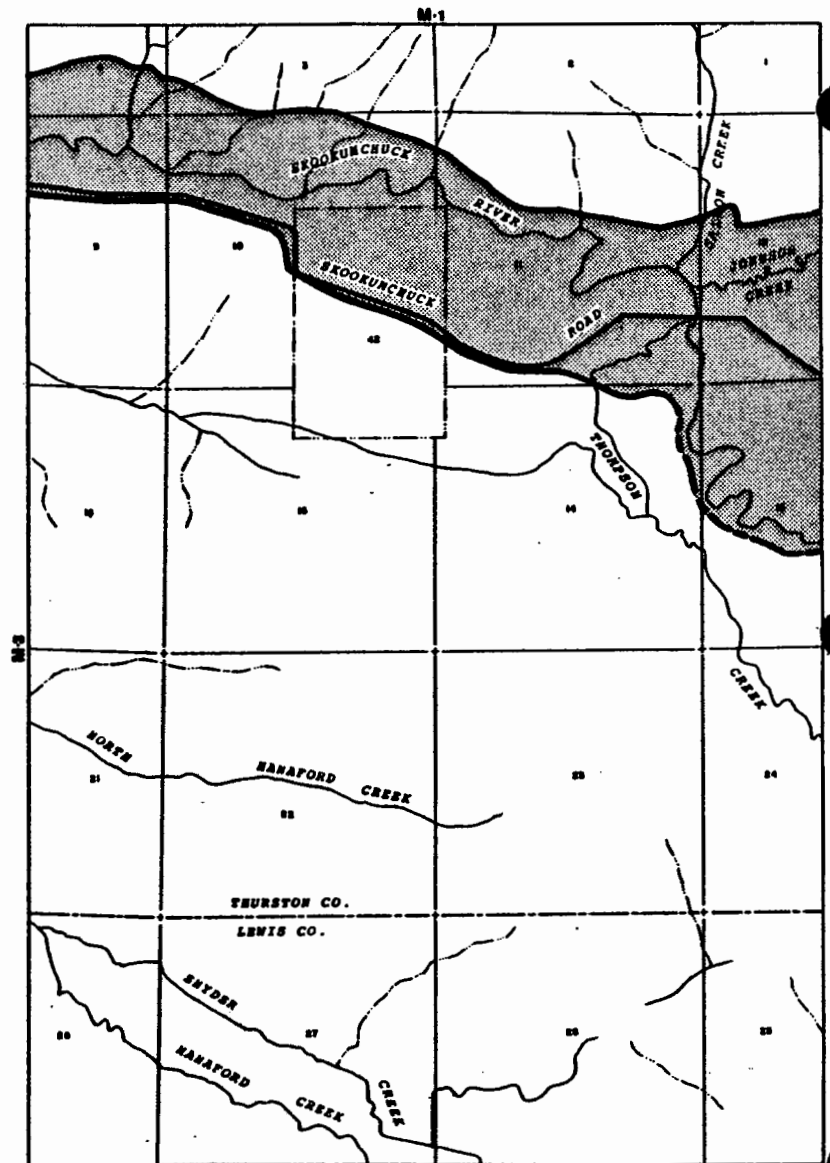


Conservancy



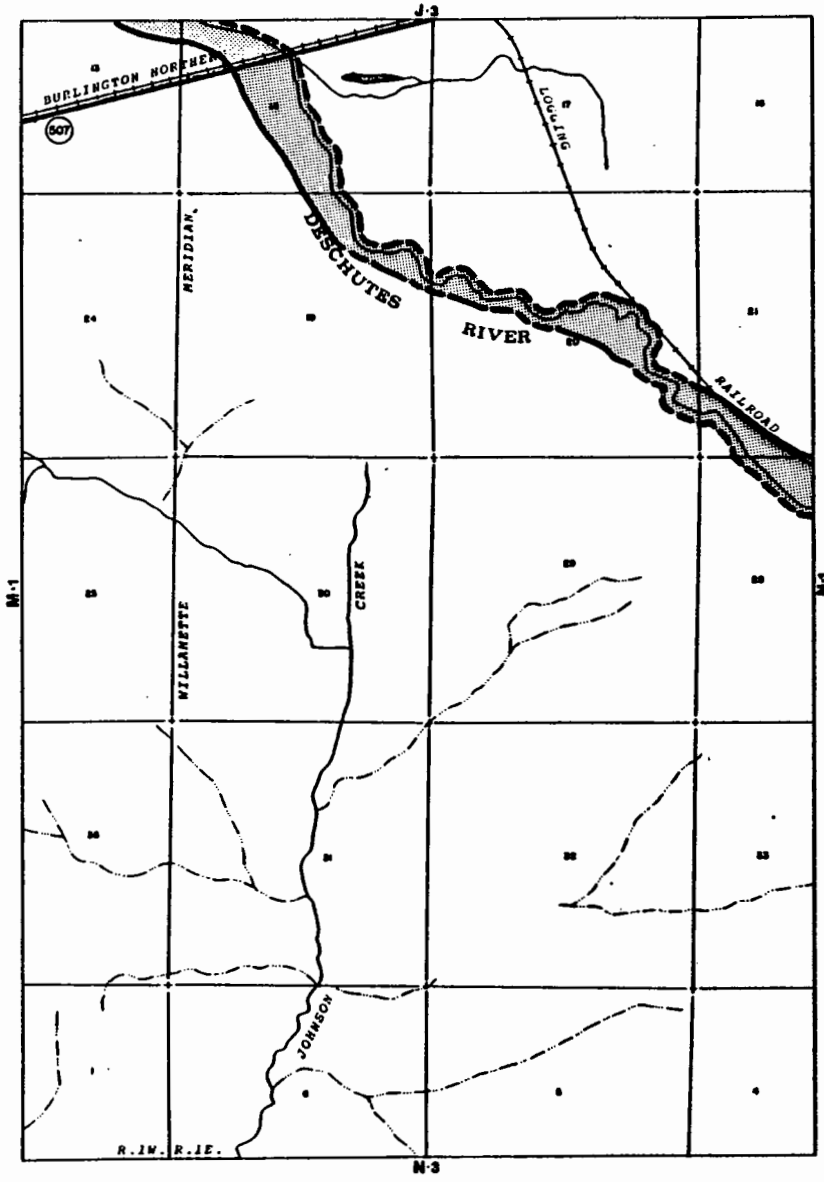
Urban

M-3 BUCODA



2000  
feet  
Scale

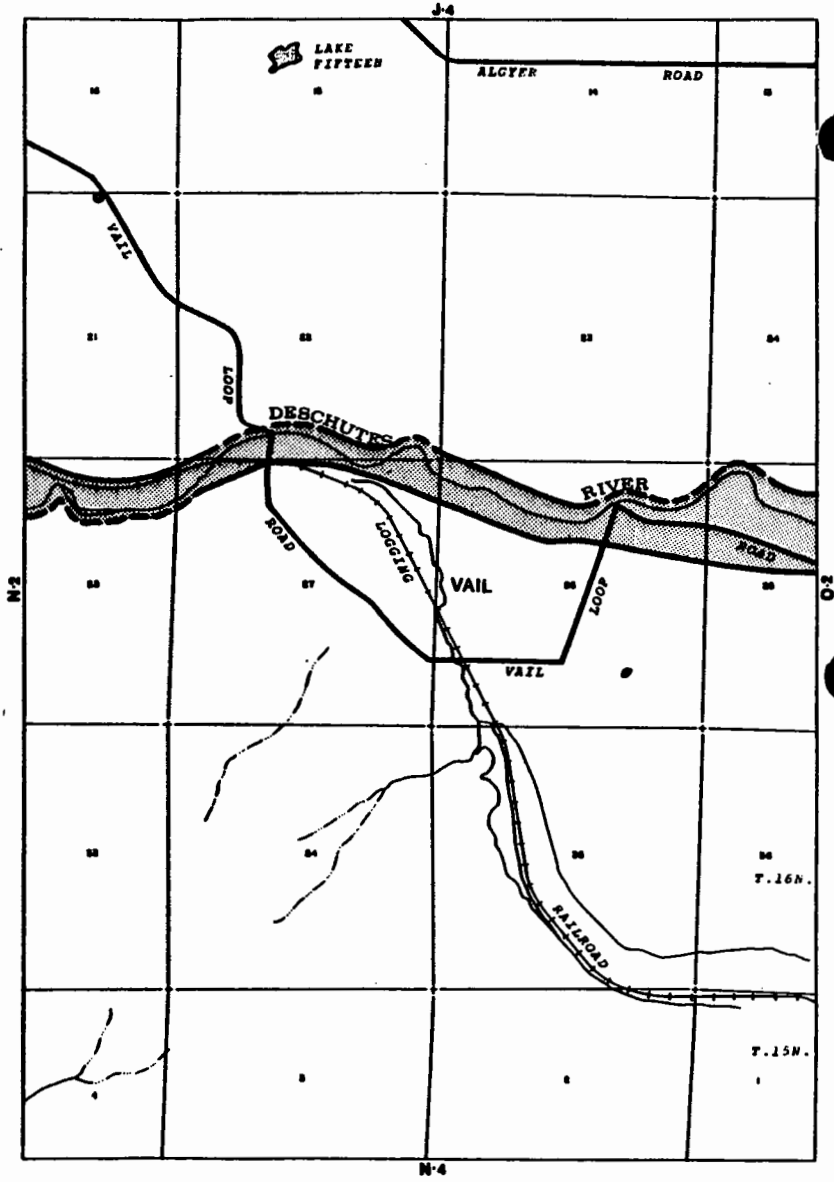
M-4 BUCODA



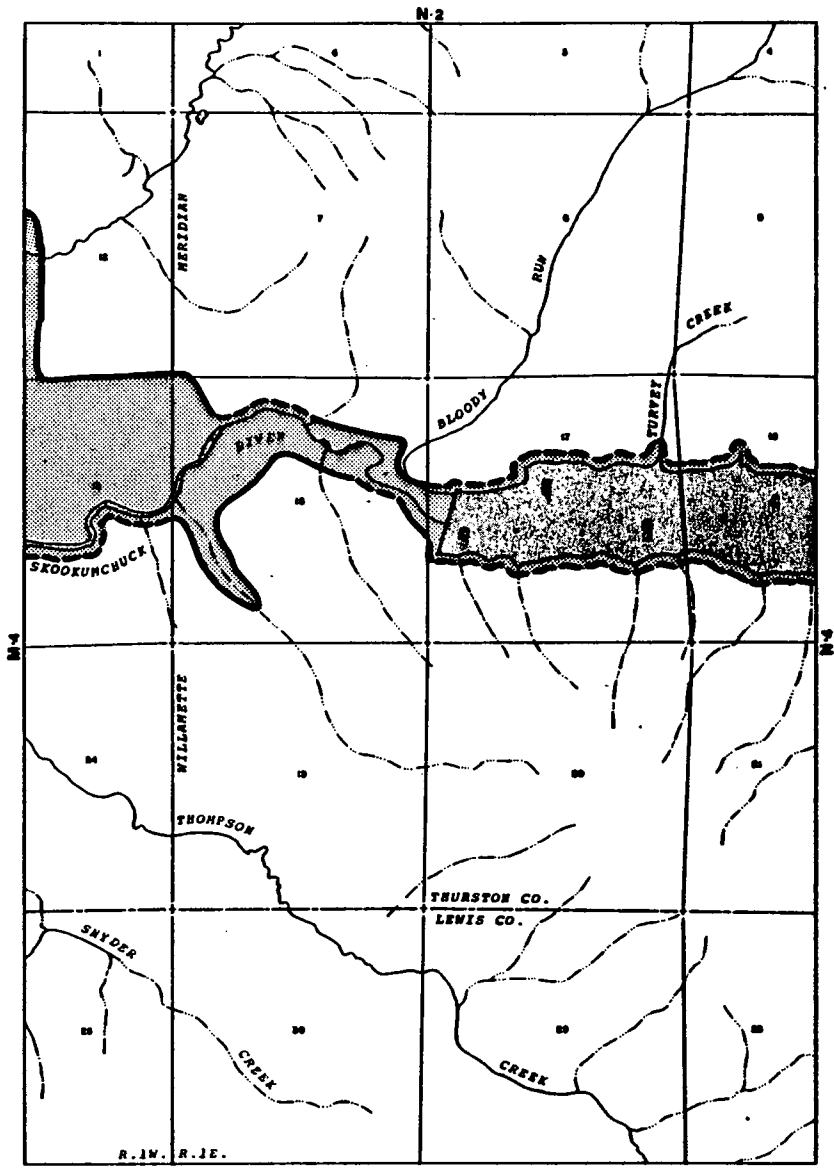
north

-  Natural
-  Rural
-  Conservancy
-  Urban

N-2 VAIL

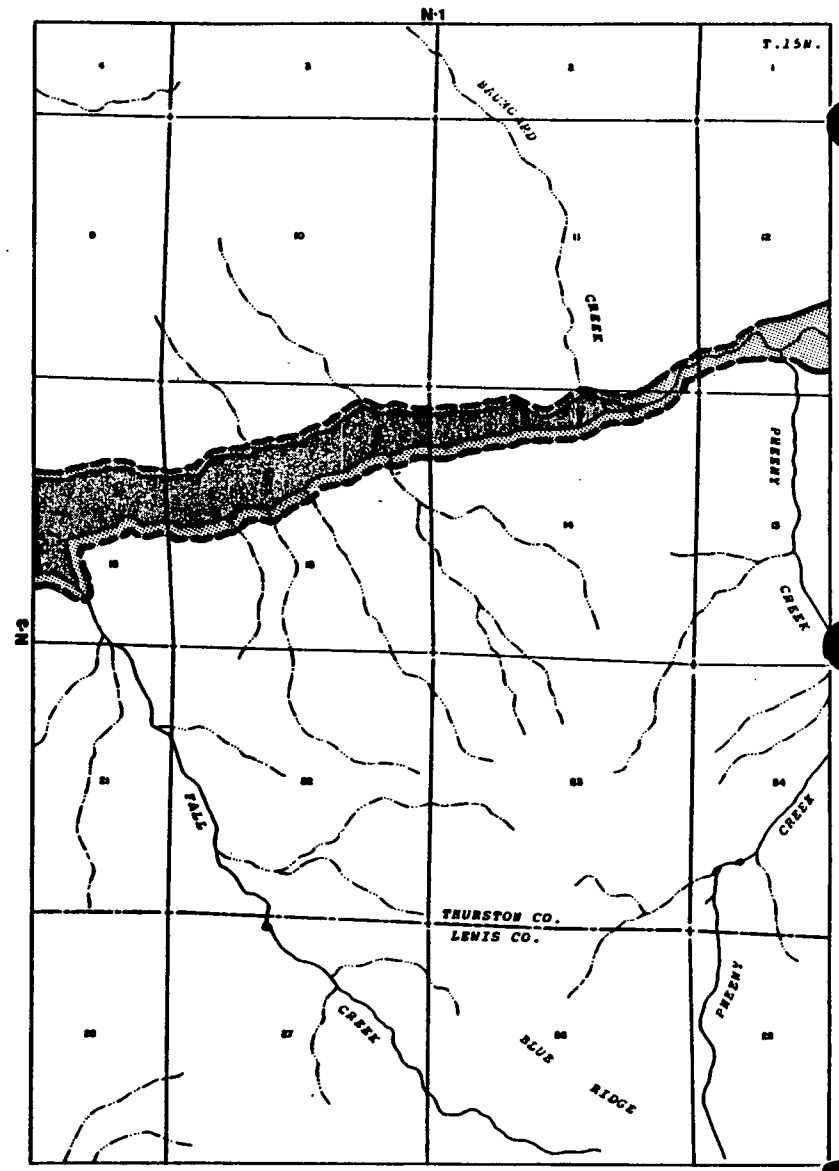


N-1 VAIL

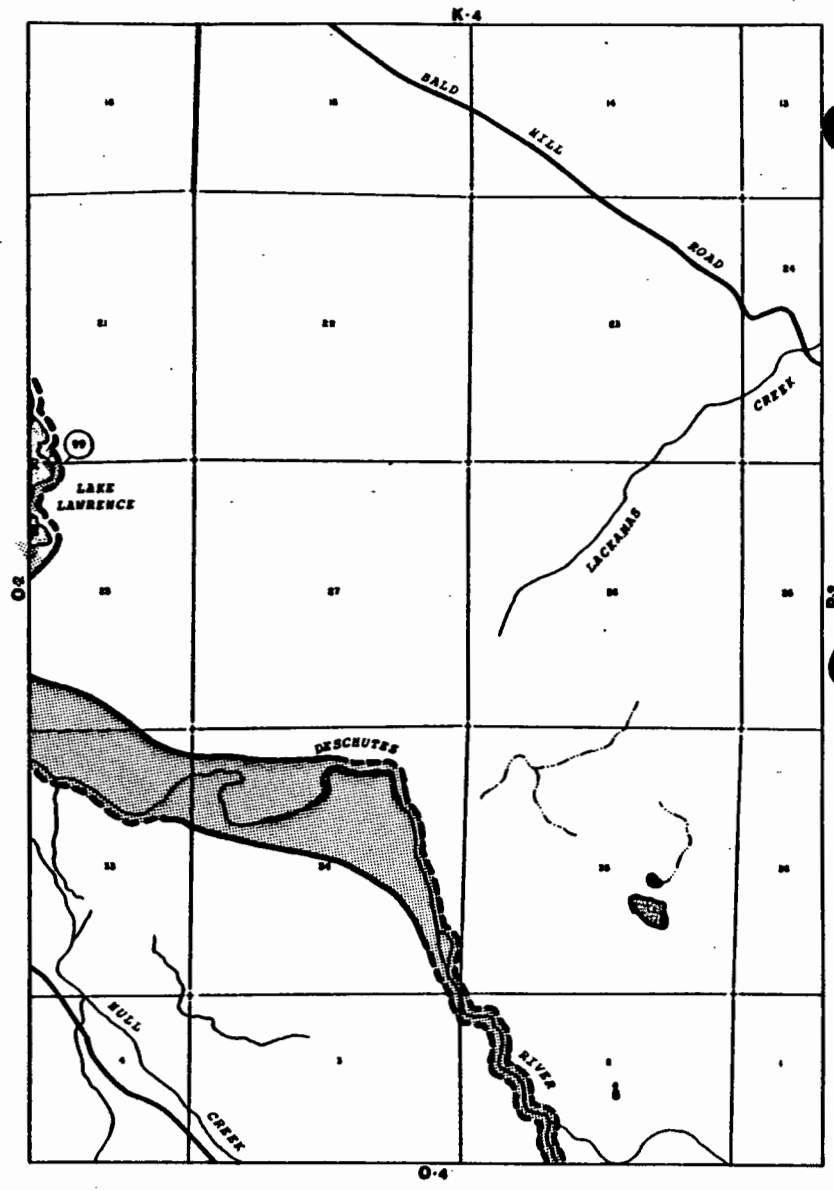
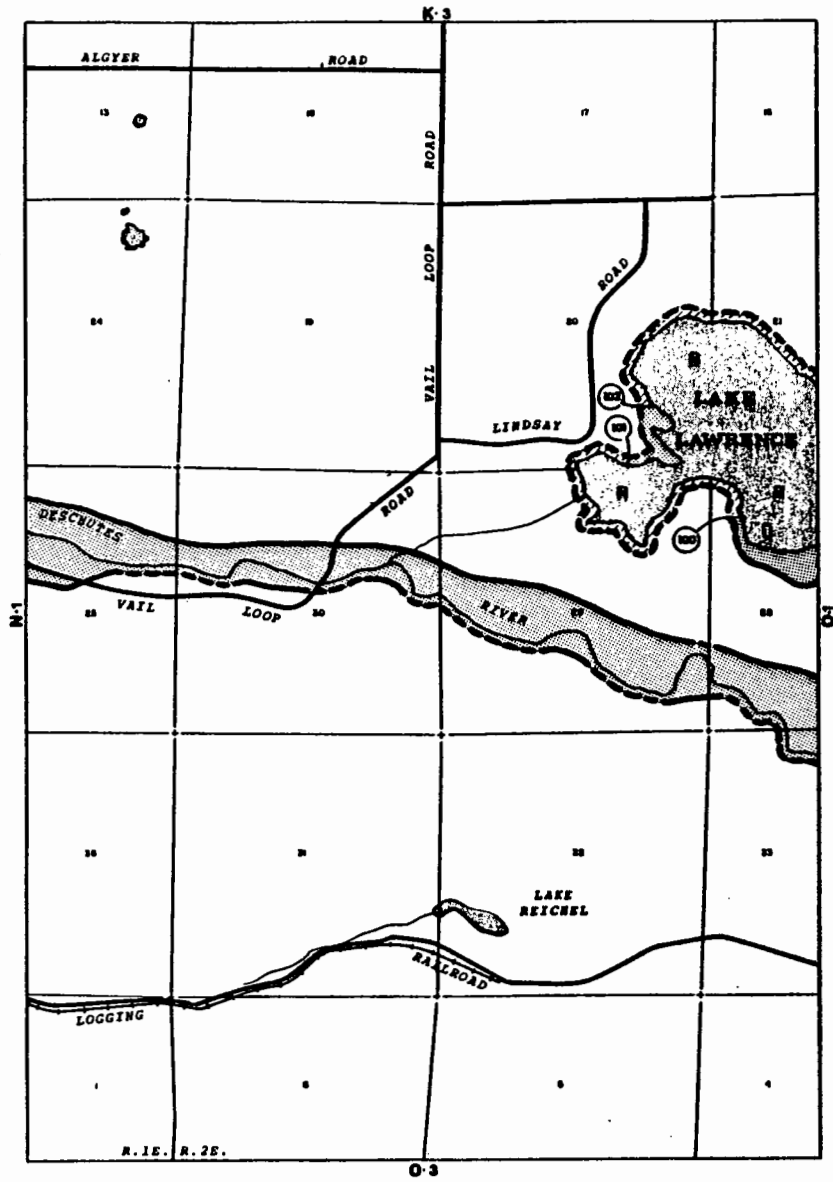


N-3 VAIL

- |   |             |   |       |
|---|-------------|---|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |



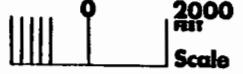
N-4 VAIL



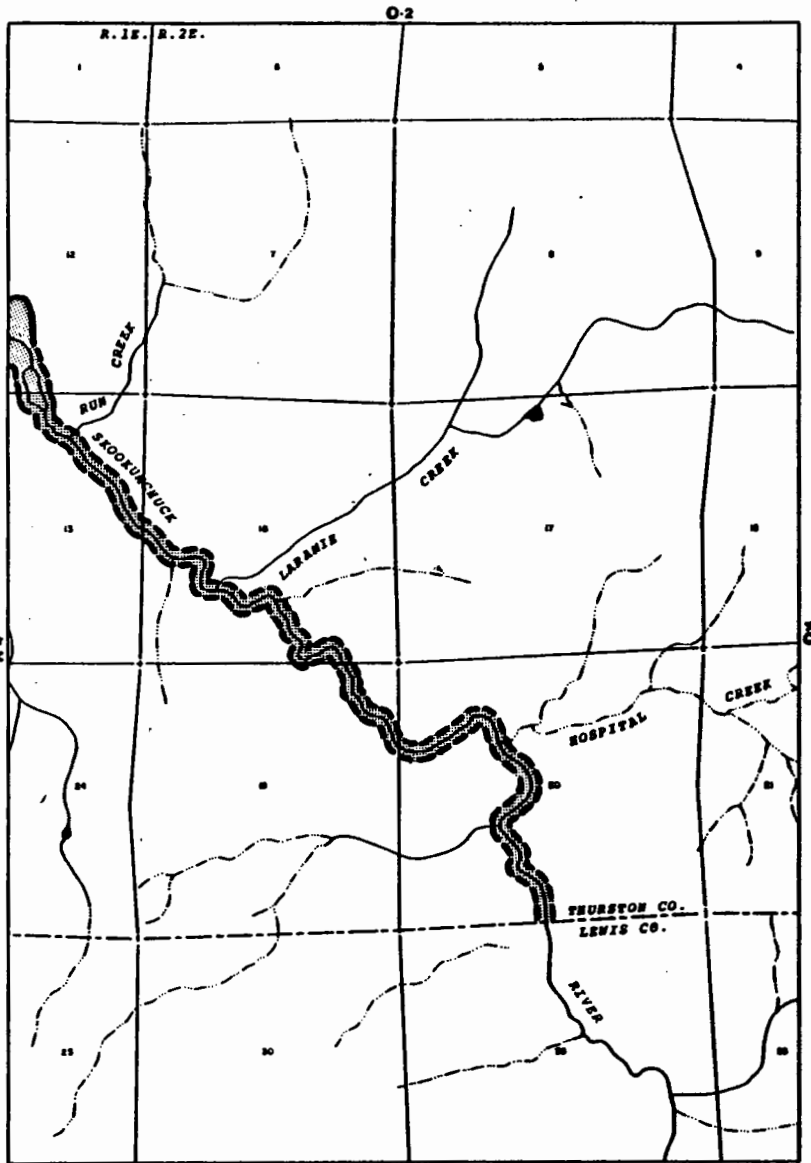
north

- |  |             |  |       |
|--|-------------|--|-------|
|  | Natural     |  | Rural |
|  | Conservancy |  | Urban |

O-2 LAKE LAWRENCE - 151 -



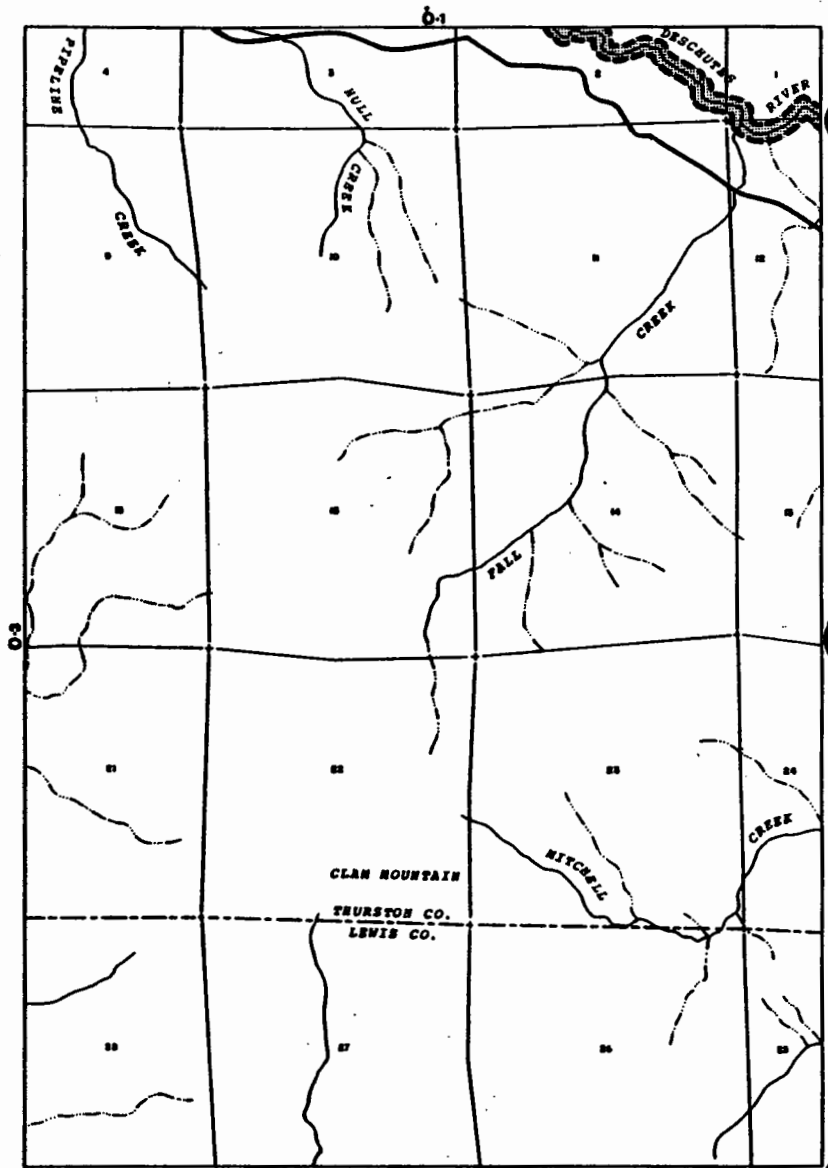
- 152 - O-1 LAKE LAWRENCE



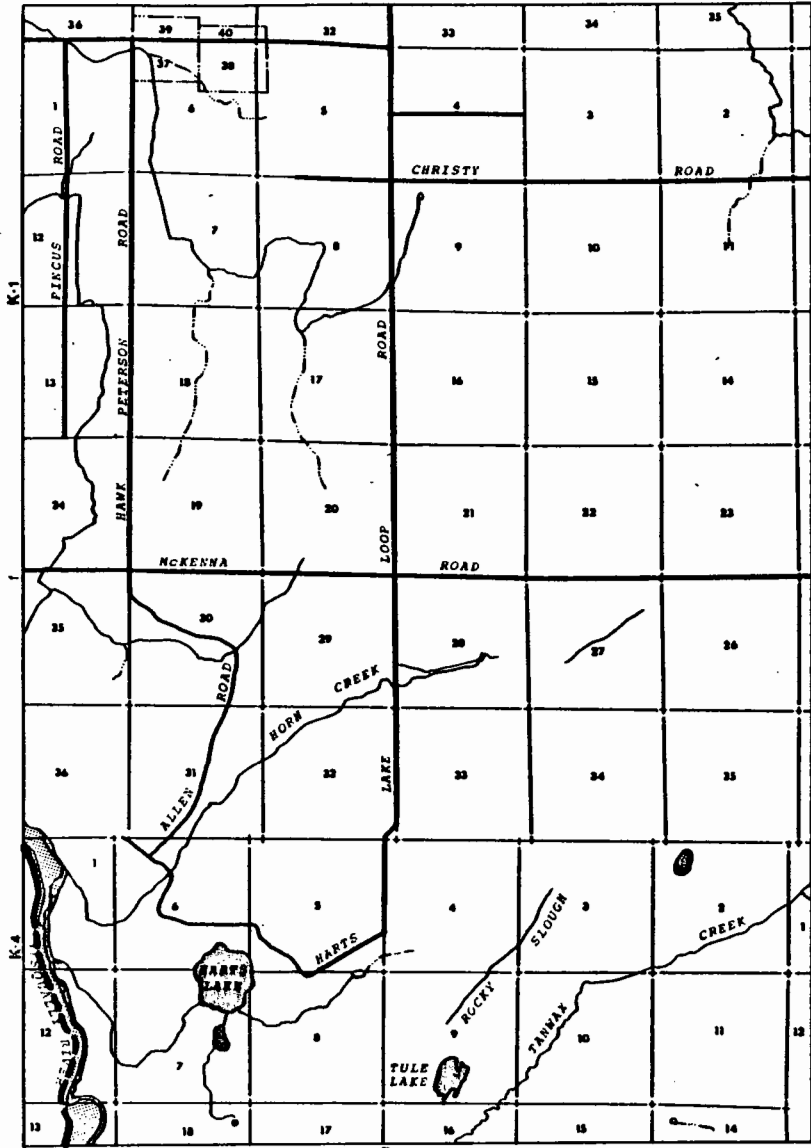
north

- |   |   |
|---|---|
|  Natural     |  Rural |
|  Conservancy |  Urban |

O-3 LAKE LAWRENCE - 153 -



- 154 - O-4 LAKE LAWRENCE



north

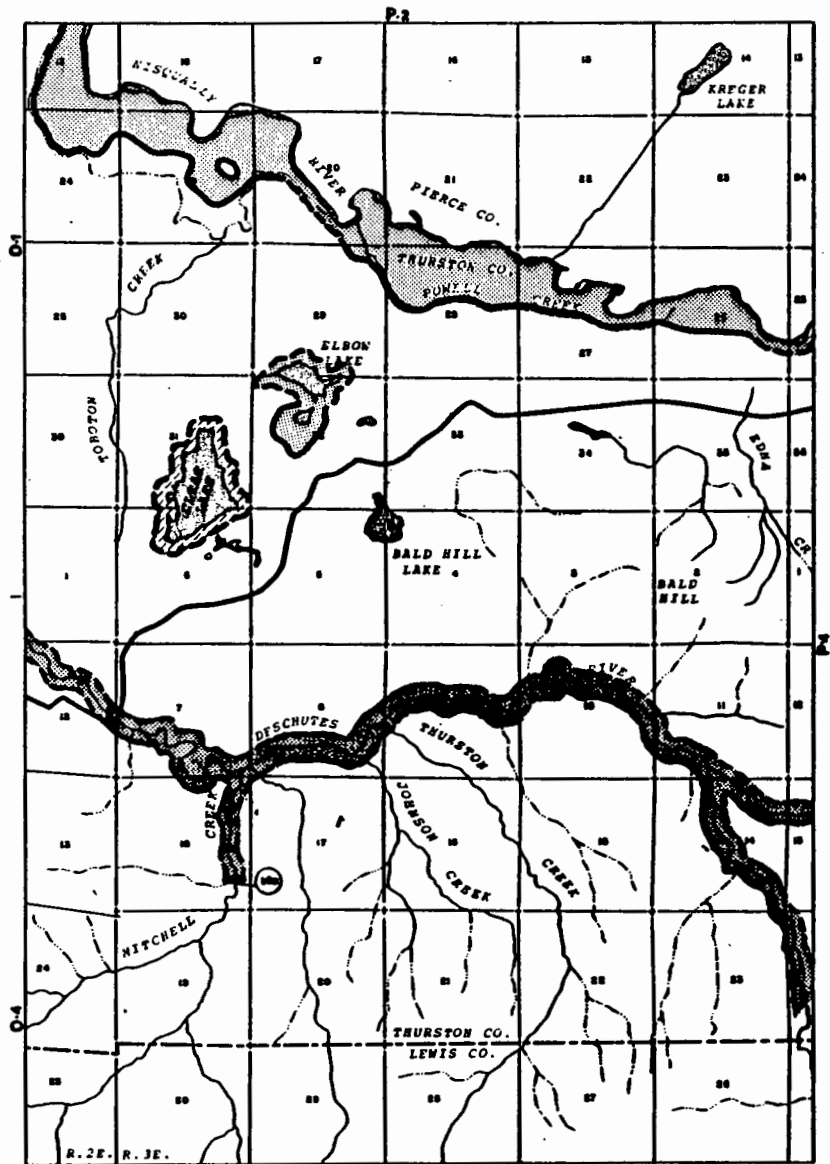
 Natural

 Rural

 Conservancy

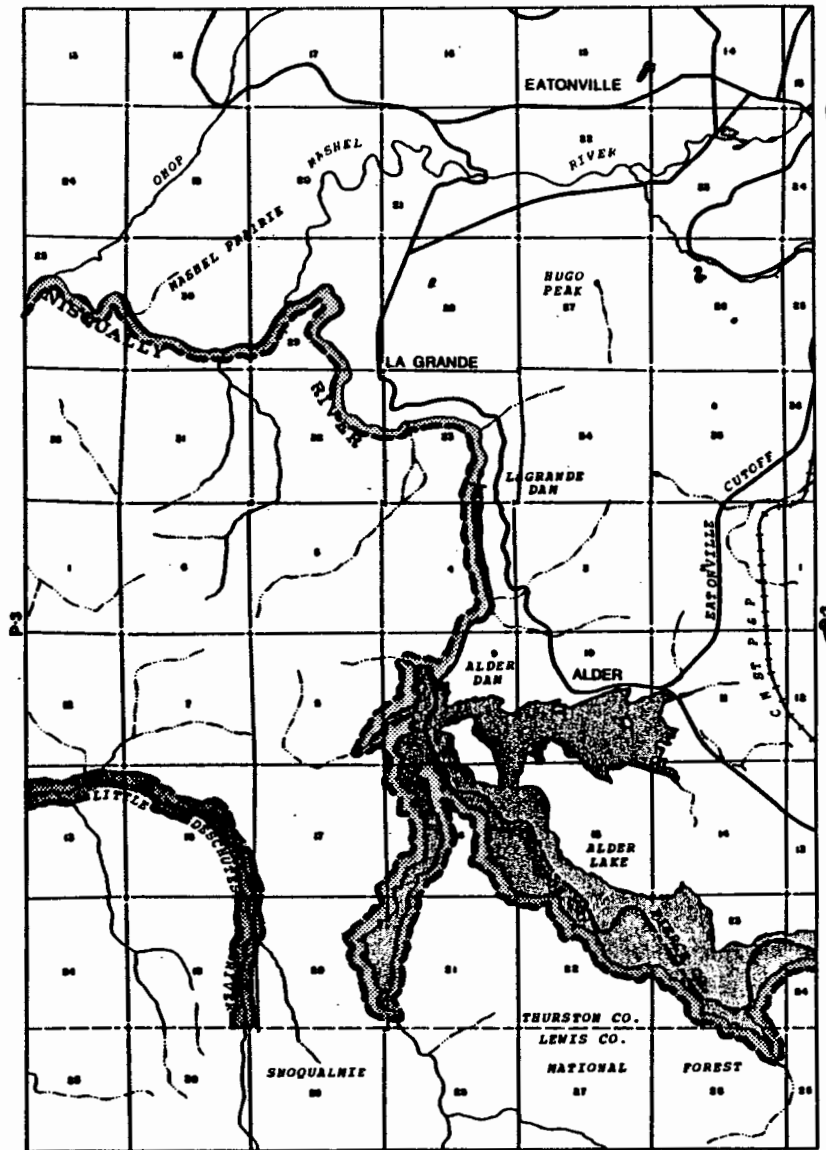
 Urban

P-2 OHOP VALLEY



P-3 OHOP VALLEY

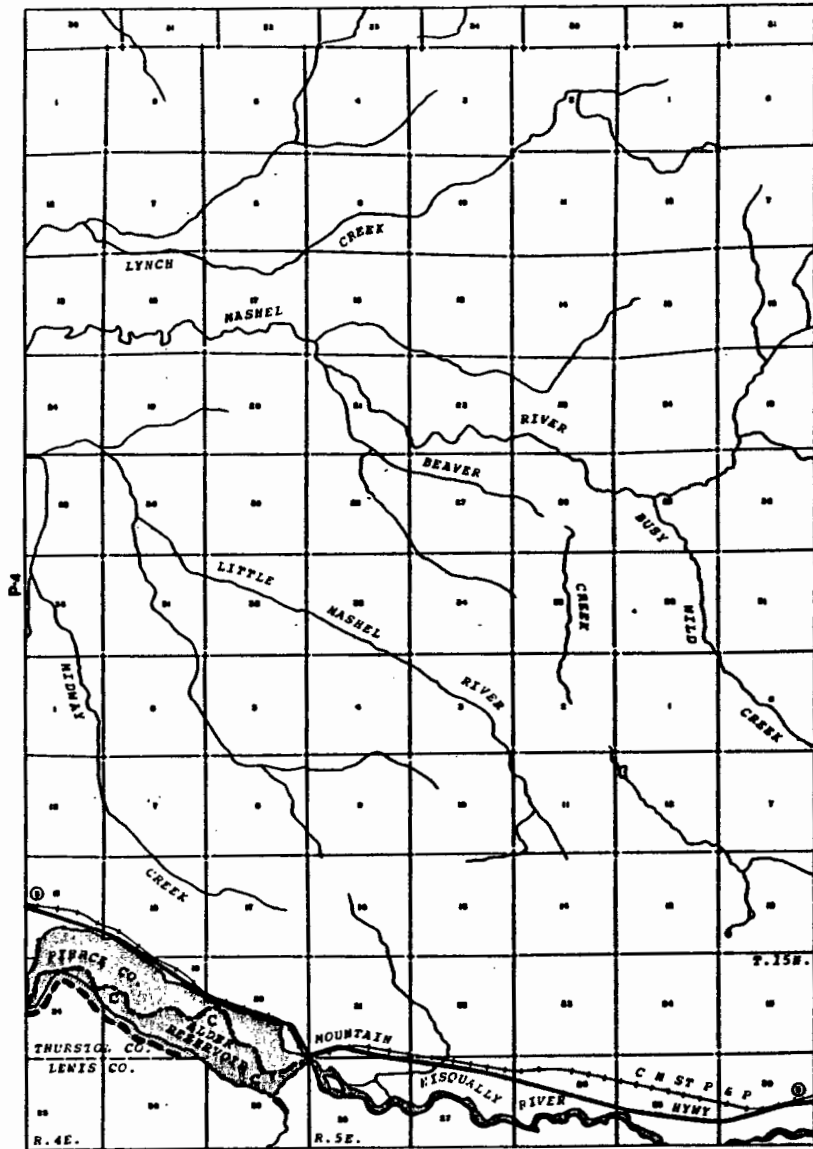
- 156 -



P-4 OHOP VALLEY

- 157 -

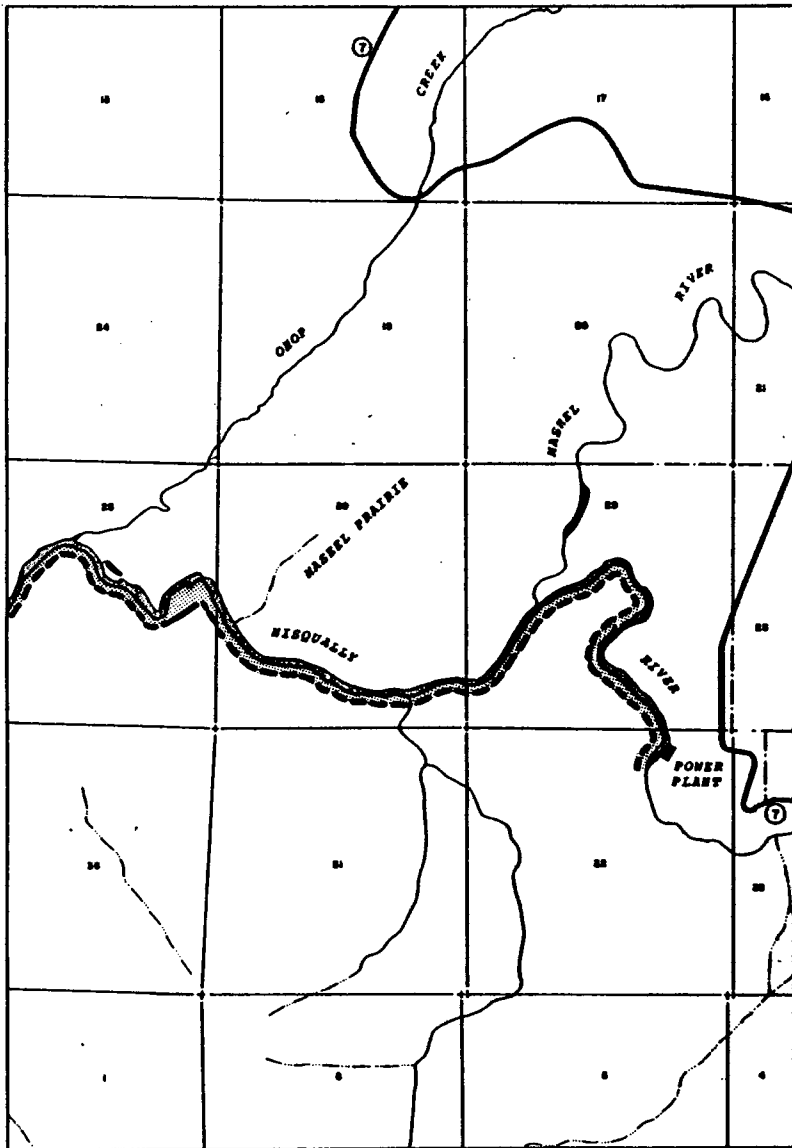




north

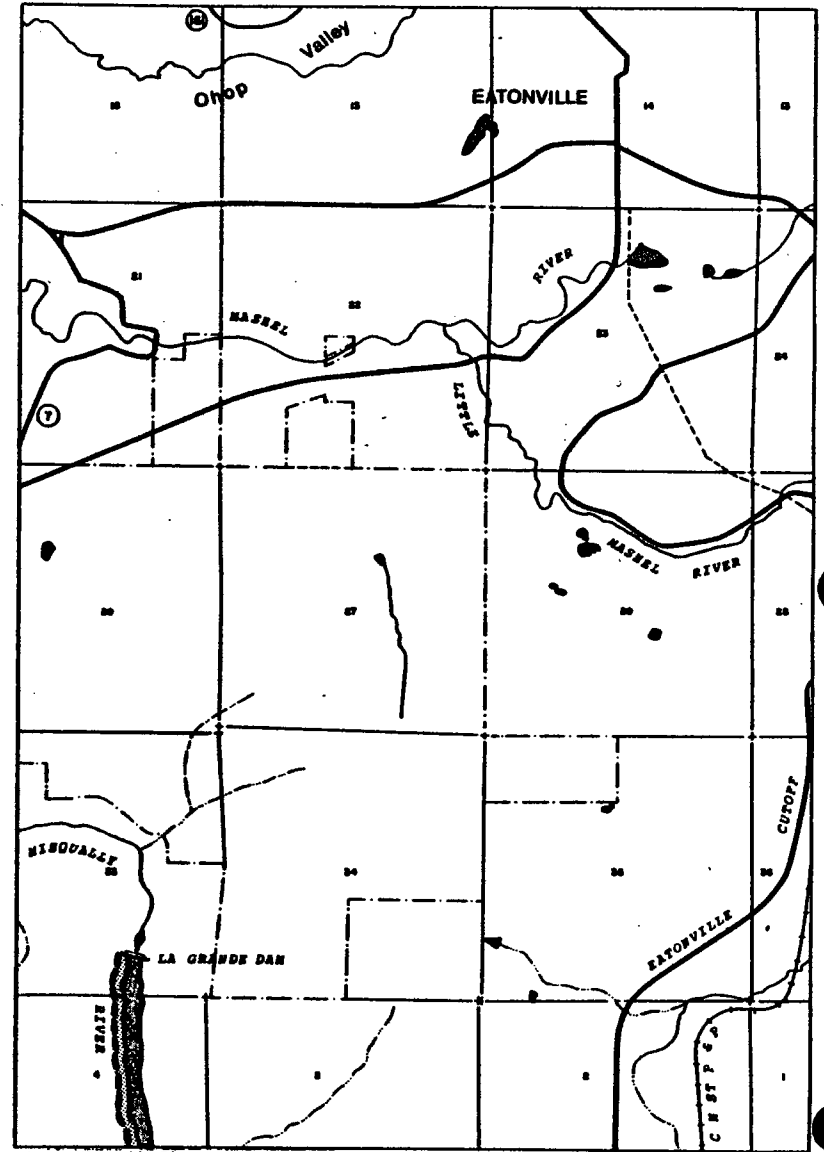


Q-3 KAPOWSIN



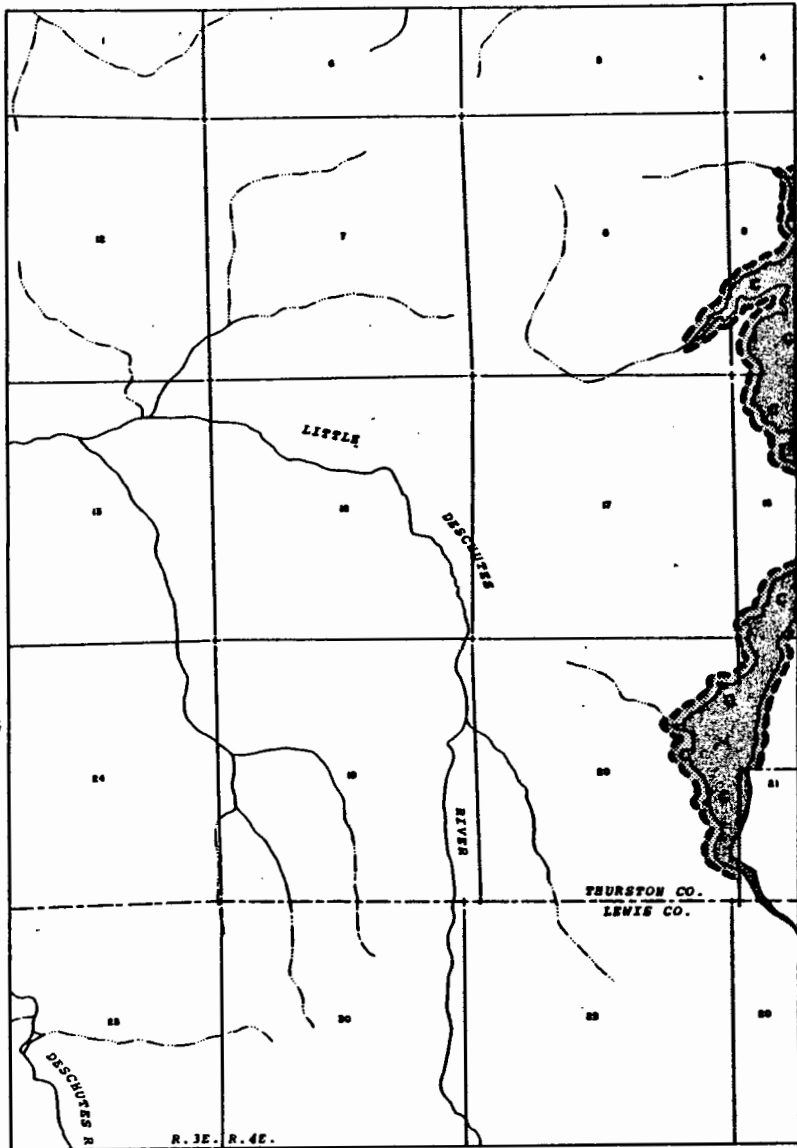
SSWS - Nisqually River and associated wetland

Eatonville 2



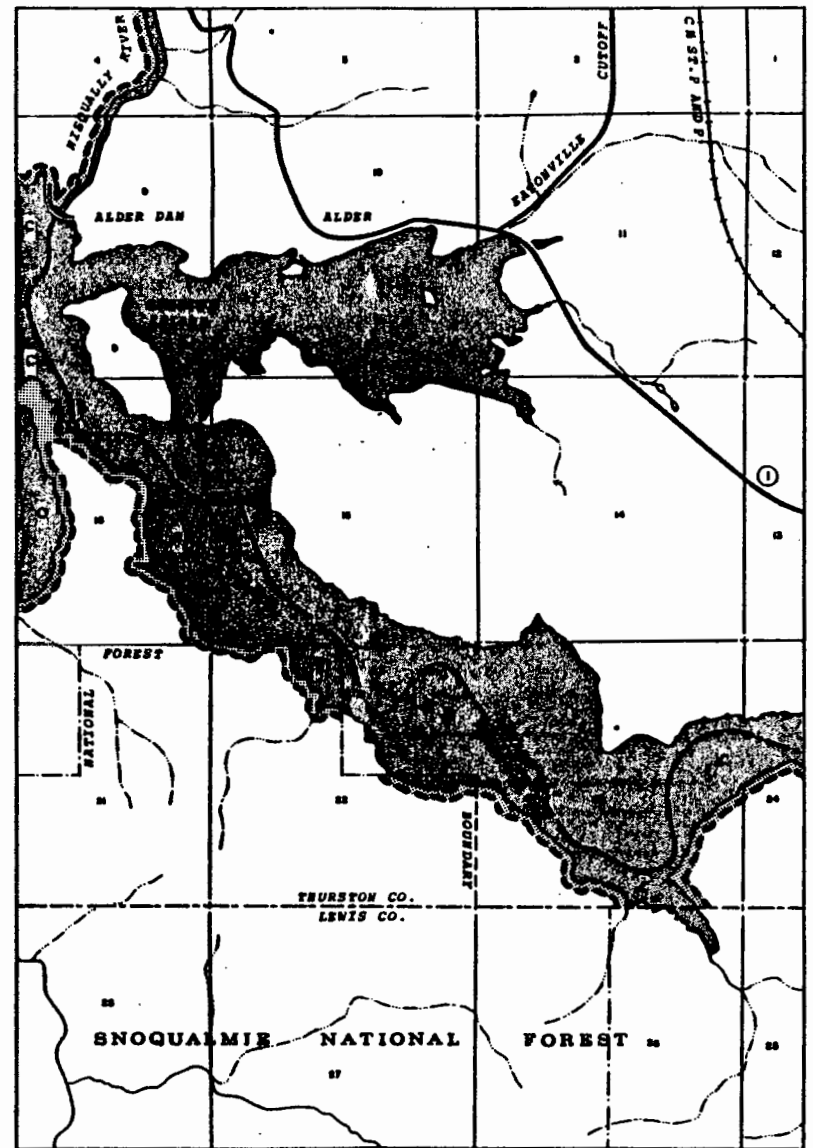
SSWS - Nisqually River and associated wetland

Eatonville 1



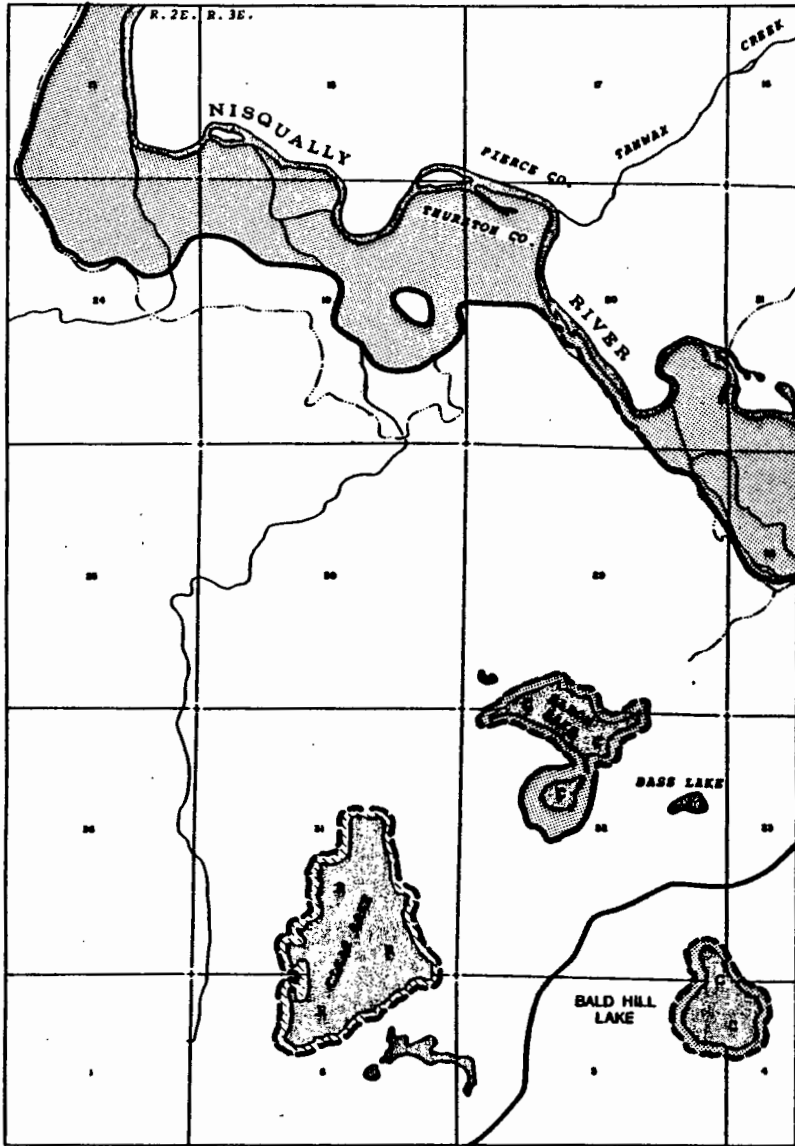
SSWS - Alder Lake and associated wetland

**Eatonville 3**



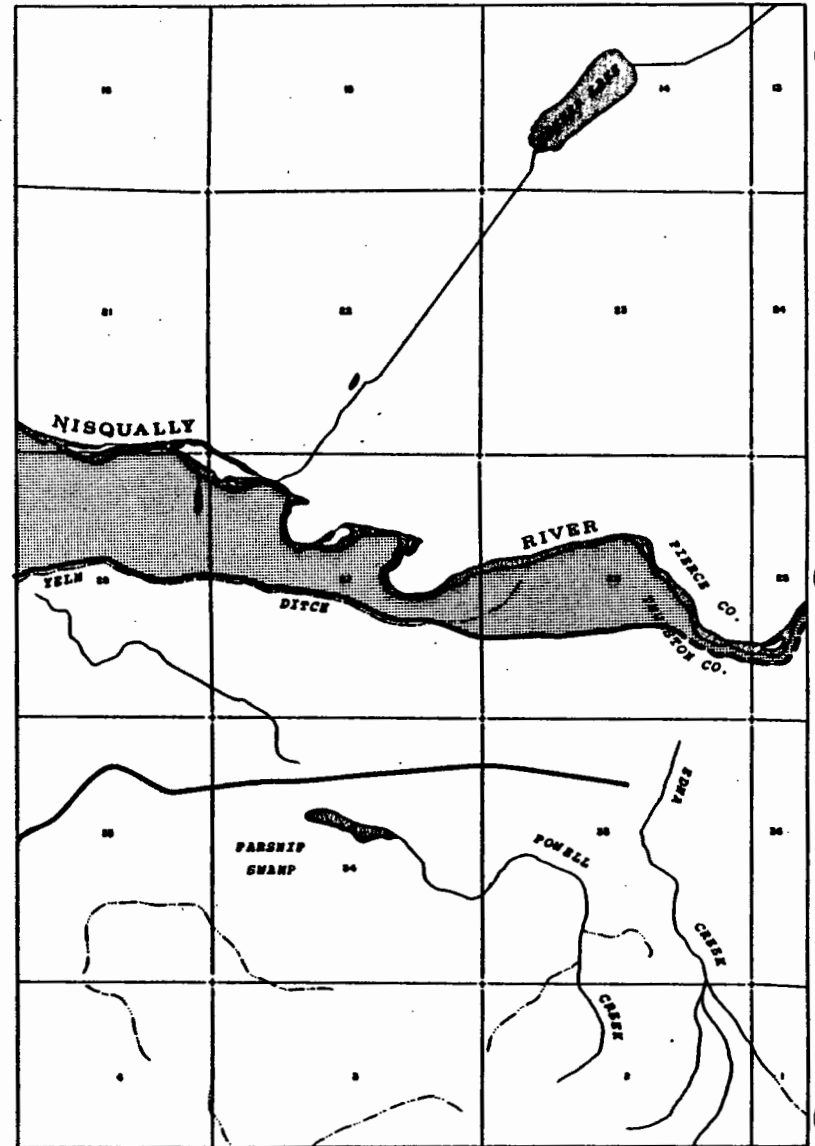
SSWS - Alder Lake, Nisqually River, and associated wetlands

**Eatonville 4**



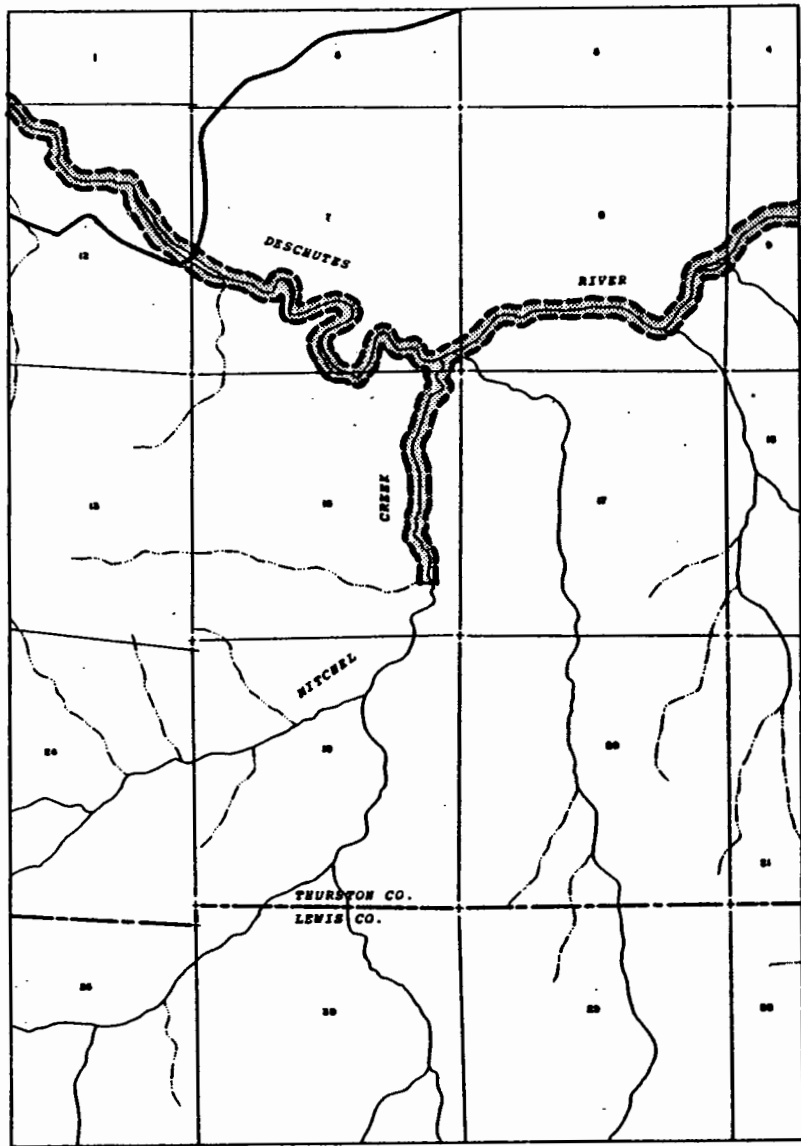
SSWS - Nisqually River and associated wetland

Bald Hill 2

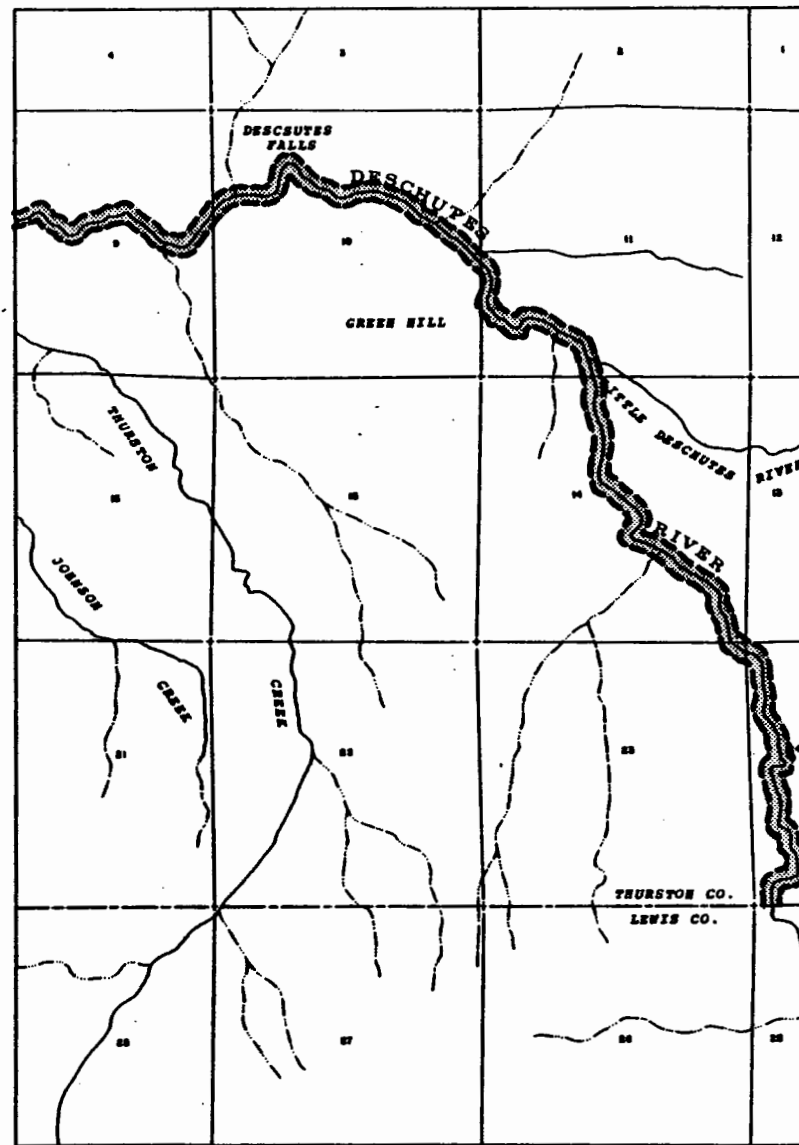


SSMS - Nisqually River and associated wetland

Bald Hill 1



Bald Hill 3



Bald Hill 4