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1. GENERAL PROVISIONS

PURPOSES

The purposes of this Shoreline Master Program are to:

- A. Guide the future use and development of the City of Vader's shorelines in a positive, effective, and equitable manner consistent with the Washington State Shoreline Management Act of 1971 (Revised Code of Washington (RCW) 90.58) as amended; and
- B. Promote the health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for use and development of City of Vader shorelines; and
- C. Ensure, at minimum, no net loss of shoreline ecological functions and processes; and
- D. Plan for restoring shorelines that have been impaired or degraded in the past; and
- E. Adhere to the policies contained in RCW 90.58.020 for shorelines of the state:

"It is the policy of the State to provide for the management of the shorelines of the State 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..."

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the State shall be preserved to the greatest extent feasible consistent with the overall best interest of the State and 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 of the State, 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 State, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the State, and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the State.

Permitted uses in the shorelines of the State shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."

APPLICABILITY

- A. All proposed uses and development, as defined in Sections 7 and 8, occurring within shoreline jurisdiction shall comply with this Master Program and RCW 90.58. This Master Program applies to all uses and developments within shoreline jurisdiction whether or not a shoreline permit or statement of permit exemption is required.
- B. The Program's shoreline uses and developments shall be classified as follows:
 - 1. Permitted uses and developments – Uses and developments that are consistent with this Program and RCW 90.58. Such uses/developments shall require a shoreline substantial development permit, a shoreline conditional use permit, shoreline variance, and/or a statement that the use/development is exempt from a shoreline substantial development permit.
 - 2. Prohibited uses and developments – Uses and developments that are inconsistent with this Program and/or RCW 90.58 and which cannot be allowed through any permit or variance.
- C. Classification of a use or development as permitted does not necessarily mean the use/development is allowed. It means the use/development may be permitted subject to review and approval by the City and/or the Washington State Department of Ecology. Many permitted uses/developments, including those that do not require a substantial development permit, can individually or cumulatively affect adjacent properties and/or natural resources and therefore must comply with the Program in order to avoid or minimize such adverse impacts. The City may attach conditions of approval to any permitted use via a permit or

statement of exemption as necessary to assure consistency of the project with the Shoreline Management Act and the Program.

- D. This Program shall apply to:
1. All of the lands and waters of the City of Vader that fall under the jurisdiction of RCW 90.58; and
 2. Every person, individual, firm, partnership, association, organization, local or state governmental agency, public or municipal corporation, or other non-federal entity; and
 3. All non-federal uses and developments undertaken on federal lands and on lands subject to non-federal ownership, lease, or easement, even though such lands may fall within the external boundaries of federally owned lands.
 4. Federal agencies are subject to this Program and RCW 90.58, as provided by the Coastal Zone Management Act (Title 16 United States Code §1451 et seq.; and Washington Administrative Code (WAC) 173-27-060(1)).
 5. The provisions of this Program shall not apply to lands held in trust by the United States for Indian Nations, tribes or individuals.

GOVERNING PRINCIPLES OF THIS MASTER PROGRAM

- A. The goals, policies and regulations of this Program are based on the governing principles in WAC 173-26-186 and the policy statements of RCW 90.58.020.
- B. Any inconsistencies between this Program and RCW 90.58 must be resolved in accordance with the RCW.
- C. The planning policies of this Program may be achieved by diverse means, one of which is regulation. The City may also acquire land, implement capital projects and programs, encourage voluntary measures, create incentive programs, or use other means to implement the Program planning policies.
- D. When regulating use and development of private property, the City's actions must be consistent with all relevant legal limitations including constitutional limitations. This Program must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.

- E. The regulatory provisions of this Program are limited to shorelines of the state, whereas the planning functions of this Program may extend beyond shoreline jurisdiction.
- F. The policies and regulations of this Program must be integrated and coordinated with the policies and rules of the City of Vader Comprehensive Plan (Comprehensive Plan), its implementing development regulations adopted under the Growth Management Act (RCW 36.70A) and its most current City ordinances relating to development, shorelines, floodplains and critical areas.
- G. The policies and regulations of this Program are intended to protect shoreline ecological functions by:
 - 1. Requiring that current and potential ecological functions be identified and understood when evaluating new uses and developments;
 - 2. Requiring adverse impacts to be mitigated in a manner that ensures no net loss of shoreline ecological functions. Mitigation sequencing, as described in Section 6, Environment Impact Mitigation Regulations (page 26), shall include avoiding first, then minimizing, and then replacing/compensating for lost functions and/or resources.
 - 3. Ensuring that all uses and developments, including preferred uses and uses that are exempt from a shoreline substantial development permit, will not cause a net loss of shoreline ecological functions.
 - 4. Preventing, to the greatest extent practicable, cumulative impacts from individual developments.
 - 5. Fairly allocating the burden of preventing cumulative impacts among development opportunities.
 - 6. Including regulations and regulatory incentives to restore shoreline ecological functions where such functions have been degraded by past actions.

TITLE

This document shall be known and may be cited as the Shoreline Master Program (SMP) for the City of Vader, Washington.

SHORT TITLE

This document may be referred to internally as the Master Program or Program.

AUTHORITY

Authority for enactment and administration of this SMP is the Shoreline Management Act of 1971, Chapter 90.58, Revised Code of Washington (RCW), also referred to herein as the "SMA." All SMPs must satisfy the requirements of Chapter 173-26 WAC, State master program approval/amendment procedures and master program guidelines, and Chapter 173-27 WAC, Shoreline permitting and enforcement procedures.

REFERENCE TO PLANS, REGULATIONS OR INFORMATION SOURCES

Where this Program makes reference to any RCW or WAC, as amended and the current edition of other state, or federal regulations, shall apply.

RELATIONSHIP TO OTHER LAND USE REGULATIONS

- A. In the case of development subject to the shoreline permit requirement of this program, the Administrator shall not issue a building permit for such development until a shoreline permit has been granted. Also, any permit issued by the Administrator for such development shall be subject to the same terms and conditions that apply to the shoreline permit.
- B. In the case of development subject to regulations of this program but exempt from the shoreline substantial development permit requirement, any required statement of exemption shall be obtained prior to issuance of the building permit; provided that, for single family residences, a building permit reviewed and signed off by the Administrator may substitute for a written statement of exemption. A record of review documenting compliance with bulk and dimensional standards as well as policies and regulations of this program shall be included in the permit review.
- C. In the case of conditional use permits, rescissions and/or variances allowed or required by Vader Municipal Code and current ordinances for development that is within or adjacent to shorelines, the Administrator shall document compliance with bulk and dimensional standards as well as policies and regulations of this program in consideration of recommendations from the administrator. The Administrator shall attach conditions to such permits and variances as required to make such development consistent with this Program.
- D. In the case of land divisions, such as short subdivisions, long plats, planned unit developments, and binding site plans that require City

approval, the local decision maker shall document compliance with bulk and dimensional standards as well as policies and regulations of this program and attach appropriate conditions and/or mitigating measures to such approvals to ensure the design, development activities and future use associated with such land division(s) are consistent with this Program.

- E. Developments within shoreline jurisdiction shall also comply with City development standards, and applicable state and federal regulations, where they do not conflict with the shoreline goals, shoreline policies, and development regulations of this Program.
- F. Critical areas including frequently flooded areas, wetlands, fish and wildlife habitats and geologically hazardous areas that are located within shoreline jurisdiction are regulated by this Program as detailed in Section 6, Critical Areas and Shoreline vegetation Conservation (page 28).

LIBERAL CONSTRUCTION

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

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.

The SMA and this Program adopted pursuant thereto comprise the basic state and City regulations for the use of shorelines in the City. In the event provisions of this Program conflict with other applicable City policies or regulations, the more restrictive shall prevail. Should any section or provision of this Program be declared invalid, such decision shall not affect the validity of this Program as a whole.

AMENDMENTS

Amendments to the Program including changes to the mapped shoreline environment designations shall be processed per WAC 173-26.

EFFECTIVE DATE

This Program and all amendments thereto shall become effective immediately upon final approval and adoption by the Washington State Department of Ecology.

2. SHORELINE JURISDICTION AND ENVIRONMENT DESIGNATIONS

SHORELINES OF THE STATE

The jurisdiction of this Program is “shorelines of the state,” which includes all “shorelines” as defined in RCW 90.58.030.

SHORELINE JURISDICTION FOR STREAMS AND FLOOD PLAINS

Shoreline jurisdiction for streams where the mean annual flow is 20 cubic feet per second or greater shall include the greater of the following:

- A. Those lands which extend landward two hundred (200) feet as measured on a horizontal plane from the ordinary high water mark; and
- B. Those wetlands which are in proximity to and either influence or are influenced by the stream. This influence includes but is not limited to one or more of the following: Periodic inundation; location within a flood plain; or hydraulic continuity.

SHORELINES WITHIN THE CITY OF VADER AND ITS URBAN GROWTH AREA

The City of Vader shall have authority over those shorelines within its municipal boundaries. Those shorelines within the City have been inventoried and found to meet the criteria of Shoreline Jurisdiction for Streams and Flood Plains is as follows:

- Olequa Creek

SHORELINE ENVIRONMENT DESIGNATIONS

The Shoreline Master Program Guidelines (Chapter 173-26 WAC) recommend a classification system for designating shorelines. The purpose, designation criteria, and management criteria for each of these “Shoreline Environment Designations” or “SEDs” are described below in the aquatic and urban conservancy sections.

AQUATIC

- A. The purpose of the “aquatic” environment is to protect, restore and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.
- B. The “aquatic” environment designation shall be applied to lands waterward of the ordinary high-water mark.

URBAN CONSERVANCY

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

- B. The “urban conservancy” environment designation shall be applied to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities and urban growth areas if any of the following characteristics apply:
 - 1. Shoreline areas that are suitable for water-related or water-enjoyment uses;
 - 2. Shoreline areas that are open space, flood plain or other sensitive areas that should not be more intensively developed;
 - 3. Shoreline areas that have potential for ecological restoration;
 - 4. Shoreline areas that retain important ecological functions, even though partially developed; or
 - 5. Shoreline areas that have the potential for development that is compatible with ecological restoration.
 - 6. Lands that may otherwise qualify for designation as urban conservancy and which are designated as “mineral resource lands” pursuant to RCW 36.70A.170 and WAC 365-190-070 may be assigned a designation within the “urban conservancy” environment that allows mining and associated uses in addition to other uses consistent with the urban conservancy environment.

HIGH INTENSITY

The purpose of the “high intensity” environment is to protect and restore ecological functions in a manner more conducive to “shoreline areas within incorporated municipalities, urban growth areas, and industrial or commercial “rural areas of more intense development,” as described by RCW 36.70A.070 if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.”

OFFICIAL MAP

- A. Shoreline Jurisdiction and the Shoreline Environment Designations are delineated on a map, hereby incorporated as a part of this SMP that shall be known as “Map 1, Vader Shoreline Environment Designations.”
- B. The boundaries of shoreline jurisdiction on the map are approximate. The extent of shoreline jurisdiction shall be based upon an on-site inspection and the criteria found in the Shoreline Environment Designations section (pages 7 and 8).
- C. The official copy of this map shall reside with the Washington State Department of Ecology.
- D. Copies of this map are available for public use from the City of Vader.

CONFLICTS BETWEEN DESIGNATION AND CRITERIA

In the event that any of the boundaries shown on the map conflict with the criteria outlined in the aquatic, urban conservancy and high intensity sections (pages 7 and 8), the criteria shall control.

SHORELINE AREAS NOT MAPPED OR DESIGNATED

- Per WAC 173-26-211 (2)(e), all areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned an urban conservancy designation until the shoreline can be redesignated through a master program amendment.

3. SHORELINE PERMITS

GENERAL PROVISIONS

- A. All development and use of shorelines of the state shall be carried out in a manner that is consistent with this SMP and the policy of the Act as required by RCW 90.58.140(1), whether or not a shoreline permit or statement of exemption is required.
- B. No use, land or water alteration, or development shall be undertaken within shoreline jurisdiction of the Shoreline Management Act by any person without first obtaining a permit, except the administrator may issue a letter of exemption from a substantial development permit.

SUBSTANTIAL DEVELOPMENT PERMIT

- A. A shoreline substantial development permit shall be required for all proposed use and development of shorelines unless the proposal is specifically exempted by shoreline exemptions.
- B. In order to be approved, the decision maker shall find that the proposal is consistent with the following criteria:
 - 1. All applicable regulations of this Program appropriate to the shoreline environment designation and the type of use or development proposed shall be met, except those bulk and dimensional standards that have been modified by approval of a shoreline variance as outlined on page 11.
 - 2. All policies of this Program appropriate to the shoreline environment designation and the type of use or development activity proposed shall be considered and substantial compliance demonstrated.
 - 3. Consideration shall be given to the cumulative environmental impact of additional requests for like actions in the shoreline vicinity. For example, if shoreline substantial development permits were granted for other developments in the area where similar circumstances exist, the sum of the permitted actions should also remain consistent with the policy of RCW 90.58.020 and should not produce significant adverse effects to the shoreline ecological functions and processes or other users.
- C. The City is the final authority for a Shoreline Substantial Development Permit, unless there is an appeal filed with the State Shoreline Hearing Board.

SHORELINE CONDITIONAL USE PERMIT

The purpose of a conditional use permit is to provide a system within the Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, the City or department may attach special conditions to the permit to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the Program.

- A. Uses which are classified or set forth in the Program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

1. That the proposed use is consistent with the policies of RCW 90.58.020 and the Program;
 2. That the proposed use will not interfere with the normal public use of public shorelines;
 3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Program;
 4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 5. That the public interest suffers no substantial detrimental effect.
- B. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.
- C. Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the master program.
- D. Uses which are specifically prohibited by the Program may not be authorized.

SHORELINE VARIANCE PERMIT

The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the Master Program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

- A. Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

- B. Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
 2. That the hardship described in this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.
 3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;
 4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 5. That the variance requested is the minimum necessary to afford relief; and
 6. That the public interest will suffer no substantial detrimental effect.
- C. Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
1. That the strict application of the bulk, dimensional or performance standards set forth in the Program precludes all reasonable use of the property;
 2. That the proposal is consistent with the criteria established under Subsection B above; and
 3. That the public rights of navigation and use of the shorelines will not be adversely affected.

- D. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
- E. Variances from the use regulations of this Master Program are prohibited.

SHORELINE EXEMPTIONS

- A. An exemption from the substantial development permit process is not an exemption from compliance with the Act or this Program, or from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and regulatory provisions of this Program and the Act. A statement of exemption shall be obtained for exempt activities.
- B. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemptions from the substantial development permit process.
- C. The burden of proof that a development or use is exempt is on the applicant or proponent.
- D. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire project.
- E. A development or use that is listed as a conditional use pursuant to this Program or is an unlisted use, must obtain a shoreline conditional use permit even if the development or use does not require a shoreline substantial development permit.
- F. When a development or use is proposed that does not comply with the bulk, dimensional and/or performance standards of the Program, such development or use shall only be authorized by approval of a shoreline variance even if the development or use does not require a substantial development permit.
- G. All permits or statements of exemption issued for development or use within shoreline jurisdiction shall include written findings prepared by the Administrator, including compliance with applicable bulk and dimensional standards and policies and regulations of this Program. The Administrator may attach conditions to the approval of exempt developments and/or uses

as necessary to assure consistency of the project with the Act and the Program.

- H. Exemptions listed. The following shall be considered exempt from the requirement to obtain a shoreline substantial development permit in accordance with RCW 90.58.030 and WAC 173-27-040.
1. Any development of which the total cost or fair market value, whichever is higher, does not exceed five thousand seven hundred eighteen dollars (\$5,718), or as adjusted by WAC 173-27-040, if such development does not materially interfere with the normal public use of the water or shorelines of the state. For the purpose of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of the development that is occurring on shorelines of the state as defined in RCW 90.58.030(2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;
 2. Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements;
 3. Construction of the normal protective bulkhead common to single family residences;
 4. Emergency construction necessary to protect property from damage by the elements;
 5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;
 6. Construction or modification of navigational aids such as channel markers and anchor buoys;

7. Construction on shorelands by an owner, lessee, or contract purchaser of a single family residence for his own use or for the use of his or her family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this chapter;
8. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multiple family residences. This exception applies if either: (A) In salt waters, the fair market value of the dock does not exceed \$2,500; or (B) in fresh waters, the fair market value of the dock does not exceed \$10,000, but if subsequent construction having a fair market value exceeding \$2,500 occurs within 5 years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter;
9. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater for the irrigation of lands;
10. The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;
11. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on May 21, 1976, which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system;
12. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the normal public use of the surface waters;
 - b. The activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

- c. The activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;
 - d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions; and
 - e. The activity is not subject to the permit requirements of RCW 90.58.550;
13. The process of removing or controlling an aquatic noxious weed, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the department of agriculture or the department jointly with other state agencies under RCW 43.21C.
- I. Letter of exemption. All uses, land and water alterations, and development that are not defined as substantial developments are exempted from the requirement to obtain a shoreline substantial development permit. However, these developments must still comply with the standards of the Shoreline Master Program. In addition, these developments may still need a shoreline conditional use permit or a shoreline variance.

A project proponent must obtain confirmation that it conforms to the Shoreline Master Program and to state law. If it complies, a letter of exemption will be issued stating that there are no further Shoreline permits to obtain, and may contain conditions which the proponent must meet.

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 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.

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.

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).

4. NONCONFORMING DEVELOPMENT

Uses, lots or structures within shoreline jurisdiction that do not meet the specific standards of this Program are subject to the nonconforming provisions of this section.

NONCONFORMING USES AND STRUCTURES – GENERAL

- A. In accordance with the requirements of this section, structures that were legally established prior to the Program or amendments thereto, and are used for a conforming use but which are nonconforming with regard to setbacks, buffers or yards, area, bulk, height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.
- B. A nonconforming structure which is moved any distance must be brought into conformance with the Program and the Shoreline Management Act.
- C. If a nonconforming structure is damaged to an extent not exceeding 75 percent of the replacement cost of the original structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within 6 months of the date the damage occurred, all permits are obtained, and the restoration is completed within 2 years of permit issuance, except that nonconforming

single-family residences, manufacture homes and mobile homes may be reconstructed regardless of the extent of damage so long as application is made within the times required by this subsection.

- D. Residential structures and uses located in a residential zone district and in existence at the time of adoption of this Program shall not be deemed nonconforming in terms of height, use, or location provisions of this Program. Such buildings may be rebuilt after a fire or other natural disaster to their original dimensions, location and height, but may not be enlarged except as provided in the Subsection E.3 below.
- E. Residential structures and uses located in a zone district other than a residential zone district and in existence at the time of adoption of this Program shall be deemed nonconforming in terms of height, use, or location provisions of this Program. Such structures shall comply with the following requirements:
 - 1. Existing nonconforming residential buildings may be replaced within the existing footprint upon approval of a shoreline substantial development permit.
 - 2. For the replacement of manufactured homes and mobile homes, a greater building footprint than existed prior to replacement may be allowed in order to accommodate the conversion of single-wide manufactured homes to double-wide manufactured homes, upon approval of a shoreline conditional use permit.
 - 3. Existing nonconforming single family residences may be enlarged or expanded in conformance with the applicable bulk and dimensional standards upon approval of a shoreline conditional use permit and by conformance with the following requirements:
 - a. An expansion or enlargement to the main structure or the addition of a normal appurtenance as defined in 'WAC 173-27-040(2)(g) to the main structure shall only be accomplished by:
 - i. Addition of space above the building footprint of the main structure; and
 - ii. Addition of space onto or behind that side of the main structure which is farthest away from the ordinary high-water mark.

If the requirements in i to ii above cannot be accomplished without causing significant harm to shoreline vegetation or other shoreline ecological functions, the Administrator may require additional site analysis to determine if an alternative location for the expansion or enlargement of the structure is feasible.

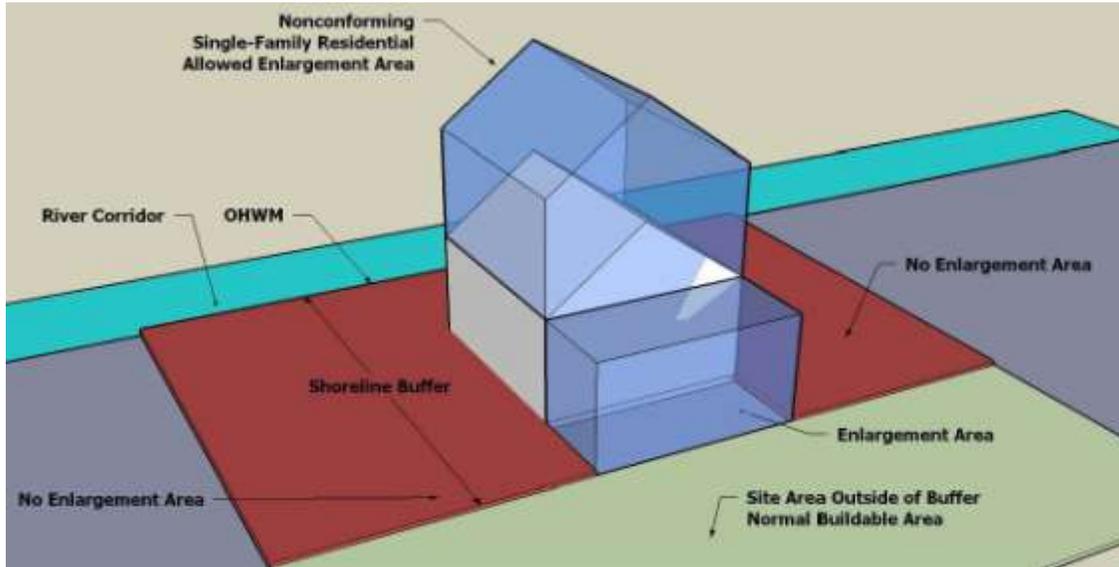


FIGURE 1

Possible Expansion to a Nonconforming Single-Family Residence

- F. Existing residential buildings that have a change in use to another legal, conforming use shall conform to the buffer and structure setback requirements and all other requirements of the Program.
- G. A use which is listed as a conditional use but which existed prior to adoption of this Program or any amendment thereto, and for which a conditional use permit has not been obtained, shall be considered a nonconforming use.
- H. A structure for which a variance has been issued shall be considered a legal nonconforming structure, and the requirements of this section shall apply as they apply to preexisting nonconformities.
- I. A structure which is being or has been used for a nonconforming use shall not be used for a different nonconforming use, except as provided below, and only upon the approval of a shoreline conditional use permit:
 - 1. No reasonable alternative conforming use is practical;

2. The proposed use will be as consistent with the policies and provisions of the Act and this Program and as compatible with uses in the area as the preexisting use; and
 3. Conditions may be attached to the permit that are deemed necessary to assure compliance with the requirements of this Program and the policies of the Act and to assure that the use will not become a nuisance or hazard.
- J. If a nonconforming use is discontinued for 12 consecutive months or 12 months during any 2-year period, the nonconforming rights shall expire and any subsequent use shall be conforming.

DEVELOPMENT OF A NONCONFORMING LOT

- A. An undeveloped lot, tract, parcel, site or division of land which was established in accordance with local and state subdivision requirements prior to the effective date of the Act or this Program and does not conform to the present lot size standards may be developed if permitted by other land use regulations of the City if such development conforms to all other requirements of this Program and the Act.
- B. When lot size would prevent development of a nonconforming lot consistent with the applicable buffer or setback requirements, the Administrator may authorize development under the following conditions:
 1. A written request is received from the project proponent.
 2. The development will be located as far landward as possible from the ordinary high-water mark.
 3. The decision of the Administrator is based upon the shoreline variance criteria.
- C. Upon receiving a written request for development of a nonconforming lot, the Administrator shall mail notice of the request to all property owners within 300 feet. At a minimum, the notice shall state the following:
 1. The decision on the request will be made within 10 days from the date that the notice was mailed; and
 2. Interested citizens may contact the Administrator for further information.

- D. Appeal of the Administrator's decision shall be made in accordance with the appeal procedures set forth in the City of Vader municipal code and ordinances pertaining to land development.

5. MASTER PROGRAM GOALS

This section describes the overall goals of the Master Program, which apply to all uses and developments within shoreline jurisdiction regardless of the designated shoreline environment in which they occur. These goals are informed by WAC 173-26 and the governing principles outlined on page 3 of Section 1.

The general policies and regulations in Section 6, and the specific use policies and shoreline modification regulations in Sections 7 and 8 are the means by which these goals are implemented. Achievement of these goals shall be consistent with the state's policies of avoiding cumulative impacts and ensuring no net loss of shoreline processes, functions, and values.

- These goals are not listed in order of priority.

CONSERVATION

Purpose

As required by RCW 90.58.100(2)(f), the conservation goals address the protection of natural resources, scenic vistas, aesthetics, and vital shoreline areas for fisheries and wildlife for the benefit of present and future generations.

Goals

- A. Preserve, enhance and protect shoreline resources (i.e., wetlands and fish and wildlife habitats) for their ecological functions and values, and aesthetic and scenic qualities.
- B. Maintain and sustain natural shoreline formation processes through effective shoreline management.
- C. Promote restoration and enhancement of areas that are biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline.
- D. Protect and enhance native shoreline vegetation to maintain water quality, fish and wildlife habitat, and other ecological functions, values and processes.

ECONOMIC DEVELOPMENT

Purpose

As required by RCW 90.58.100(2)(a), the economic development goals address the location and design of industries, transportation facilities, port facilities, tourist facilities, commerce and other developments that are particularly dependent on their location on or use of the shorelines.

Goals

- A. Encourage viable, orderly economic growth through economic activities that benefit the local economy and are environmentally sensitive. Such activities should not disrupt or degrade the shoreline or surrounding environment.
- B. Accommodate and promote water-oriented industrial and commercial uses and development, giving highest preference to water-dependent uses.
- C. Encourage water-oriented recreational use as an economic asset that will enhance public enjoyment of the shoreline.
- D. Encourage economic development in areas already partially developed with similar uses when consistent with this Program and the Vader Comprehensive Plan.

HISTORIC, ARCHEOLOGICAL, CULTURAL, SCIENTIFIC AND EDUCATIONAL RESOURCES

Purpose

As required by RCW 90.58.100(2)(g), these goals address protection and restoration of buildings, sites and areas having historic, archeological, cultural, scientific or educational significance.

Goals

- A. Maintain finite and irreplaceable links to the past by identifying, preserving, protecting, and where appropriate, restoring historic, archaeological, cultural, scientific and educational (HACSE) sites.
- B. Protect HACSE sites and buildings identified on national, state or local historic registers from destruction or alternation, and from encroachment by incompatible uses.

- C. Foster greater appreciation for shoreline management, maritime activities, environmental conservation, natural history and cultural heritage by educating and informing citizens of all ages through diverse means.
- D. Ensure that tribal organizations and the Washington State Department of Archaeology and Historic Preservation are involved in the review of projects that could potentially affect such resources.

PUBLIC ACCESS

Purpose

As required by RCW 90.58.100(2)(b), the public access goals address the ability of the public to reach, touch and travel on the shorelines of the state and to view the water and the shoreline from adjacent locations.

Goals

- A. Increase the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and/or to view the water and the shoreline from adjacent locations, provided that private rights, the public safety, and shoreline ecological functions and processes are protected consistent with the U.S. and State constitutions, and state statutes.
- B. Locate, design, manage and maintain public access in a manner that protects shoreline ecological functions and processes and the public health and safety.
- C. Design and manage public access in a manner that ensures compatibility with water-dependent uses.
- D. Where appropriate, acquire access to shorelands. Encourage cooperation among the City and Lewis County, landowners, developers, other agencies and organizations to enhance and increase public access to shorelines as specific opportunities arise.
- E. Provide and protect visual access to shorelines.
- F. Require public access to and along the shorelines as a condition of approval for shoreline development activities commensurate with the impacts of such development and the corresponding benefit to the public, and consistent with constitutional limitations.

- G. Develop and manage public access to prevent adverse impacts to adjacent private shoreline properties and developments.

RECREATION

Purpose

As required by RCW 90.58.100(2)(c), the recreational goals address the creation and expansion of water-oriented public recreational opportunities.

Goals

- A. Encourage diverse recreational opportunities in shoreline areas that can support such use and development without human health, safety, and/or security risks, and without adverse effects on shoreline functions, processes, values, private property rights, and/or neighboring uses.
- B. Plan for future shoreline recreational needs and acquire (i.e. through purchase, donation or other agreement) shoreline areas that have a high potential to provide recreation areas.
- C. Provide for both active and passive recreational needs when developing recreational areas.
- D. Support other governmental and non-governmental efforts to acquire and develop additional shoreline properties for public recreational uses.

RESTORATION AND ENHANCEMENT

Purpose

As required by WAC 173-26-186, the restoration and enhancement goals address reestablishment, rehabilitation and improvement of impaired shoreline ecological functions, values and/or processes.

Goals

- A. Improve impaired shoreline ecological functions and/or processes through voluntary and incentive-based public and private programs and actions that are consistent with this Program and other approved restoration plans.
- B. Provide fundamental support to restoration work by various organizations by identifying shoreline restoration priorities, and by organizing information on available funding sources for restoration opportunities.

- C. Target restoration and enhancement towards improving habitat requirements of priority and/or locally important wildlife species.

SHORELINE USE

Purpose

As required by RCW 90.58.100(2)(e), the shoreline use goals address the general distribution, location, and extent of housing, business, industry, transportation, agriculture, natural resources, aquaculture, recreation, education, navigation and other categories of public and private land use.

Goals

- A. Ensure that shoreline use patterns are compatible with the ecological functions and values of the shoreline and avoid disruption of natural shoreline processes.
- B. Protect water quality and aquatic habitat with all new shoreline development.
- C. Increase protection of shoreline ecological resources by properly siting and regulating water-dependent and residential uses that have preferred status for use of waterfront lands.
- D. Encourage uses that allow for or include restoration so that areas affected by past activities or catastrophic events can be improved.
- E. Ensure that all new development is consistent with the Vader Comprehensive Plan, municipal code and land development ordinances.
- F. Limit development intensity in ecologically sensitive and fragile areas.
- G. Reduce health and safety risks by limiting development in areas subject to flooding, erosion, landslides, channel migration and other hazards.

TRANSPORTATION AND UTILITIES

Purpose

As required by RCW 90.58.100(2)(d), transportation and utilities goals address circulation and the general location and extent of thoroughfares, transportation routes and other public utilities and facilities.

Goals

- A. Develop efficient and economical transportation and utility systems in a manner that assures the safe movement of people, goods and services without adverse effects on shoreline use and development or shoreline ecological functions, processes or values.
- B. Locate, construct and maintain new transportation and utility facilities in areas that do not require shoreline stabilization, dredging, extensive cut/fill and other forms of shoreline alteration.

6. GENERAL POLICIES AND REGULATIONS

The following general policies and regulations apply to all shorelines of the state that are located in Vader, regardless of the specific shoreline environment designation.

- General policies and regulations are not listed in order of priority.

ENVIRONMENT IMPACT MITIGATION

Policies

All shoreline use and developments should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas identified in Section 6.2 that are located in the shoreline. Should a proposed use and development potentially create significant adverse environmental impacts not otherwise avoided or mitigated by compliance with this Program, the Administrator should require mitigation measures to ensure no net loss of shoreline ecological functions.

Regulations

- A. To the extent Washington's State Environmental Policy Act of 1971 (SEPA) RCW 43.21C, is applicable, the analysis of environmental impacts from proposed shoreline uses or developments shall be conducted consistent with the rules implementing SEPA, Title 18 of the NMC and WAC 197-11.
- B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority.
 1. Avoiding the adverse impact altogether by not taking a certain action or parts of an action;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 3. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;
 4. Reducing or eliminating the impact over time by preservation and maintenance operations;
 5. Compensating for the adverse impact by replacing, enhancing, or providing substitute resources or environments;
 6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- C. In determining appropriate mitigation measures applicable to shoreline development, lower priority measures shall be applied only where higher priority measures are determined to be infeasible or inapplicable.
- D. Required mitigation shall not be in excess of necessary to assure that proposed uses or development will result in no net loss of shoreline ecological functions.
- E. Mitigation actions shall not have a significant adverse impact on other shoreline functions fostered by the policies of the Shoreline Management Act.
- F. When compensatory measures are appropriate pursuant to the priority of mitigation sequencing above, preferential consideration shall be given to measures that replace the impacted functions directly and in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs for shoreline resource conservation based on watershed or comprehensive resource management plans applicable to the area of impact may be authorized. Authorization of compensatory mitigation measures may require appropriate safeguards, terms or conditions as necessary to ensure no net loss of ecological functions.

CRITICAL AREAS AND SHORELINE VEGETATION CONSERVATION

Policies

- A. Adopt regulations to assure that development within the shoreline jurisdiction results in no net loss of ecological functions necessary to sustain the natural shoreline.
- B. Provide a level of protection to critical areas within the shoreline that is equal to that which is provided by the City's critical areas regulations adopted pursuant to the Growth Management Act and the City's Comprehensive Plan. If conflicts between the SMP and the critical area regulations arise, the regulations that are most consistent with the SMA or its WAC provisions will govern.
- C. Allow activities in critical areas that protect and, where possible, restore the ecological functions and ecosystem-wide processes of the City's shoreline.
- D. Preserve, protect, restore and/or mitigate wetlands and habitat protection areas within and associated with the City's shorelines to achieve no net loss of wetland and habitat protection areas and their functions.
- E. Developments in shoreline areas that are identified as geologically hazardous should be avoided.
- F. Limit the removal of vegetation along the shoreline to the minimum necessary to accommodate the approved shoreline development.
- G. Prefer native vegetation along the shoreline over a site cleared of vegetation to create views and lawns.
- H. Allow limited selective clearing of native shoreline vegetation for views and lawns provided that slope stability and ecological functions are not compromised.
- I. Preserve existing native vegetation along the shoreline and require planting when it does not exist.
- J. Provide flexibility when balancing overlapping shoreline policies regarding vegetation conservation, a preference for water-oriented uses, and requirements to provide public access.

Regulations

- A. All shoreline uses and activities shall be located, designed, constructed and managed to protect and/ or enhance the ecological functions and ecosystem-wide processes provided by critical areas including, but not limited to: wetlands, fish and wildlife habitats, geologically hazardous areas and frequently flooded areas.
- B. Current regulations of the Vader Municipal Code or ordinances pertaining to the protection of critical areas shall be amended to include the goals, policies and requirements of this Program.
- C. Exceptions to the applicability of the critical areas regulations in shoreline jurisdiction or any permit or variance regarding development within the shoreline jurisdiction must be processed as outlined in this Program.
- D. Any provision of the Vader Municipal Code or current ordinances pertaining to land development that is not consistent with the Shoreline Management Act Chapter, 90.85 RCW, and supporting Washington Administrative Code chapters shall not apply in shoreline jurisdiction.
- E. The provisions of the City's Municipal Code and/or current land development ordinances do not extend shoreline jurisdiction beyond the limits specified in this Program.
- F. Required critical area buffers consist of an undisturbed area of native vegetation or areas identified for restoration. These areas of existing native vegetation shall be preserved to the maximum extent feasible within the vegetation conservation area consistent with safe construction practices, and other provisions of this section. Native trees and shrubs shall be preserved to maintain and provide shoreline ecological functions such as habitat, shade and slope stabilization.
- G. Within shoreline buffers no more than 15 percent of the area with native shoreline vegetation shall be cleared. All native trees in the vegetation conservation area over 4 inches in diameter at breast height shall be retained. Trees determined by the City to be hazardous or diseased may be removed.
- H. The Administrator may allow removal of vegetation exceeding that described above where an applicant agrees to replacement plantings that are demonstrated to provide greater benefit to shoreline ecological functions than would be provided by strict application of this section.

- I. Shoreline buffer regulations shall not apply to the removal of aquatic weeds and fresh water algae undertaken pursuant to WAC 173-201.
- J. In the absence of a development proposal, existing, lawfully established landscaping and gardens within a vegetation conservation buffer may be maintained in its existing condition including but not limited to, mowing lawns, weeding, removal of noxious and invasive species, harvesting and replanting of garden crops, pruning and replacement planting of ornamental vegetation or indigenous native species to maintain the condition and appearance of such areas as they existed prior to adoption of this code, provided this does not apply to areas previously established as mitigation sites, or other areas protected via conservation easements or similar restrictive covenants.
- K. Alterations to critical areas and/or their buffers may be allowed without a shoreline variance permit to accommodate allowed uses listed below, provided the uses are constructed and maintained in a manner that minimizes adverse impacts on shoreline ecological functions and comply with the Program and all applicable regulations for critical areas.
 1. Uses and activities allowed in the City's Municipal Code and/or current land development ordinances when also allowed in the applicable shoreline environment;
 2. Public trails and shared use paths when located on abandoned railroad corridors;
 3. Pedestrian trail access from upland areas to the shoreline, piers, docks, launch ramps, viewing platforms, wildlife viewing blinds and other similar water-oriented uses;
 4. Allowed water-oriented uses in all shoreline environments. The uses must increase public access to the shoreline, provided that development is located, designed, constructed and operated to minimize critical area disturbance to the maximum extent feasible. Such development or redevelopment shall restore or enhance degraded ecological functions. Such development shall not be exempt from the Section 6 provisions for Environmental Impact Mitigation; and Critical Areas and Shoreline Vegetation Conservation (pages 26 through 30).

PUBLIC ACCESS

Policies

- A. Land uses that provide opportunities for substantial numbers of the people to enjoy the shorelines of the state are preferred.
- B. Physical or visual access to shorelines should be incorporated in all new development when the development would either generate a demand for one or more forms of such access, and/or would impair existing legal access opportunities or rights. Public health and safety concerns should also be adequately addressed and maintenance of shoreline ecological functions and/or processes should be assured.
- C. Public access should be provided for water-oriented uses and nonwater-dependent uses and developments that increase public use of the shorelines and public aquatic lands, or that would impair existing, legal access opportunities.
- D. Provide public access as a part of a residential development of single family units on five or more lots, or when 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.
- E. Nonwater-oriented uses or activities located on the shoreline should provide public access as a public benefit.
- F. Public access area and/or facility requirements should be commensurate with the scale and character of the development and should be reasonable, effective and fair to all affected parties including but not limited to the land owner and the public.
- G. Public access design should provide for public safety and minimize potential impacts to private property, individual privacy, and protect shoreline ecological functions and processes.
- H. Shoreline development by public entities, such as local governments, port districts, state agencies, and public utility districts, should provide public access measures as part of each development project, unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline.

Development Standards

- A. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.

- B. Public access shall be evaluated for all shoreline permits. Public access will not be required for the following uses.
 - 1. Agriculture;
 - 2. Dredging;
 - 3. Ecological restoration or enhancement activities not associated with development;
 - 4. Instream structures;
 - 5. Landfill and excavation;
 - 6. Shoreline stabilization; and
 - 7. Single-family residential development of four or fewer lots.

- C. In addition to the list of uses in subsection B above, the Administrator may waive public access requirements when one or more of the following provisions apply:
 - 1. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;
 - 2. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
 - 3. The cost of providing the access, easement, alternative amenity, or mitigating the impacts of public access is unreasonably disproportionate to the total long term cost of the proposed development;
 - 4. Significant environmental impacts will result from the public access that cannot be mitigated; or

6. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.
- D. Before public access is waived per subsection C above, the City must determine that all reasonable alternatives have been exhausted; including, but not limited to:
1. Regulating access by such means as maintaining a gate and/or limiting hours of use;
 2. Designing separation of uses and activities (e.g. fences, terracing, use of one-way glazing, hedges, landscaping, etc.);
 3. Providing for access at a site geographically separated from the proposal such as a street end, vista, or trail system; and
 4. That the project is not by a public entity (refer to Public Access Policy H on page 31).
- E. When provisions for public access are waived, this decisions shall be made in writing listing the rationale per subsection C above, and shall be archived so that this decision can be reviewed by the Washington State Department of Ecology during the next master program update cycle.
- F. Parcels within shoreline jurisdiction, which do not front onto a stream, or wetland shoreline will not be required to provide shoreline public access. They may be required to provide public access to other parcels along the shoreline (e.g., water's edge), where this is needed.
- G. If public access on shoreline parcels is demonstrated to be infeasible or inappropriate on site due to significant interference to operations or hazards to life and property, alternative visual access opportunities may be provided at a location not directly adjacent to the water such as a viewpoint, observation tower, or other areas serving as a means to view public waters.
- H. This master program shall seek opportunities to increase public access to existing publicly owned shorelines, such as street ends, and unopened rights-of-ways. Public access to the shoreline shall be balanced with the preservation of shoreline habitat and ecological functions on a case-by-case basis.

- I. Public access shall incorporate the following location and design criteria:
 1. Where open space is provided along the shoreline, and public access can be provided in a manner that will not adversely impact shoreline ecological functions and/or processes, a public pedestrian access walkway parallel to the ordinary high water mark of the property is preferred. The walkway shall be buffered from sensitive ecological features and provide limited and controlled access to sensitive features and the water's edge where appropriate. Fencing may be provided to control damage to plants and other sensitive ecological features, where appropriate. Trails shall be constructed of permeable materials and limited in width to reduce impacts to ecologically sensitive resources, except for a shared use trail or public access which is part of a boardwalk.
 2. Public access shall be located adjacent to other public areas, accesses and connecting trails, connected to the nearest public street; and include provisions for handicapped and physically impaired persons where feasible.
 3. Where views of the water or shoreline are available and physical access to the water's edge is not present or appropriate, a public viewing area shall be provided.
 4. Design shall minimize intrusions on privacy by avoiding locations adjacent to windows and/or outdoor private open spaces or by screening or other separation techniques.
 5. Design shall provide for the safety of users, including the control of offensive conduct through public visibility of the public access area, or through provisions for oversight. The Administrator may authorize a public access to be temporarily closed in order to develop a program to address offensive conduct. If offensive conduct cannot be reasonably controlled, alternative facilities may be approved through a permit revision.
 6. Public amenities appropriate to the use of a public access area such as benches, picnic tables and sufficient public parking to serve the users shall be provided.
 7. Commercial developments that attract a substantial number of persons and developments by government/public entities may be required to provide public restrooms, facilities for disposal of animal waste and other appropriate public facilities.

- J. The minimum width of public access easements shall be 10 feet in width, with 20 feet being the preferred width where significant public use is expected. The Administrator may reduce the width of public access easements, if undue hardship would result or increase the width is necessary to serve the intended function. However, the reduction or enlargement shall only be what is necessary to achieve the intended purpose and it shall be made in writing per subsection D above.
- K. Required public access sites shall be fully developed and available for public use at the time of occupancy of the use or activity or in accordance with other provisions for guaranteeing installation through a monetary performance assurance.
- L. Public access facilities shall be maintained over the life of the use or development. Future actions by successors in interest or other parties shall not diminish the usefulness or value of required public access areas and associated improvements.
- M. Public access provisions shall run with the land and be recorded via a legal instrument such as an easement, or as a dedication on the face of a plat or short plat. Such legal instruments shall be recorded with the Lewis County Auditor's Office prior to the time of building permit approval, occupancy or plat recordation, whichever comes first.
- N. Maintenance of the public access facility shall normally be the responsibility of an accepted public or non-profit agency through a formal agreement recorded with the Lewis County Auditor's Office. However, if appropriate given the use, this responsibility may be required of the owner, future home owners association, or other entity approved by the City.
- O. Public access facilities shall be available to the public 24 hours per day unless specific exceptions are granted though in a shoreline permit.
- P. The standard State approved logo or other approved signs that indicate the public's right of access and hours of access shall be installed and maintained by the owner/developer. Such signs shall be posted in conspicuous locations at public access sites.

WATER QUALITY

Policies

- A. Locate, design, construct, and maintain shoreline uses and activities to avoid significant ecological impacts by altering water quality, quantity, or hydrology.
- B. Require reasonable setbacks, buffers, and storm water storage basins and encourage low-impact development techniques and materials to achieve the objective of lessening negative impacts on water quality.
- C. Locate, design, construct, and maintain measures for controlling erosion, stream flow rates, or flood waters through the use of stream control works so as to not degrade the existing water quality.
- D. The City will seek to improve water quality, quantity, and flow characteristics in order to protect and restore ecological functions and ecosystem-wide processes of shorelines within Shoreline Management Act jurisdiction. This will be implemented through the regulation of development and activities, through the design of new public works, such as roads, drainage, and water treatment facilities, and through coordination with other local, state, and federal water quality regulations and programs.
- E. Prohibit uses and activities that pose a risk of contamination of ground or surface waters, such as:
 - 1. Storage, disposal, or land application of waste (excluding secondary/tertiary treated effluent from municipal sewer systems), including solid waste landfills,
 - 2. Operations for confinement feeding of animals,
 - 3. Junk yards and auto wrecking yards,
 - 4. Storage of hazardous or dangerous substances within a floodplain, and
 - 5. Alterations to structures and uses served by septic systems that do not meet state septic requirements.

Development Standards

- A. New development within shoreline jurisdiction shall not be allowed on septic systems.

- B. When projects are proposed for existing development operating on septic systems, they shall be required to connect to municipal sewer.
- C. New development shall provide stormwater management facilities designed, constructed, and maintained in accordance with the City's current stormwater management standards. Alternative measures may be considered where it can be demonstrated that off-site facilities would provide better treatment, or where common retention, detention and/or water quality facilities meeting such standards have been approved as part of a comprehensive stormwater management plan.
- D. Best management practices for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved temporary erosion and sediment control plan, or administrative conditions.
- E. Wood treated with creosote, copper chromium arsenic or pentachlorophenol is prohibited in or above shoreline water bodies.
- F. All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals. Materials used for decking or other structural components shall be approved by applicable state agencies for contact with water to avoid discharge of pollutants from wave splash, rain, or runoff.

PARKING

Policies

- A. Allow parking within the shoreline jurisdiction only for an approved use.
- B. Design and construct parking facilities to minimize off-site light and glare by using fully shielded and appropriately aimed fixtures to provide appropriate lighting levels.
- C. Locate parking facilities landward from the ordinary high water mark and recreational beaches.
- D. Link parking facilities with the shoreline and to the buildings they serve by walkways.

Development Standards

- A. Parking facilities within the shoreline is only allowed as necessary to support an authorized use. Any other type of parking is prohibited.
- B. Parking facilities shall be located landward of the principal building, 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.
- C. Over water parking facilities are prohibited.
- D. Parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent shorelines and abutting properties.
- E. Parking facilities shall provide safe and convenient pedestrian circulation within the parking area and to the shorelines.
- F. Parking facilities shall comply with the water quality development standards on pages 36 and 37, which include on-site stormwater control measures.

SIGNAGE

Policies

- A. Design signs within shoreline jurisdiction so that they interfere as little as possible with visual access to the shoreline.
- B. Design and locate signs to insure compatibility with the shoreline environment designation, and adjacent land and water uses.
- C. Prohibit billboards within all shoreline environment designation.

Development Standards

- A. Off-premise signs are prohibited within any shoreline environment designation. Traffic signs are not to be considered off-premise signs.
- B. All public access shall be marked with signs approved by the Administrator.

HISTORICAL OR ARCHEOLOGICAL RESOURCES

Policies

- A. Coordinate development review within the shoreline with the Washington State Department of Archaeology and Historic Preservation, and affected Indian tribes regarding historic or archaeological interest.
- B. Provide for the protection, rehabilitation, restoration and reconstruction of historic structures listed on the federal, state or local historic registers.
- C. Report the discovery of a historic or prehistoric site during excavation or development to the Washington State Department of Archeology and Historic Preservation and to the affected Indian tribes.
- D. Encourage the enrollment of historic structures or sites on the Federal, state or local historic registers.

Development Standards

- A. The protection, rehabilitation, restoration, and reconstruction of historic structures shall be governed by *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Applying the Standards* (1992), as amended.
- B. The City shall consult with the Washington Department of Archaeology and Historic Preservation and the affected Indian tribes when known sites are proposed for development. Their comments and recommendations shall be given substantial weight, which may result in denying a development permit where the historic or archaeological value of the site outweighs the development value.
- C. The discovery of a historic or pre-historic site during excavation or development shall be reported to the Administrator, the Washington State Department of Archaeology and Historic Preservation, and the affected Indian tribes.
- D. Should a historic, cultural or archeological site or artifact of potential significance be discovered in the process of development on the shoreline, then work on that portion of the development site shall be stopped immediately and reported to the Administrator as soon as possible.
- E. When warranted by preliminary evaluation or an inadvertent discovery occurs, the Administrator shall then require a site assessment be conducted by a professional archeologist or historic preservation professional, as

applicable, to determine the significance of the discovery and the extent of damage to the resource. Once the site assessment is complete, it shall be distributed to the Washington Department of Archaeology and Historic Preservation, and the affected Tribe for a 15-day review period. In the case of case of human remains, this shall be a 30-day review period.

- F. If there is a positive determination of a sites' significance, the Administrator may require additional provisions that are deemed to be reasonable and necessary. If the site is determined not to be significant by the above listed agencies or governments, or if the above listed agencies or governments have failed to respond within the applicable review period following receipt of the site assessment, such stopped work may resume.

SCIENTIFIC OR EDUCATIONAL USES

Policies

- A. Conduct scientific studies and educational uses of the shoreline in a way to minimize impacts in accordance with the applicable environmental designations.
- B. Require a shoreline permit for scientific and educational activities which may significantly affect water quality or natural systems.

Development Standards

- A. Scientific or educational uses and activities are limited to those which will not:
 - 1. Jeopardize existing wildlife populations or organisms;
 - 2. Permanently alter the character of biological habitats; and
 - 3. Degrade the character of the shoreline environment in which they are located.
- B. Temporary disruptions of biological systems may be permitted when a scientific activity will result in their restoration or improvement.
- C. Permits encompassing a variety of activities over an extended period of time may be granted provided limits on the duration of approval are established.
- D. Temporary facilities necessary for the conduct of a scientific project shall be removed at the conclusion of the prescribed research activity period.

- E. Proposals for shoreline development or use in or on known sites of scientific value that would adversely affect, damage, or diminish such resources shall be prohibited. Such proposals may be allowed by shoreline conditional use permit if it is shown that the materials, artifacts or resources are recoverable and transferrable through adequate evaluation by qualified personnel.

TABLE OF USES AND ACTIVITIES BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 1

Uses and Activities by Shoreline Environment Designation

Uses and Activities	Urban Conservancy	High Intensity	Aquatic
Agriculture	P	NA	NA
Aquaculture	X	X	X
Boating Facilities	X	C ¹	X
Commercial	X	C ² /P ²	X
Forest Practices	X	X	X
Industrial	X	X	X
Mining	X	X	X
Recreation	C ¹ /P ²	C ¹ /P ²	C
Residential			
• Single-Family	P	C ² /P ²	X
Solid Waste Disposal	X	X	X
Transportation			
• Roads and Railroads	C ¹ /P ²	C ¹ /P ²	C
• Shared Use Path	P	P	C
Utilities	C ¹ /P ²	C ¹ /P ²	C

(1) Within 200 feet from the ordinary high water mark.

(2) Beyond 200 feet from the ordinary high water mark.

P = Permitted Use; Use may require Substantial Development Permit or statement of exemption approval

C = Requires a Shoreline Conditional Use Permit

X = Prohibited; not eligible for a Substantial Development Permit or Shoreline Conditional Use Permit

TABLE OF REGULATIONS BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 2

Regulations by Shoreline Environment Designation

Regulations	Urban Conservancy	High Intensity	Aquatic
Agriculture			
OHWM setback	*	*	NA
Building height	35'	35'	NA
Mining			
OHWM setback	NA	*	NA
Building Height	NA	25'	NA
Recreation Development			
OHWM setback	*	*	NA
Building Height	25'	25'	NA
Residential/Commercial Development			
Single-Family Dwellings			
OHWM setback	*	*	NA
Maximum Density	Per zoning	Per zoning	NA
Building Height	35'	35'	NA
Maximum Impervious Surfaces	30%	30%	NA
Transportation			
• Roads and Railroads			
OHWM setback	*	*	NA
• Trails/Shared Use			
Paths	*	*	NA
OHWM setback			
Utilities			
OHWM setback	*	*	NA
Building height	35'	35'	NA

OHWM = Ordinary high water mark.

* = Use must be located outside of critical area buffer. Refer to Section 6.2. Certain exceptions apply.

NA = Not applicable, refer to the appropriate Master Program section for additional standards.

TABLE OF SHORELINE MODIFICATIONS BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 3

Shoreline Modifications by Shoreline Environment Designation

SHORELINE MODIFICATIONS	Urban Conservancy	High Intensity	Aquatic
Dredging	NA	C	C
Fill			
<ul style="list-style-type: none"> • Ecological Restoration Project • All Other Activities 	<p>P</p> <p>C</p>	<p>P</p> <p>C</p>	<p>P</p> <p>C</p>
Shoreline Stabilization			
<ul style="list-style-type: none"> • Restoration and Enhancement • Bioengineering • Revetment and Gabion • Bulkhead • Dike, Levee, and Instream Structure 	<p>P</p> <p>P</p> <p>C</p> <p>C</p> <p>C</p>	<p>P</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>	<p>P</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>

P = Modification may require Substantial Development Permit or statement of exception approval.

C = Requires a Shoreline Conditional Use Permit.

NA = Not applicable, refer to the appropriate Master Program section for additional standards.

7. USES AND ACTIVITIES POLICIES AND REGULATIONS

This section describes policies and regulations that apply to specific uses and activities in shoreline jurisdiction. Policies and regulations are intended to work in concert with all other policies and regulations contained in this Program.

Uses and activities shall be subject to the policies and development standards for that specific uses or activity. When there are no development standards for a specific use or activity, the proposed use shall assure no net loss of shoreline ecological functions.

- Refer to Table 1 for shoreline uses and activities by shoreline environment.
- Refer to Table 2 for regulations by shoreline environment.

GENERAL POLICIES

- A. Evaluate new shoreline development or use for their effects on public health.
- B. Assess project-specific impacts and a project's potential for net loss of ecosystem-wide processes or ecological functions during permit review.
- C. Require mitigation of site specific development impacts to protect existing ecological functions.
- D. Prohibit private or public development which would degrade existing ecological functions.
- E. Eliminate prohibited shoreline uses and poor quality shoreline conditions when authorizing a new shoreline development or activity.
- F. Require developers, property owners, community groups and others to enhance degraded shorelines and return them to an ecologically functioning condition.
- G. Provide appropriate enforcement measures which insure that all conditions are met, and require that improvements or mitigation is installed.
- H. Monitor and track developments approved within shoreline jurisdiction so that this data will be available during future reviews and updates of this Program.

AGRICULTURE

Policies

- A. Prevent soil erosion and minimize siltation, turbidity, pollution and other environmental degradation in watercourses with new and expanded agricultural practices.
- B. Prohibit the creation of new agricultural lands by diking, draining or filling tidelands, tidal marshes and associated wetlands.
- C. Agriculture is a preferred use on floodplains.

Regulations

Agricultural uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Agricultural development shall conform to applicable state and federal policies and regulations.
- B. Appropriate farm management techniques shall be used to prevent contamination of nearby water bodies and adverse effects on plant, fish and animal life from fertilizer and pesticide use and application.
- C. New agricultural activities on land not meeting the definition of agricultural land, conversion of agricultural lands to other uses, and other development on agricultural land that does not meet the definition of agricultural activities shall be subject to the following:
 - 1. A shoreline substantial development permit shall be required, and
 - 2. Agricultural uses and development in support of agricultural uses:
 - a. Shall be located and designed to have a no net loss of ecological functions, and
 - b. Shall not have a significant adverse impact on other shoreline resources and values.
- D. Confinement lots, feeding operations, lot wastes, stockpiles of manure solids and storage of noxious chemicals are prohibited within the floodway and within 200 feet landward of the ordinary high water mark, whichever is greater.

AQUACULTURE

Due to the high use of water resources and the possible conflict with other beneficial uses of water within an urban area, aquaculture uses and facilities are incompatible within the shoreline areas of the City.

Policy

- A. Prohibit aquaculture uses and facilities within all shoreline environment designations.

Regulation

- A. Uses and facilities for aquaculture are prohibited within all shoreline environment designations.

BOATING FACILITIES

Policies

- A. Plan and construct boating facilities to minimize adverse environmental and visual impacts and to assure no net loss of ecological functions.
- B. Measures to conserve native vegetation along shorelines should be required for all boating facilities. Vegetation conservation must include avoidance or minimization of clearing or grading, restoration of areas of native vegetation or control of invasive or non-native vegetation.
- C. All boating facilities and accessory uses should be designed and located so as to preserve views and vistas to and from the water.
- D. Limit boating facilities to assure no net loss of ecological functions.

Regulations

Residential uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Boating facilities shall be arranged and designed to protect views, vistas and aesthetic values to minimize impacts to the character of the shoreline environment and the views of neighboring property owners.
- B. Boating facilities shall provide public access pursuant to the regulations of this Program.
- C. Boating facilities and uses shall provide for vegetation conservation in accordance with the Critical Areas and Shoreline Vegetation Conservation section of this Program (located on pages 28, 29 and 30). Vegetation conservation shall occur within the required shoreline buffer as set forth in Table 2.
- D. New boating facilities and uses shall comply with applicable critical areas regulations listed under the Relationship to Other Land Use Regulation section of this Program.

- E. New boating facilities and uses shall comply with the water quality development standards on pages 36 and 37 which include on-site stormwater control measures.

COMMERCIAL

Policies

- A. Plan and construct commercial development to minimize adverse environmental and visual impacts and to assure no net loss of ecological functions.
- B. Encourage the clustering of commercial development to minimize the loss of shoreline ecological functions and to increase open spaces.
- C. Provide access to the shoreline for customers of new commercial development and the general public.
- D. Measures to conserve native vegetation along shorelines should be required for all commercial development. Vegetation conservation must include avoidance or minimization of clearing or grading, restoration of areas of native vegetation or control of invasive or non-native vegetation.
- E. Require the restoration of degraded shoreline ecological functions as mitigation for adding square footage to a commercial structure. The degree and type of restoration is to be commensurate with the loss of ecological functions at that site.
- F. All commercial structures and accessory uses should be designed and located so as to preserve views and vistas to and from the water.
- G. Allow commercial development only when there are adequate provisions for utilities, circulation and access.
- H. Prohibit new over water commercial development.

Regulations

Residential uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Commercial development shall be approved if all of the following can be demonstrated:

1. Commercial development can be built without any of the following being necessary:
 - a. New structural shoreline stabilization;
 - b. New improvements in the required shoreline buffer or required critical area buffer;
 - c. Causing significant vegetation removal that adversely impacts ecological functions;
 - d. Causing significant erosion or reduction in slope stability; and
 - e. Causing increased flood hazard or erosion in the new development or to other properties.
 2. Adequate sewer, water, access and utilities can be provided.
 3. The intensity and type of development is consistent with the City Comprehensive Plan and development regulations.
 4. Potential significant adverse environmental impacts (including significant ecological impacts) can be avoided or mitigated to achieve no net loss of ecological functions, taking into consideration temporal loss due to development and potential adverse impacts to the environment.
- B. Commercial development over water is prohibited.
- C. Commercial development shall be arranged and designed to protect views, vistas and aesthetic values to minimize impacts to the character of the shoreline environment and the views of neighboring property owners.
- D. New commercial developments and uses shall provide for vegetation conservation in accordance with the Critical Areas and Shoreline Vegetation Conservation section of this Program (located on pages 28, 29 and 30). Vegetation conservation shall occur within the required shoreline buffer as set forth in Table 2.
- E. New commercial developments and uses shall comply with applicable critical areas regulations listed under the Relationship to Other Land Use Regulations section of this Program (located on pages 5 and 6).

- F. New commercial developments shall comply with the water quality development standards on pages 36 and 37 which include on-site stormwater control measures.
- G. Commercial development shall protect streams, wetlands, their buffers, floodways and channel migration zones, and geologic hazards by locating these features within a separate tract or parcels.

FOREST PRACTICES

Forest practices are incompatible with goals for shoreline areas along Olequa Creek. Resource areas for forest practices are designated in appropriate areas outside the boundaries of the City.

Policy

- A. Prohibit forest practices within all shoreline environment designations.

Regulation

- A. Forest Practices are prohibited in all shoreline environment designations.
- B. For the purpose of this Program, preparatory work associated with the conversion of land to non-forestry uses and/or developments shall not be considered forest practices and shall be reviewed in accordance with the provisions for the proposed non-forestry use, the general provisions of this Program, including vegetation conservation, and shall be limited to the minimum necessary.

INDUSTRIAL

Industrial uses and facilities are incompatible with goals for shoreline areas along Olequa Creek.

Policy

- A. Prohibit industrial uses within all shoreline environment designations.

Regulation

- A. Industrial uses are prohibited within all shoreline environment designations.

Mining

Mining facilities are incompatible with goals for shoreline areas along Olequa Creek.

Policy

- A. Prohibit mining uses within all shoreline environment designations.

Regulation

- A. Mining uses are prohibited within all shoreline environment designations.

RECREATION

Policies

- A. Acknowledge a priority for recreational development along shorelines.
- B. Consider all recreational development projects on the basis of their compatibility with the environment.
- C. Plan public access to recreational locations such as fishing streams to prevent concentration of use pressures.
- D. Link shoreline parks and public access points through linear open spaces. Such open space may include trails located in accordance with applicable policies.
- E. Design recreational developments to preserve, enhance, or create scenic views and vistas.
- F. Locate parking areas inland, away from the immediate edge of the water and recreational beaches. Link the parking to the shoreline by walkways.
- G. Allow facilities for intensive recreational activities only where sewage disposal and pest control can be accomplished to meet public health standards without altering the environment adversely.
- H. Encourage the development of public fishing piers and access to public waters as part of a City recreation plan, or private development.
- I. Encourage low intensity recreational uses on floodplains with largely intact ecological processes and functions and allow high intensity recreational uses on floodplains that have been modified and are upland of the ordinary high water mark.

Regulations

Recreational uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Assure that recreational development is given priority and is primarily related to access to, enjoyment and use of the water and shorelines of the state.
- B. Public recreational development and public access associated with those facilities shall be located, designed and operated in a manner consistent with the purpose of the shoreline environment designation and minimizes the impact on shoreline ecological functions.
- C. Non-water oriented recreation facilities or structures shall be setback two hundred (200) feet from the ordinary high water mark as described in Table 2.
- D. Events and temporary uses in the public interest may be approved by the Administrator when those uses will not damage the shoreline area.
- E. Public or private recreation areas which cater to the use of all-terrain or off-road vehicles as the primary recreational activity are prohibited within the shoreline.
- F. Recreational developments shall be designed with consideration of public access and public view corridors.
- G. Public access points must provide parking space appropriate for the intended use, or document the rationale in a shoreline permit.
- H. Recreational developments shall provide facilities for nonmotorized access, such as pedestrian, bicycle and/or equestrian path links to the shoreline.
- I. All public access shall be marked with signs approved by the Administrator.
- J. Pedestrian trails to and along the water's edge are allowed per Section B of the public access development standards on page 32.
- K. New recreational facilities shall comply with the water quality development standards on pages 36 and 37, which include on-site stormwater control measures.

RESIDENTIAL

Policies

- A. Plan and construct residential development to minimize adverse environmental and visual impacts and to assure no net loss of ecological functions.
- B. Encourage the clustering of residential development to minimize the loss of shoreline ecological functions and to increase open spaces.
- C. Provide access to the shoreline for residents of new development and the general public.
- D. Provide open space in accordance with the Vader Municipal Code and/or current land development ordinances.
- E. Promote incentive dedication agreements to accomplish the intent of Policies A to D above.
- F. Measures to conserve native vegetation along shorelines should be required for all residential development. Vegetation conservation must include avoidance or minimization of clearing or grading, restoration of areas of native vegetation or control of invasive or non-native vegetation.
- G. Require the restoration of degraded shoreline ecological functions as mitigation for adding square footage to a residential structure. The degree and type of restoration is to be commensurate with the loss of ecological functions at that site.
- H. All residential structures and accessory uses should be designed and located so as to preserve views and vistas to and from the water.
- I. Prevent the segmentation of critical areas among many owners by requiring subdivisions to place critical areas within separate tracts.
- J. Limit residential density to assure no net loss of ecological functions. To further this intent, allow increased density credit under an incentive program where density is transferred to upland areas or off site and the shoreline area is dedicated to the public.
- K. Allow residential development only when there are adequate provisions for utilities, circulation and access.

- L. Prohibit new over water residential development.
- M. Allow transfer of shoreline density to an upland portion of a shoreline parcel or to a non-shoreline parcel when this provides superior protection, preservation, or public use.
- N. Allow transfer of shoreline density to an upland portion of a shoreline parcel or to a non-shoreline parcel if it will provide a better opportunity to achieve goals for no net loss of function and value.

Regulations

Residential uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. The creation of new lots shall be approved if all of the following can be demonstrated:
 - 1. A primary residence can be built on each new lot without any of the following being necessary:
 - a. New structural shoreline stabilization;
 - b. New improvements in the required shoreline buffer or required critical area buffer;
 - c. Causing significant vegetation removal that adversely impacts ecological functions;
 - d. Causing significant erosion or reduction in slope stability;
and
 - e. Causing increased flood hazard or erosion in the new development or to other properties.
 - 2. Adequate sewer, water, access and utilities can be provided.
 - 3. The intensity and type of development is consistent with the City Comprehensive Plan and development regulations.
 - 4. Potential significant adverse environmental impacts (including significant ecological impacts) can be avoided or mitigated to achieve no net loss of ecological functions, taking into consideration temporal loss due to development and potential adverse impacts to the environment.
- B. Residential development over water is prohibited.

- C. Residential development shall be arranged and designed to protect views, vistas and aesthetic values to minimize impacts to the character of the shoreline environment and the views of neighboring property owners.
- D. New residential developments shall provide public access pursuant to the regulations of this Program.
- E. New residential developments and uses shall provide for vegetation conservation in accordance with the Critical Areas and Shoreline Vegetation Conservation section of this Program (located on pages 28, 29 and 30). Vegetation conservation shall occur within the required shoreline buffer as set forth in Table 2.
- F. New residential developments and uses shall comply with applicable critical areas regulations listed under the Relationship to Other Land Use Regulations section of this Program (located on pages 5 and 6).
- G. Wetlands and lands below the ordinary high water mark shall not be used to compute required lot area, lot dimensions, densities and/or required yards.
- H. The transfer of residential density to outside the shoreline jurisdiction is encouraged. The transfer of shoreline density is allowed to an upland portion of a shoreline parcel or to a non-shoreline parcel. The number of clustered lots or residential units shall not exceed the density allowed in the specific shoreline environment designation. (See Table 2).
- I. The City may authorize transferring shoreline density to another area of the City when shoreline area is dedicated to the City, provided the receiving site is capable of accommodating the increased density considering necessary infrastructure and utilities.
- J. New residential developments shall comply with the water quality development standards on pages 36 and 37, which include on-site stormwater control measures.
- K. Subdivisions shall protect streams, wetlands, their buffers, floodways and channel migration zones, and geologic hazards by locating these features within a separate tract or parcels. Such areas shall be held in common by the subdivision landowners, or one landowner.

SOLID WASTE

Policy

Prohibit facilities that handle solid waste within all shoreline environment designations.

Regulation

Uses for which the primary purpose is the handling, storage and transfer of solid waste are prohibited within all shoreline environment designations.

TRANSPORTATION

Policies

- A. Locate arterials, freeways, and railways away outside of shoreline jurisdiction unless there are no feasible alternatives.
- B. Design roads, trails/shared use paths, and railroads to be located as far landward as possible, to fit the topography and utilize existing corridors so that minimum alterations of natural conditions will be necessary.
- C. Design, construct and maintain roads, shared use paths, and railroads to minimize erosion and to permit natural movement of ground water and flood waters.
- D. Piers and bridges are preferred to the placement of fill within the shoreline for the road, shared use path, and railroad crossings.
- E. Dispose of construction debris, overburden, and other waste materials in such a way as to prevent their entry by erosion from drainage, high water, or other means into any surface water body.
- F. Rely upon the City of Vader Transportation Plan Element of the Comprehensive Plan to identify new transportation crossings or corridors within shoreline areas.

Regulations

Transportation uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Roads, shared use paths, and railroads shall be designed to cross shoreline areas by the shortest, most direct route feasible.
- B. Future community transportation corridors within shoreline areas shall be prohibited unless shown/included in the City's Transportation Plan Element of the Comprehensive Plan.

- C. The placement of fill for roads, shared use paths, or railroads within shoreline jurisdiction shall be restricted to the smallest possible footprint for the intended purpose.
- D. Bridges for roads, shared use paths, and railroads may be located within salmon and steelhead habitat provided that the following conditions are met:
 - 1. An alternative alignment is not feasible;
 - 2. The project is located and designed to minimize its impacts on the environment;
 - 3. Any adverse impacts are mitigated; and
 - 4. Open-piling and piers required to construct the bridge may be placed waterward of the ordinary high water mark, if no alternative method is feasible.
- E. The placement of fill for roads, shared use paths, and railroads may be allowed in water bodies, wetlands, side channels and on accretion beaches if:
 - 1. All structural and upland alternatives have been proven to be infeasible;
 - 2. The transportation facilities are necessary to support uses consistent with this master program; and
 - 3. Such review is undertaken as a shoreline conditional use.
- F. Appropriate design and erosion control techniques shall be used to construct or repair roads, shared use paths, and railroads so they assure no net loss of shoreline ecological functions and processes.
- G. 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.
- H. A public trail/shared use path may be allowed within the required critical area buffer in accordance with the provisions of subsection K of the regulation section for Critical Areas and Shoreline Vegetation Conservation (located on page 30) when on an abandoned railroad

corridor. Riparian habitat restoration shall be provided if the path is located within these areas.

- I. New transportation projects shall comply with the water quality development standards on pages 36 and 37, which include on-site stormwater control measures.

UTILITIES

Policies

- A. Choose locations that do not obstruct or destroy scenic views whenever utilities must be placed in a shoreline area.
- B. Place utilities underground, or design them to do minimal damage to the aesthetic qualities of the shoreline area. Where compelling reasons exist to place utilities above ground, such as impacts to ecological functions or values, this may be permitted with full mitigation of aesthetic impacts.
- C. Locate utilities outside of shoreline jurisdiction, unless there are no feasibility alternatives. When necessary, locate them as far landward as possible and preserve the natural landscape, shoreline ecology, and minimize conflicts with present and planned land uses.
- D. Restore banks to their pre-project configuration, replanted with native species, and maintain the site until the new vegetation is established when utility placement occurs within shorelines.
- E. Design and locate sewage treatment, water reclamation, desalinization and power plants so as not to interfere with, and to be compatible with recreational, residential or other public uses of the water and shorelands.
- F. Recycling or land disposal of sewage wastes is preferred to new sewage outfalls to shoreline waterbodies. Where no alternative to outfalls into water exist, the location is to be part of an approved regional sewage management plan.
- G. Use utility rights-of-way for public access to and along shoreline waterbodies, where feasible.
- H. Design and construct bridge-like structures for above water crossing of utilities rather than fill.
- I. Use best available science and mitigation sequencing in accordance with the Environmental Impact Mitigation regulations in Section 6 (located on

pages 26 and 27) to locate new utility corridors within shoreline areas. Co-locate new major transmission facilities along existing utility corridors, where possible.

Regulations

Utility uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Utility facilities and lines shall be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
- B. Utility lines shall be located outside of the shoreline area where feasible. When the utility needs to be located within shoreline jurisdiction, mitigation sequencing pursuant to the Environmental Impact Mitigation regulations in Section 6 (located on pages 26 and 27) shall be used to justify the location, and existing rights of way and utility corridors shall be used, to the extent feasible.
- C. In-water utility corridors may be located within salmon and steelhead habitat provided that the following conditions are met:
 - 1. An alternative alignment is not feasible;
 - 2. The project is located and designed to minimize its impacts on the environment;
 - 3. Any adverse impacts are mitigated;
 - 4. Any fill is located landward of the ordinary high water mark; and
 - 5. Open-piling and piers required to construct a bridge necessary for a utility crossing may be placed waterward of the ordinary high water mark, if no alternative method is feasible.
- D. Utility facilities and lines shall document how the size of the facility or line has been minimized within the shoreline area. Utility facilities and lines shall identify the methods of revegetation of the affected area to predevelopment elevation, replanted with native or pre-existing species, and provisions for the maintenance and care for the newly planted vegetation.

- E. Installation of utility service to a development within shoreline jurisdiction shall not require separate shoreline substantial development permit, but shall be regulated by the specific use regulations for the activity and the standards of this section.
- F. Utilities shall be placed underground unless such undergrounding would be economically or technically prohibitive, or would be significantly detrimental to the environment.
- G. Utility facilities shall be designed for minimal environmental and aesthetic impact.
- H. Underwater utilities shall be located at a depth sufficient to prevent interference between the utility and other shoreline use activities.
- I. Utility facilities and lines shall identify safeguards to ensure that no long-term damage will be caused to the adjacent or downstream environment should an accident occur involving that facility or line.
- J. New utility facilities shall comply with the water quality development standards on pages 36 and 37, which include on-site stormwater control measures.

8. SHORELINE MODIFICATIONS POLICIES AND REGULATIONS

The policies and development standards in this section apply to all types of shoreline modifications. Shoreline modifications are generally related to construction of a physical element such as a dike, breakwater, dredged basin, or fill, but modifications can include other actions such as clearing, grading, application of chemicals, or significant vegetation removal.

Shoreline modifications usually are undertaken in support of or in preparation for a shoreline use. An example for a marine shoreline setting would be fill (shoreline modification) required for a cargo terminal (industrial use) or dredging (shoreline modification) to allow for a marina (boating facility use).

- Refer to Table 3 for shoreline modifications by shoreline environment.

GENERAL POLICIES

- A. Design and locate residential development to make shoreline modifications unnecessary, such as; protective measures as filling, bulkheading, shoreline berms, or substantial grading of the site.

- B. Insure that permits for shoreline modifications use mitigation sequencing in the Environmental Impact Mitigation regulations in Section 6 (located on pages 26 and 27).
- C. Prioritize shoreline stabilization projects based upon the following order of preference:
 - 1. No action (allow the shoreline to retreat naturally), increased building setbacks, and structure relocation.
 - 2. Upland vegetation enhancement and drainage controls.
 - 3. Flexible defense works constructed of natural materials including soft shore protection, bioengineering, protective berms or vegetative stabilization.
 - 4. Rigid works constructed such as bulkheads and walls of artificial materials such as riprap or concrete. Materials used for construction of shoreline stabilization is to be selected for long-term durability, ease of maintenance, compatibility with local shore features, including aesthetic values and flexibility for future uses.
 - 5. Applications that propose less preferred methods must demonstrate why preferred methods will not work.
- D. Locate and design structures along the shoreline to avoid the need for future shoreline stabilization.
- E. Locate and design stabilization to:
 - 1. Protect and maintain shoreline ecological functions, and the integrity of riparian features; and
 - 2. Not unnecessarily interfere with public access to public shorelines or with other appropriate shoreline uses including, but not limited to, navigation, or private recreation.
- F. Locate and design shoreline stabilization to fit the physical character and hydraulic energy potential of a specific shoreline reach, which may differ substantially from adjacent reaches.

- G. Locate and design public or quasi-public development shoreline stabilization projects for multiple use, restoration, and/or public access, where feasible.
- H. Design land subdivisions to assure that future development on the created lots will not require structural shore stabilization.
- I. Limit new or expanded structural shore stabilization to when:
 - 1. It is conclusively demonstrated by a geotechnical analysis to be necessary to protect an existing primary structure that is in danger of loss or substantial damage caused by tidal action, currents or waves;
 - 2. The erosion is not being caused by upland conditions such as vegetation loss and drainage problems;
 - 3. Non-structural solutions will not be feasible or sufficient; and
 - 4. Impacts can be mitigated so that they will not result in a net loss of ecosystem-wide processes and shoreline ecological functions.
- J. Restrict larger shoreline stabilization projects to when:
 - 1. Water-dependent uses benefits to the region outweigh resource losses from such works, and
 - 2. Mitigation is provided so as to result in a no net loss of shoreline ecological functions and processes.
- K. Prohibit shore stabilization projects on publicly owned shorelines which result in a long-term decrease in public use of the shoreline.
- L. Prohibit shore stabilization for the purpose of filling shorelines.
- M. Prohibit structural shoreline stabilization to be located on or at the base of eroding bluffs, except where existing structures are threatened or non-structural methods have been determined to be infeasible.
- N. Give preference in permitting to shore stabilization efforts which coordinate affected property owners and public agencies for a whole stream reach to address ecological and geo-hydraulic processes.

- O. Remove failing, harmful, unnecessary, or ineffective structures and restore shoreline processes and ecological functions by using less harmful long-term stabilization measures.

DREDGING

Policies

- A. Allow dredging in locations where a comprehensive management plan has been evaluated and authorized by local and state governmental entities, and only when significant ecological impacts are minimized and when mitigation is provided.
- B. Design and locate new development to minimize the need for new dredging.
- C. Conduct dredging 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.
- D. Dispose of the dredged material at an alternative disposal site when chemicals are present in concentrations high enough to cause significant harm to resident biota.
- E. Plan and conduct dredging to minimize interference with navigation and adverse impacts to other shoreline uses, properties and values.
- F. Allow dredging of less than five hundred (500) cubic yards as part of ecological restoration or enhancement, beach nourishment, public access or public recreation provided it is otherwise consistent with the policies and provisions of this master program.
- G. Allow dredging for the following activities:
 - 1. In conjunction with a water-dependent use of water bodies or adjacent shorelands;
 - 2. In conjunction with a bridge, navigational structure or wastewater treatment facility for which there is a documented public need and where other feasible sites or routes do not exist;
 - 3. Maintenance of irrigation reservoirs, drains, canals or ditches for agricultural and stormwater purposes;

4. Removal of gravel for flood management purposes consistent with an adopted flood hazard reduction plan and only after a biological and geomorphological study demonstrates that extraction has a long-term benefit to flood hazard reduction, does not result in a net loss of shoreline ecological processes and functions and is part of a comprehensive flood management solution;
5. Restoration or enhancement of shoreline ecological processes and functions benefiting water quality and/or fish and wildlife habitat;
6. Minor trenching to allow the installation of necessary underground pipes or cables if no alternative, including boring, is feasible, and:
 - a. Impacts to fish and wildlife habitat are avoided to the maximum extent possible;
 - b. The utility installation does not increase or decrease the natural rate, extent or opportunity of channel migration;
 - c. Appropriate best management practices are employed to prevent water quality impacts or other environmental degradation.

Regulations

Dredging may be allowed as listed in Table 3, and shall be subject to the regulations below.

- A. All permits which include dredging shall supply a dredging plan which includes the following information:
 1. A description of the applicable purpose of the proposed dredging and an analysis of compliance with the policies and regulations of this Program.
 2. A detailed description of the existing physical character, shoreline geomorphology and biological resources (including migratory, seasonal and spawning use) provided by the area proposed to be dredged, including:
 - a. A site plan map outlining the perimeter of the proposed dredge area, include the existing bathymetry depths and have data points at a minimum of two (2) foot increments in depth.
 - b. A habitat survey must be conducted and Washington State Department of Fish and Wildlife (WDFW) must be

- contacted to ensure the survey is conducted according to the most recent survey guidelines.
- c. Information on stability of bedlands adjacent to proposed dredging and spoils disposal areas.
3. A detailed description of the physical, chemical and biological characteristics of the dredge spoils to be removed.
 - a. Physical analysis of material to be dredged: material composition and amount, grain size, organic materials present, source of material, etc.
 - b. Chemical analysis of material to be dredged: volatile solids, chemical oxygen demand (COD), grease and oil content, mercury, lead and zinc content, etc.
 - c. Biological analysis of material to be dredged.
 4. A description of the method of materials removal, including facilities for settlement and movement.
 - a. Dredging procedure: length of time it will take to complete dredging, method of dredging and amount of materials removed.
 - b. Frequency and quantity of project maintenance dredging.
 5. Detailed plans for dredge spoil disposal, including specific land disposal sites and relevant information on the disposal site, including but not limited to:
 - a. Spoils disposal area, including:
 - i. Physical characteristics including location, topography, existing drainage patterns, surface and ground water;
 - ii. Size and capacity of disposal site;
 - iii. Means of transportation to the disposal site;
 - iv. Proposed dewatering and stabilization of spoils;

- v. Methods of controlling erosion and sedimentation; and
 - vi. Future use of the site and conformance with land use policies and regulations.
 - b. Total initial spoils volume.
 - c. Plan for disposal of maintenance spoils for at least a 50-year period.
- 6. Hydraulic modeling studies sufficient to identify existing geo-hydraulic patterns and probable effects of dredging.
- B. Toxic dredge spoil deposits on land shall not be placed on sites from which toxic leachates could reach shorelines and/or associated wetlands.
- C. Dredging and dredge disposal shall be prohibited on or in archaeological sites that are listed on the Washington State Register of Historic Places until such time that they have been released by the State Archaeologist.
- D. No permit shall be issued for dredging unless it has been shown that the material to be dredged will not exceed the U.S. Environmental Protection Agency and/or Washington State Department of Ecology criteria for toxic sediments.
- E. Dredging for the sole purpose of obtaining landfill material is prohibited.
- F. 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.
- G. Dredging to construct canals or small basins for water ski landings or swimming holes is prohibited.
- H. Limit dredging to support water dependent uses, navigation, public access, and restoration. Prohibit dredging which will damage shallow water habitat used by salmon and steelhead for migration corridors, rearing, feeding and refuge, unless the proponent demonstrates all of the following conditions are met:
 - a. An alternative alignment or location is not feasible.
 - b. The project is designed to minimize its impacts on the environment.

- c. The facility is in the public interest.
 - d. If the project will create significant unavoidable adverse impacts, the impacts are mitigated by creating in-kind replacement habitat near the project. Where in-kind replacement mitigation is not feasible, rehabilitating degraded habitat may be required as a substitute.
 - e. Dredging for flood control when performed as a temporary action needed in the course of implementing a long-term solution for a sediment transport problem identified in a comprehensive flood hazard management plan.
- I. The removal of river gravel bars may be allowed when all of the following conditions can be met:
- a. The gravel removed from the river or stream does not exceed the average annual recruitment of bedload material as shown by an approved geomorphic and sediment transport analysis. Additional gravel may be removed where the applicant can demonstrate the channel capacity has been significantly reduced.
 - b. The gravel is removed from the area between the existing water level and the permanently vegetated portions of the bank.
 - c. The project will not cause any adverse impacts on salmon and steelhead habitat, especially through increased sedimentation.
10. Material dredged from the adjacent wetland or stream area shall not be used to construct dikes and levees unless part of a Comprehensive Flood and Habitat Management Plan.
11. Proposals for dredging shall include all feasible mitigating measures to minimize adverse impacts such as: turbidity, release of nutrients, heavy metals, sulfides, organic material or toxic substances, dissolved oxygen depletion, disruption of food chains, loss of benthic productivity and disturbance of fish runs and important localized biological communities.