



Grant County Shoreline Master Program User Guide

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TABLE OF CONTENTS

1	Shoreline Master Program Overview	1
2	Frequently Asked Questions	2
3	Focus Topics	4
	Agriculture (New and Existing)	4
	Docks	6
	Buffers and Setbacks (Riparian and Wetland)	9
	Existing Use/Expansion	14
	Vegetation Management	18
4	Shoreline Permit Process	20
	When Is a Shoreline Permit Required?	20
	Shoreline Permit Application Requirements	21
	Shoreline Permit Review Steps	22
	How Long Does a Shoreline Permit Take?	22
	Other Permits Required	23
	Appendices	24
	Appendix A: Shoreline Use and Modification Table	24
	Appendix B: Shoreline Development Standards Table	28
	Appendix C: Grant County Native Plants List	29
	List of Tables	
	Table 1 Agricultural Use and Development Standards Summary	4
	Table 2 Design Requirements for New Docks	6
	Table 3 Standard Riparian Buffer Widths	9
	Table 4 Criteria for Modified Buffer Widths	10
	Table 5 Wetland Buffer Widths	13
	Table 6 Existing Uses and Expansions	14
	Table 7 Ongoing Vegetation Maintenance and Management Standards	18
	List of Figures	
	Figure 1 Dock (Plan View)	7
	Figure 2 Dock (Profile View)	8
	Figure 3 Modified Riparian Buffers	11
	Figure 4 Modified Riparian Buffers: In-fill Development	12
	Figure 5 Existing Use – Expansion	17
	Figure 6 Shoreline Permit Review Timeline	23



Photo by Washington State
Department of Ecology

1 Shoreline Master Program Overview

The shorelines in Washington State are protected by the Washington State Shoreline Management Act (SMA) of 1971. The law strives to achieve responsible shoreline use and development, environmental protection, and public access. Local governments develop Shoreline Management Programs (SMPs) based on the law and state guidance, and the state ensures local SMPs consider statewide public interests.

In compliance with the SMA and 2003 Guidelines, Grant County (County) has adopted an SMP update that has been tailored to the local environment and to existing and future planned development patterns within the County's shorelines. The purpose of the SMP is to promote the health, safety, and general welfare of the community and to manage the shorelines in a positive, effective, balanced, and equitable manner, while maintaining a healthy shoreline environment.

Using This Guide

This guide includes tables, diagrams, and illustrations that help explain five of the most common topics of interest: agriculture, docks, shoreline buffers and setbacks, existing uses, and vegetation management.

This SMP User Guide should be used along with Chapter 24.12, Shoreline Regulations, of the Grant County Code (GCC).



Photo by Washington State Department of Ecology

2 Frequently Asked Questions

What Is a Shoreline Master Program and Why Does Grant County Have One?

The SMP is a combination of planning and regulatory documents that guide shoreline development. Local governments are required to prepare SMPs based on state laws and rules. Key principles of the SMP include striking a balance among environmental protection, public access, and water-oriented uses and achieving no net loss of ecological functions, with today's conditions (2014) being the baseline.

Does the SMP Apply to My Property?

The SMP applies to all new development that occurs within 200 feet of the ordinary high water mark of the County's shorelines and within its associated wetlands (see GCC 24.12.870, Shoreline Environment Designation Maps, for waterbodies within the

County that are managed by the SMP). Legally existing structures and uses may continue. If existing structures are being changed, they will be subject to the existing development provisions of the SMP. For more information on how changes to existing structures are affected by the shoreline program, see page 14.

How Do SMPs Apply to Agriculture?

A 2002 state law requires that when local shoreline programs are updated, the new standards, setbacks, and buffers do not apply retroactively to existing agricultural development. Updated shoreline program requirements will, however, apply to new agricultural activities located in shoreline areas and where agricultural activities are converted to other uses. See Focus Topic #1 for more details.

Will the SMP Impact My Home?

Under the provisions of the new SMP, existing single-family homes are not affected. New development on your property will need to meet the shoreline program requirements. For more information on this topic, visit http://www.ecy.wa.gov/programs/sea/sma/st_guide/administration/exemptions/sfr.html.

What is No Net Loss of Ecological or Environmental Functions?

The new environmental protection standard under the SMA for the updated SMP is “no net loss of shoreline ecological functions.” These functions are the elements in the environment that provide habitat for fish and wildlife, protect water quality, and enhance flows in streams and lakes. These baseline conditions were documented in the *Grant County Inventory, Analysis, and Characterization Report*, and this description of conditions is what no net loss will be measured against. Protection of these functions is accomplished by avoiding or minimizing the introduction of impacts to ecological functions that result from new shoreline development (<http://www.ecy.wa.gov/programs/sea/shorelines/smp/faqs.html>).

3 Focus Topics

Agriculture

New Agricultural Uses and Developments

Agricultural use and development provisions in the SMP apply to **new agricultural activities**, including expansion of agricultural activities on non-agricultural areas in shorelands. Agricultural lands are defined as those shoreland areas on which agriculture activities are conducted.

A summary of permit and development requirements for agricultural development and uses is summarized in Table 1. See Appendix A for the Shoreline Use and Modification Table and Appendix B for the Shoreline Development Standards Table.

**TABLE 1
Agricultural Use and Development Standards Summary**

A = Allowed with Substantial Development Permit C = Allowed with Conditional Use Environment Designation	Agricultural Use and Development Standards				
	New Ag	Riparian Buffer Width for New Ag Development (in feet)¹	Columbia Basin Project (Operation, maintenance, repair, or construction activities)	Activities Normal or Necessary for Farming, Irrigation, and Ranching	Ag Activities on Lands Currently in Ag Use
Rural Conservancy	A	75 ²	Exempt per RCW 90.58.030 (3) (e)(viii) and GCC 24.12.740(d)(9)	Exempt per RCW 90.58.030 (3) (e)(iv) and WAC 173-27-040	Exempt per RCW 90.58.065 and GCC 24.12.300
Public Recreation Conservancy	C	75			
Shoreline Residential	A	50			
Shoreline Residential – Low Intensity	A	75			

Notes:

1 = Riparian buffer widths are measured from the ordinary high water mark or top of bank and may be accompanied by stormwater management measures, as applicable. In parallel environment designations, the most restrictive buffer requirement shall apply.

2 = 130 feet for new agricultural development on slopes 15% or greater within shoreline jurisdiction

Ag = agriculture

Existing Agricultural Lands and Uses Within Shoreline Jurisdiction

SMP provisions **do not modify or limit** existing agricultural uses and activities occurring on agricultural lands, including, but not limited to:

- Producing, breeding, or increasing agricultural products
- Rotating and changing agricultural crops
- Allowing land used for agricultural activities to lie fallow, in which it is plowed and tilled but left unseeded
- Allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions
- Allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement
- Conducting agricultural operations
- Maintaining, repairing, and replacing agricultural equipment
- Maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility
- Maintaining agricultural lands under production or cultivation

Docks

Private moorage facilities include docks, watercraft lifts, swim floats, buoys, and moorage piles serving four or fewer residential dwellings. Docks serving more than four residential units are regulated under boating facilities (GCC 24.12.320). Docks proposed with new residential developments are typically required to be joint-use docks serving two or more waterfront dwelling units. Individual docks are permitted when joint-use docks are not feasible per GCC 24.12.390 (e)(1). See Table 2 for design requirements for new docks serving four or fewer residential dwellings. Figures 1 and 2 provide an illustrative example of these design requirements.

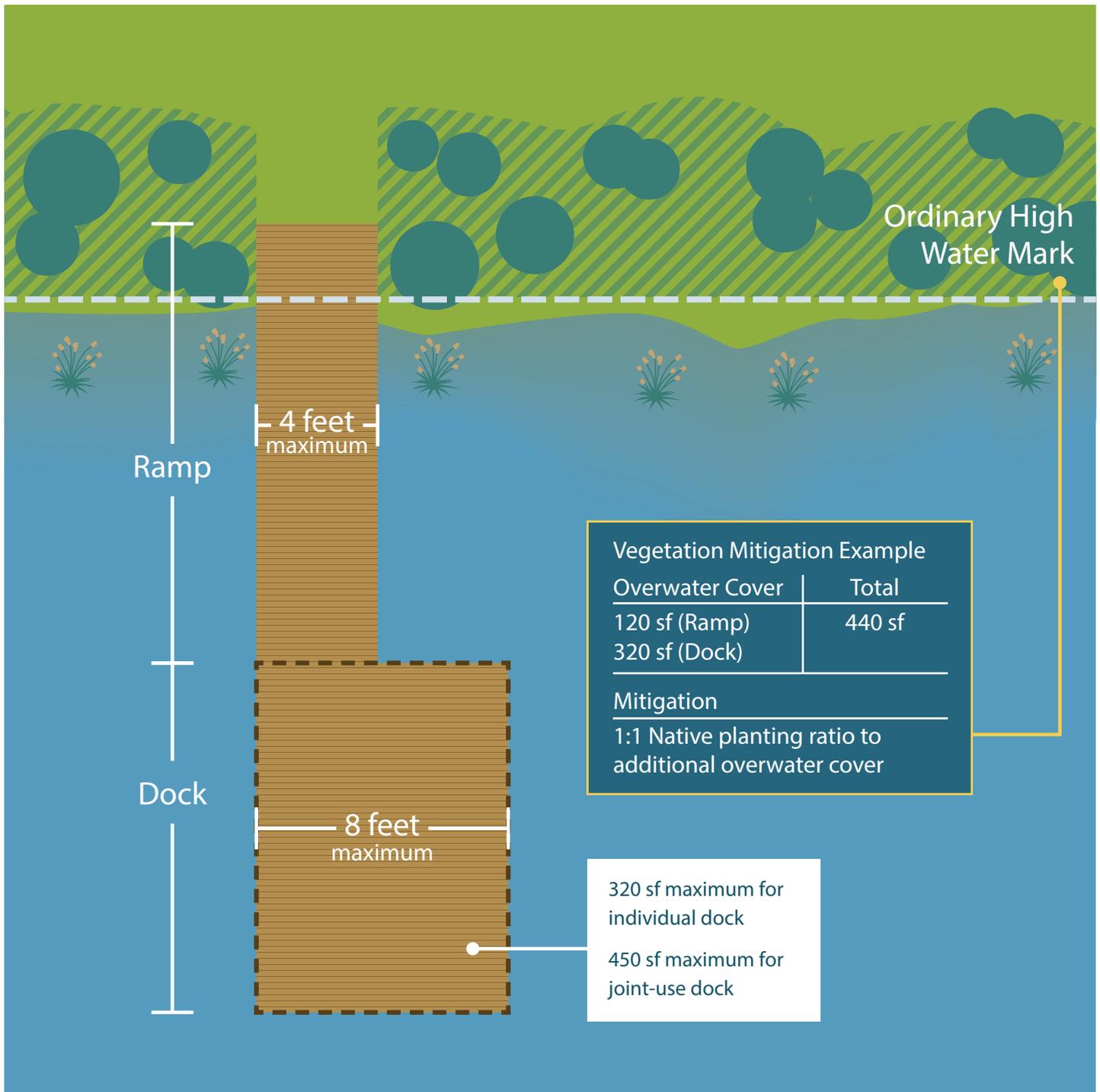
TABLE 2
Design Requirements for New Docks

Design Requirement	Individual Dock	Joint-Use Dock
Width		
Piers and Floats	8 feet max.	
Ramps	4 feet max.	
Dock Finger Extension	2 feet max.	
Length/Water Depth	Max. length based on water depth of 4 feet at the end of dock measured at OHW	
Floats	1 float max.	2 floats max.
Area (excludes ramps and appurtenances ¹)	320 square feet max.	450 square feet max.
Height		
Bottom of pier or landward edge of ramp	At least 1 foot above OHWM	
Freeboard height on floats	At least 10 inches high	
Spacing	10 feet min. from side property line	Per recorded agreement
Decking Materials		
Columbia River, Rocky Ford Creek, Lower Crab Creek, and Sand Hollow Creek areas with access to the Columbia River/ESA-listed salmonids	<ul style="list-style-type: none"> Grating or clear, translucent material shall cover the entire surface area of the pier, ramp, and/or float. The grating shall be at least 60% open area, and clear translucent materials shall have greater than 90% light transmittance. Float materials contacting the water shall be white in color. Flotation materials shall be permanently encapsulated. 	
All other waterbodies	<ul style="list-style-type: none"> Use of materials specified for marine use is required. Flotation materials shall be permanently encapsulated. 	
Mitigation – Vegetation Enhancement	<ul style="list-style-type: none"> Compensate with 1:1 planting area ratio to additional overwater cover, when shoreline planting is the only mitigation option. Planting shall be along the shoreline immediately landward of the OHWM (see Appendix C for the Grant County Native Plants List). See GCC 24.12.390 (i) for additional mitigation measures. 	

Notes: 1 = Appurtenances are those items accessory to a dock, such as a ladder, handrails, bumper strips and rub rails, anchors, cabling, storage, benches, or dock covering materials.

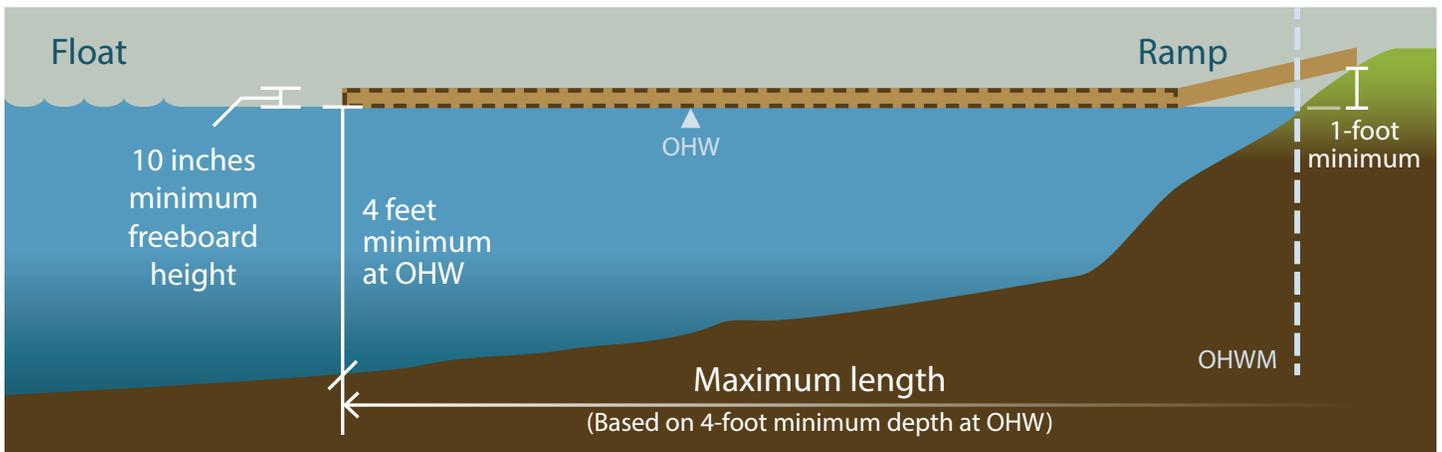
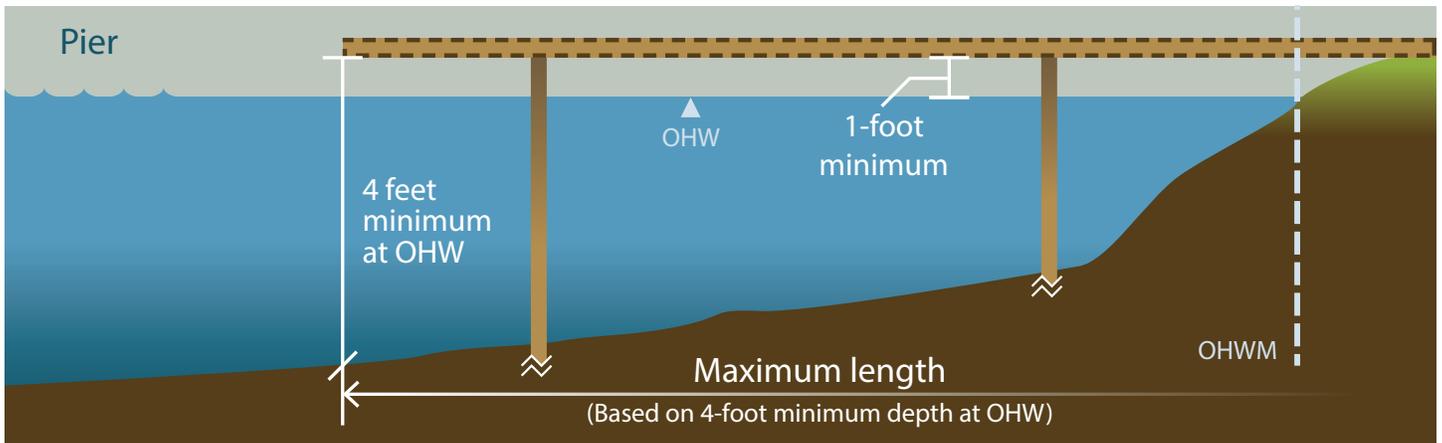
ESA = Endangered Species Act; OHW = ordinary high water; OHWM = ordinary high water mark

FIGURE 1: DOCK (PLAN VIEW)



sf = square feet

FIGURE 2: DOCK (PROFILE VIEW)



OHW = ordinary high water

OHWM = ordinary high water mark

Buffers and Setbacks

Buffers are established to protect and maintain ecological functions (e.g., fish and wildlife habitat and water quality protection) next to a stream, lake, or wetland, providing separation from development and land uses that could impact these functions. Building setbacks separate structures from buffers by adding additional distance between buffers and the associated higher intensity development to further prevent buffer impacts.

For Grant County, a minimum building setback line of 15 feet is required from the edge of any fish and wildlife buffer, stream or wetland buffer, or erosion and landslide buffer. Unless otherwise allowed in

the SMP, all structures and activities shall be located outside of a fish and wildlife, stream or wetland, or erosion and landslide buffers.

Riparian Buffers

Riparian buffer widths may be accompanied by stormwater management measures, as applicable. Buffers are measured on the horizontal plane, from the OHWM or from the top of bank if the OHWM cannot be identified. Standard riparian buffer widths and the building setback line requirements are summarized in Table 3. Riparian buffers may be modified as described in Table 4.

TABLE 3
Standard Riparian Buffer Widths

Environmental Designation	Building Setback Line	Standard Riparian Buffer Width (in feet)
Aquatic	N/A	N/A
Natural	15 feet	Manage entire SMP area for vegetation conservation
Rural Conservancy		75 ¹
Public Recreation Conservancy		75
Recreation		50
High Intensity – Public Facility		25 ²
Shoreline Residential		50
Shoreline Residential – Low Intensity		75

Notes:

1 = 130 feet for new agricultural development on slopes 15% or greater within shoreline jurisdiction

2 = 75 feet for the area south of Wanapum Dam lower boat launch, where riparian vegetation begins on Columbia River

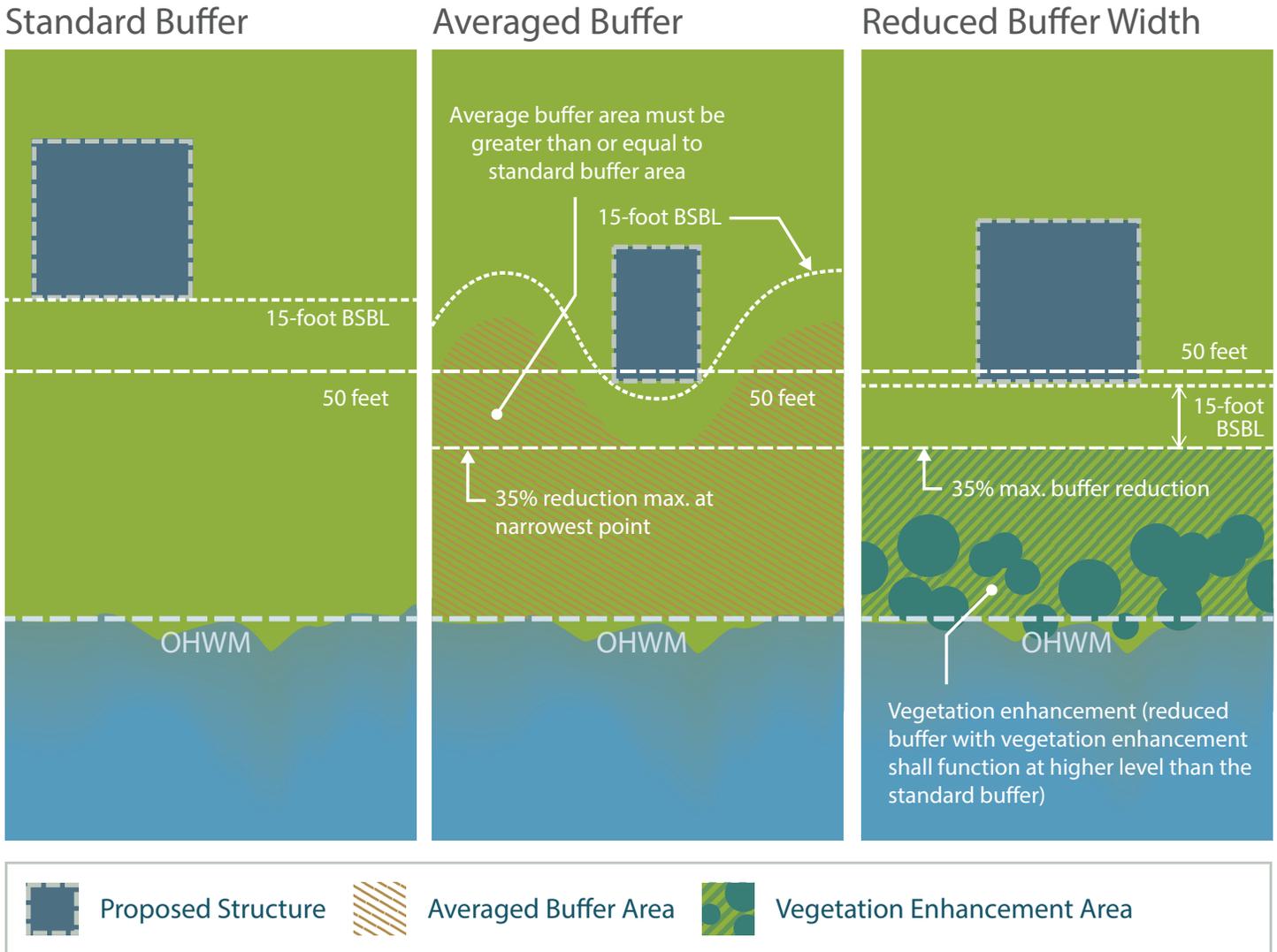
N/A = Not applicable

TABLE 4
Criteria for Modified Buffer Widths

Modified Buffer Type	Criteria		
<p>Buffer Width Averaging – See GCC 24.12.530 (d)(7) for additional criteria.</p> <p>See Figure 3 for Averaged Buffer Illustration</p>	Total averaged buffer area	≥	Standard buffer area
	And		
<p>Standard Buffer Width Reduction – See GCC 24.12.530 (d)(8) for additional criteria.</p> <p>See Figure 3 for reduced buffer width illustration</p>	Reduced buffer width with vegetation enhancement	≥	65% of standard buffer width
	And		
	Habitat function of enhanced reduced buffer	>	Habitat function of existing standard buffer
<p>In-fill Development – Reduced standard shoreline buffers up to a maximum of 50% may be allowed for a new single-family residence and appurtenant structures in accordance with the following criteria in GCC 24.12.530 (d)(9). See Figure 4 for in-fill development buffer modification illustration.</p>			
<p>For single-family residences within 150 feet on either side of proposed residence in an existing plat, the buffer shall be the greatest of:</p>	<ol style="list-style-type: none"> 1. A common line drawn between the nearest corners of the nearest residence; 2. A common line calculated by the average of the nearest residences' existing buffer; or 3. A 50% reduction of the standard buffer. 		
<p>Where there is only a residence located within 150 feet on one side of the proposed residence in an existing plat, the standard buffer shall be the greatest between:</p>	<ol style="list-style-type: none"> 1. A common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot; 2. A common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot; or 3. A 50% reduction of the standard buffer. 		

FIGURE 3: MODIFIED RIPARIAN BUFFERS

Diagrams show proposed structures in relation to the standard 50-foot buffer for the Shoreline Residential Environment Designation and 15-foot building setback line. See Table 3 for standard riparian buffers for each Environment Designation.



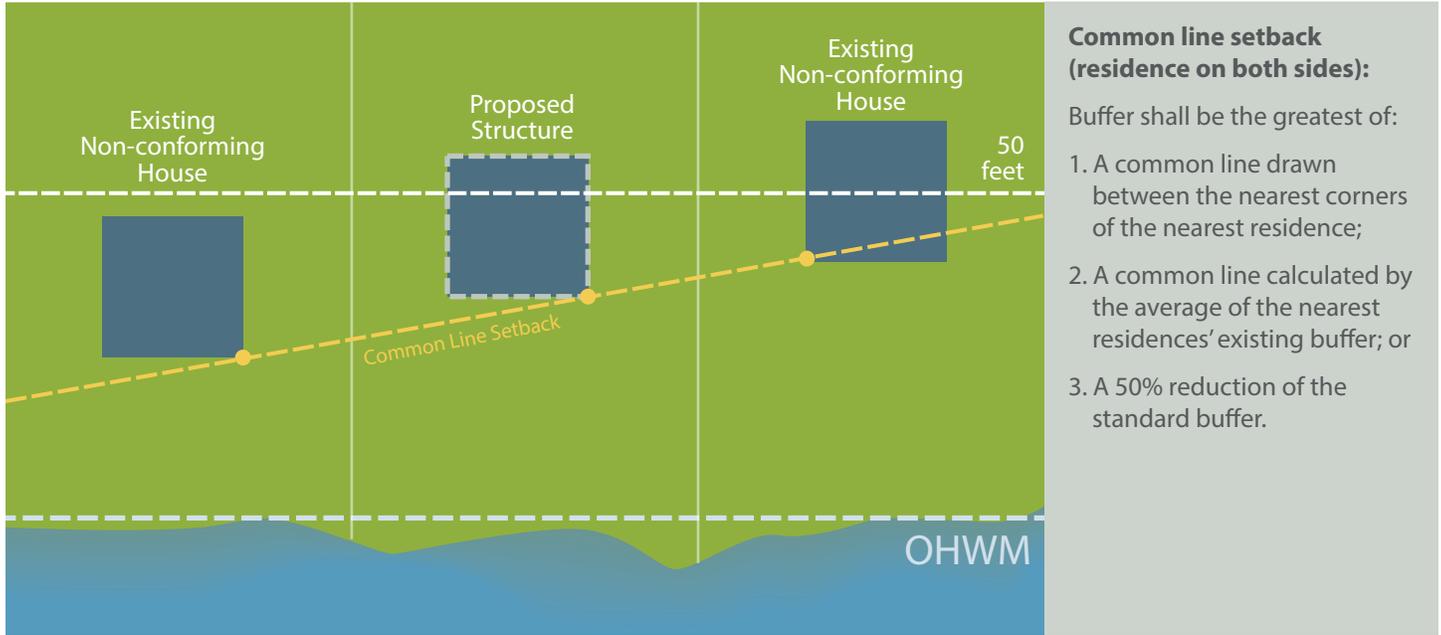
BSBL = building setback line

OHWM = ordinary high water mark

FIGURE 4: MODIFIED RIPARIAN BUFFERS (IN-FILL DEVELOPMENT)

Existing residences are within 150 feet of proposed residence.

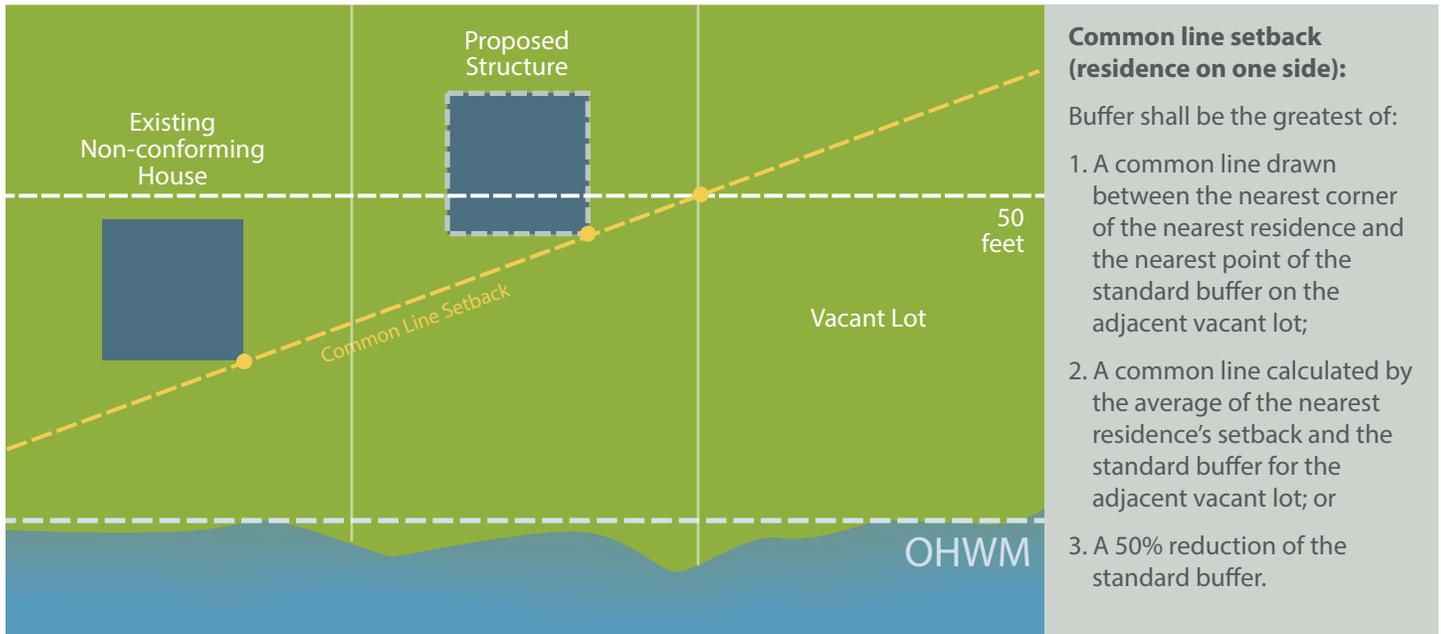
Common Line Setbacks



Common line setback (residence on both sides):

- Buffer shall be the greatest of:
1. A common line drawn between the nearest corners of the nearest residence;
 2. A common line calculated by the average of the nearest residences' existing buffer; or
 3. A 50% reduction of the standard buffer.

Common Line Setbacks with Vacant Lot



Common line setback (residence on one side):

- Buffer shall be the greatest of:
1. A common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot;
 2. A common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot; or
 3. A 50% reduction of the standard buffer.

OHWM = ordinary high water mark

Wetland Buffers

Wetland buffer widths are based on the wetland category, intensity of impacts, and wetland functions or special characteristics. See GCC Tables 24.12.520 (f)(1)(D)-1 and -2 for wetland buffer widths.

The range wetland buffer widths with building setback line requirements and wetland category types are summarized in Table 5.

**TABLE 5
Wetland Buffer Widths**

Wetland Category	Building Setback Line	Buffer Width
Category IV	15 feet	25 to 50 feet
Category III		40 to 150 feet
Category II		40 to 200 feet
Category I		50 to 250 feet

Note:

Buffer width range is based on wetland habitat functions and characteristics and impact of proposed land use.

Existing Use/Expansion

Existing legally established structures and uses are allowed to continue even though in some cases these might not meet the updated SMP regulations. These structures and uses can continue to exist, be used, maintained, and repaired. This is the case even if the updated SMP regulations would not allow new uses or development to be configured or built exactly as the existing uses or structures. There are also some different ways to address continuance and expansion of buildings, structures, and uses that do not quite meet the new SMP regulations.

A general summary of continued existing uses and expansions is provided in Table 6. The SMP shall be consulted for specific conditions and criteria. Additional mitigation may be required through the critical areas review process. See Figure 5 for examples of structural expansions.

**TABLE 6
Existing Uses and Expansions**

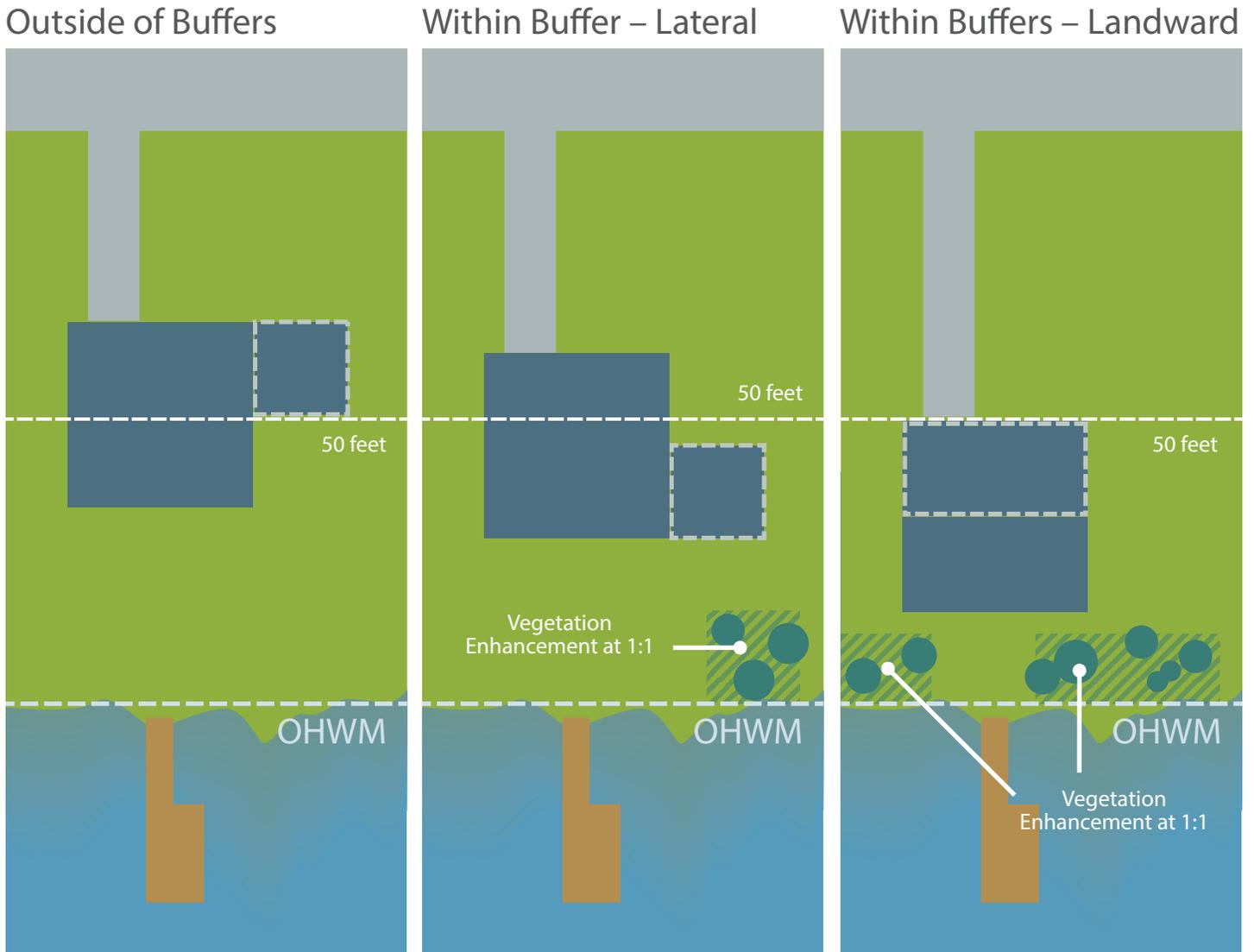
General non-conforming use provision – GCC 24.12.610 (a)(1)		
<ul style="list-style-type: none"> No non-conforming use shall be intensified, enlarged, increased, or extended to occupy a greater area of land than was occupied on the effective date of the SMP or amendment that made the use no longer permissible. A non-conforming use may be enlarged, increased, or extended in conformance with applicable bulk and dimensional standards of this SMP, upon approval of a shoreline conditional use permit. 		
General residential structures provision – GCC 24.12.620 (c)		
<ul style="list-style-type: none"> Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following, shall be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density (GCC 24.12.620 (c)). See Appendix B for Shoreline Development Standards Table. 		
Existing Use/Expansion	Allowed?	Conditions
Continued Use – GCC 24.12.500 (c) and GCC 24.12.530 (d)(25)(A)		
Existing uses and residential appurtenances	Allowed	<ul style="list-style-type: none"> Existing uses may continue, including maintenance, repairs, operation within shoreline jurisdiction and shoreline buffers. Expansions are allowed consistent with the new SMP provisions. See the conditions below for structural expansions within and outside of buffers.
Landscape maintenance	Allowed	<ul style="list-style-type: none"> Maintenance of existing conditions may continue, including, but not limited to, mowing, weeding, harvesting, replanting of garden crops, pruning, and replacement planting of ornamental vegetation or indigenous native species.

Existing Use/Expansion	Allowed?	Conditions
Structural Expansion – Within Buffers – GCC 24.12.530 (d)(25)(C) and (D) and GCC 24.12.620 (a)(2)(B)		
Vertical Expansion	Allowed	<ul style="list-style-type: none"> Does not exceed height standard for the applicable Environment Designation, per GCC Table 24.12.210 (d) (Appendix B).
Parallel or Landward Expansions	Allowed with mitigation	<ul style="list-style-type: none"> Minimum native vegetation is removed. Expansions and native vegetation removal shall restore a portion of the shoreline buffer with riparian vegetation at a 1:1 area ratio to offset the adverse impact. Stormwater is handled consistent with Eastern Washington Stormwater Management Manual. For non-conforming uses, it may be allowed, provided that the enlargement does not increase the extent of non-conformity by encroaching upon or extending into areas where construction or use would not be allowed for new development or uses (consistent with the zoning code; e.g., side yard setback, lot coverage, or drainfield area). Still would need to comply with 1:1 mitigation ratio to offset adverse impacts and meet no net loss of ecological function requirements.
Waterward Expansions	Prohibited	<ul style="list-style-type: none"> Expansions further waterward are prohibited within the standard buffer.
Appurtenant Structures within Buffers	Allowed with mitigation	<ul style="list-style-type: none"> New structures or developments, including, but not limited to, pools, decks, patios, additions, sheds, fences, or other appurtenances, are not permitted in shoreline buffers without mitigation. Expansions shall restore a portion of the shoreline buffer with riparian vegetation at a 1:1 area ratio to offset the adverse impact.
Structural Expansion – Outside of Buffers – GCC 24.12.530 (d)(25)(B)		
Landward of and parallel to standard buffer	Allowed	<ul style="list-style-type: none"> Vegetation clearing outside wetlands and wetland and riparian buffers shall be limited to the minimum necessary to accommodate approved shoreline development consistent with SMP provisions. Mitigation sequencing is applied.

Existing Use/Expansion	Allowed?	Conditions
Expansion: Single-family Residential – GCC 24.12.500 (d)(5) and GCC 24.12.610 & 620		
Single-family residential	Exempt	<ul style="list-style-type: none"> • Single-family residential development is exempt from the requirements of the critical area regulations when the development proposal involves any of the following activities: <ul style="list-style-type: none"> - Structural modifications to or replacement of an existing single-family residential structure with a new residential structure where construction and associated disturbance does not increase the footprint of any existing structure. - The structure is not moved closer to or expanded within the critical area. - The existing impervious surface within the critical area or buffer is not expanded. • See the conditions above for structural expansions within and outside of buffers.

FIGURE 5: EXISTING USE – EXPANSION

The following diagrams show proposed expansions in relation to the standard 50-foot buffer for the Shoreline Residential Environmental Designation and 15-foot building setback line. Lateral and landward expansions may also be allowed with mitigation (see Table 6 for additional discussion).



Expansions and native vegetation removal shall restore a portion of the shoreline buffer with riparian vegetation at a 1:1 ratio.

 Existing Structure	 Proposed Structure	 Vegetation Enhancement Area
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OHWM = ordinary high water mark

Vegetation Management

Vegetation along the shoreline provides a myriad of benefits for the water body, the upland area, and shoreline residents and users. Vegetation helps to stabilize soils, which filter pollutants and fine sediments, contributing to improved water quality, and provides important habitat and food sources for aquatic species. Conserving shoreline vegetation is important to retaining these benefits.

A general summary of vegetation management and conservation standards for new and expanded uses and developments is provided in Table 7. The SMP shall be consulted for specific conditions and criteria. See Appendix C for the Grant County Native Plant List. Vegetation conservation standards shall not apply retroactively to existing uses and developments. Vegetation associated with existing structures, uses, and developments may be maintained within shoreline jurisdiction as stipulated in the approval documents for the development.

TABLE 7
Ongoing Vegetation Maintenance and Management Standards

Activity	Vegetation Management
Landscape Maintenance within Buffers and Critical Areas – GCC 24.12.500 (c)(2) and GCC 24.12.500 (d)(1)	<ul style="list-style-type: none"> • Existing, lawfully-established landscaping and gardens may be maintained in their existing condition, including but not limited to, mowing lawns, weeding, harvesting and replanting of garden crops, pruning, and replacement planting of ornamental vegetation or indigenous native species. • Vegetation management is allowed, including landscaping or gardening revisions on lawfully-established, and maintained portions of a critical area or its buffer. • Chemical treatment of landscaping in shoreline buffers is discouraged, and any application of chemicals must be in strict conformance to the manufacturer’s instructions. • Maintenance activities, such as mowing, normal pruning, and gardening accessory to single-family residential use, are allowed provided that such maintenance activities: <ul style="list-style-type: none"> - Are limited to existing landscaping improvements; - Do not expand into critical areas or associated buffers; and - Will maintain no net loss of ecological functions by not exposing soils, altering topography, destroying or clearing native vegetation, or diminishing water quality or quantity.

Activity	Vegetation Management
<p>Vegetation planting within Fish and Wildlife Habitat Conservation Areas and Stream Buffers – GCC 24.12.530 (d)(11)</p>	<ul style="list-style-type: none"> • Native vegetation landscaping is preferred in the shoreline buffer. • Non-native landscaping may be installed in the shoreline buffer if it provides similar functions to native vegetation, including, but not limited to, shade, cover and habitat, and also has similar water consumption needs when compared to native vegetation provided existing native vegetation is not removed. • Use of noxious or invasive species is strictly prohibited.
<p>Ground surface erosion control management in geologic hazard areas – GCC 24.12.550 (e)(1)(B)</p>	<ul style="list-style-type: none"> • There shall be minimum disturbance of vegetation in order to minimize erosion and maintain existing stability in geologic hazard areas. • Vegetation removal on the slopes of banks between the ordinary high water mark and the top of the banks shall be minimized. • Vegetation and organic soil material shall be removed from a fill site prior to the placement of clean earthen material. • Vegetative cover shall be re-established on any disturbed surface to the extent practicable.
<p>Vegetation clearing outside buffers – GCC 24.12.230 (d)</p>	<ul style="list-style-type: none"> • Vegetation clearing outside of wetlands and wetland and stream buffers shall be limited to the minimum necessary to accommodate approved shoreline development that is consistent with all other provisions of this SMP. Mitigation sequencing shall be applied so that the design and location of the structure or development minimizes native vegetation removal.



Photo by Washington State Department of Ecology

4 Shoreline Permit Process

When Is a Shoreline Permit Required?

All proposed uses, activities, or development occurring within shoreline jurisdiction must meet the laws and shoreline program and the County's SMP, whether or not a permit or other form of authorization is required. Permits help the County track development and uses in the shoreline to make sure the program requirements are being met.

Shoreline permit types include a *Shoreline Substantial Development Permit*, *Shoreline Conditional Use Permit*, *Shoreline Variance Permit*, or *Shoreline Exemption*.

Typical Activities Requiring a Shoreline Permit

A Shoreline Substantial Development Permit is typically required for a project that proposes to undertake a substantial development within the

shoreline jurisdiction. A substantial development is any development of which the total cost or fair market value exceeds \$6,416 or as adjusted by the State Office of Financial Management, or any development which materially interferes with the normal public use of the water or shorelines of the state.

A Conditional Use Permit is needed if a proposed use is listed as a conditional use in GCC Table 24.12.200 (d) (see Appendix A) or if the SMP does not address the use. Conditional Use Permits may be required for uses such as dredging, in-water fill and excavation, and boat launches in Natural and Conservancy environment designations

A Variance Permit is used to allow a project to deviate from an SMP's dimensional standards (e.g., setback, height, or impervious surface coverage requirements). A variance proposal must meet variance criteria found in state rule and be consistent with other environment and use requirements. See GCC 24.12.770 for variance criteria.

Exemptions

Certain types of developments are exempt from substantial development permit requirements, per GCC 24.12.740 (d). Except for existing agricultural activities, all proposed uses, activities, or development occurring within shoreline jurisdiction that are exempt from substantial development permits **must still comply with the SMP and all development standards** (i.e., setbacks and other regulations in the County's SMP).

Except for emergency developments pursuant to WAC 173-27-040(2)(d), all requests for an exemption from a Shoreline Substantial Development Permit shall be made to the Grant County Planning Department. Letters of exemption shall be issued by the Shoreline Administrative Official when an exemption applies or when a letter of exemption is required by the provisions of WAC 173-27-050.

The types of activities that are exempt include, but are not limited to:

- Total cost or fair market value does not exceed \$6,416.00, or updated OFM limit
- Normal maintenance or repair of existing structures
- Owner-occupied, single-family residences and appurtenant structures
- Construction and practices normal or necessary for farming, irrigation, drainage, and ranching activities, including service roads and utilities (see Section 3 – Focus Topic: Agriculture)
- Emergency construction to protect property from the elements

- Building bulkheads to protect existing single-family residences and appurtenant structures
- Habitat improvements, toxic waste cleanup, weed control, or watershed restoration
- Dock construction designed for pleasure craft that is valued at less than \$10,000 and meets other conditions
- Operation, maintenance, repair, or construction of canals, waterways, and other facilities as part of an irrigation system
- Site exploration and investigation activities
- Building navigation aids, marking property lines

Shoreline Permit Application Requirements

In order to review and act on your proposal, your application must include the following information:

- (1) The name, address, and phone number of the applicant, primary proponent, applicant's representative, and/or the property owner.
- (2) Location of the property.
- (3) Identification of the name of the shoreline (waterbody) that the site of the proposal is associated with.
- (4) A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
- (5) A general description of the property as it now exists, including its physical characteristics and improvements and structures.

- (6) A general description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development, and physical characteristics.
- (7) A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs, and text, which shall include details outlined in WAC 173-27-180 (9).

The County planning staff can provide application materials and assist you with the process. In addition to the County application, other state and federal application may be required.

Additional specific information may be required depending on the nature of the proposal and the presence of sensitive ecological features or issues related to compliance with other County requirements and the provisions of this SMP.

Shoreline Permit Review Steps

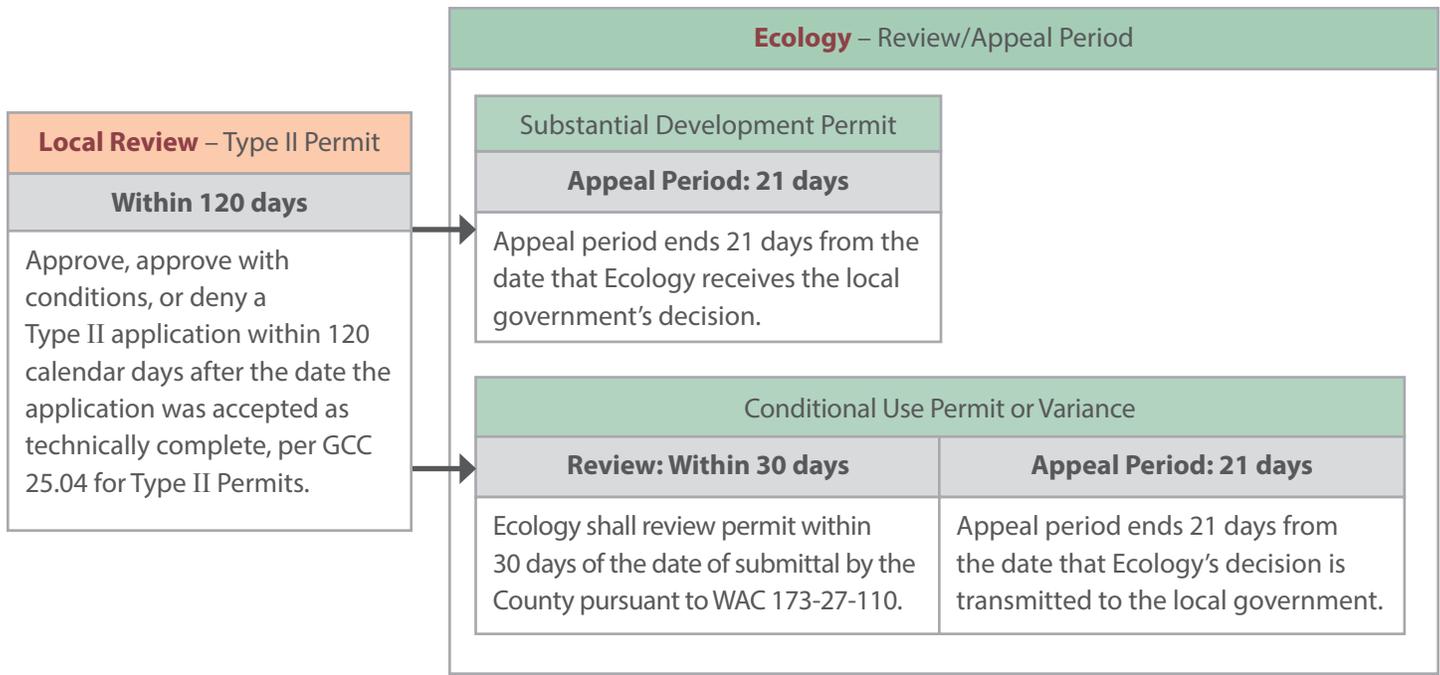
The application process shall consist of the following components, as set forth for a Type II administrative permit per GCC 25.04:

- (1) Pre-application review conference, where applicable
- (2) Plan review
- (3) Determination of completeness
- (4) Notice of application
- (5) Application review
- (6) Notice of final decision

How Long Does a Shoreline Permit Take?

Shoreline permits are generally processed within 120 days. Additional time for the Washington State Department of Ecology review process and appeal period are required as summarized in Figure 6.

FIGURE 6
Shoreline Permit Review Timeline



Washington State Department of Ecology also reviews Shoreline Exemptions that require federal permits under Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of Federal Water Pollution Control Act of 1972. Washington State Department of Ecology reviews these exemptions and must concur that the exemption is appropriate.

Other Permits Required

The Shoreline Substantial Development Permit does not take the place of any other required permit or review. A project or development may also require:

- Building or grading permit
- A variance or conditional use
- Washington State Department of Ecology Water Quality Certification
- Hydraulic Project Approval
- Lease from the State Department of Natural Resources
- Federal U.S. Army Corps of Engineers permit for work in navigable waters of the United States

Appendices

Appendix A: Shoreline Use and Modification Table

GCC TABLE 24.12.200 (d)
Shoreline Use and Modification Matrix

Use/Modification	Aquatic	Natural	Rural Conservancy	Public Recreation Conservancy	Recreation	High Intensity – Public Facility	Shoreline Residential	Shoreline Residential – Low Intensity
A = Allowed with Substantial Development Permit; C = Conditional Use; P = Prohibited; N/A = Not Applicable;								
Resource Uses								
Agriculture ¹	P	P	A	C	P	P	A	A
Aquaculture	C	P	A	A	P	P	P	P
Mining	P	P	C	P	P	P	P	C
Boating Facilities								
Boat launch (motorized boats)	A	C	C	C	A	A	C	C
Boat launch (non-motorized boat such as canoe/kayak)	A	C	A	A	A	A	A	A
Marina	A	P	C	C	A	A	C	P
Docks, Piers, Mooring Facilities								
Private and shared moorage	A	P	A ²	A ²	A ²	A ²	A ²	A ²
Public moorage	A	P	C	A	A	A	C	C
Covered moorage	P	P	P	P	P	P	P	P
Commercial Development								
Water dependent	C	P	A	C	A	A	A	P
Water-related, Water-enjoyment	P	P	P	C	A	C	C	P
Non-water-oriented	P	P	P	P	C ³	C	P	P ⁴

Appendix A: Shoreline Use and Modification Table

A = Allowed with Substantial Development Permit; C = Conditional Use; P = Prohibited; N/A = Not Applicable; Use/Modification	Aquatic	Natural	Rural Conservancy	Public Recreation Conservancy	Recreation	High Intensity – Public Facility	Shoreline Residential	Shoreline Residential – Low Intensity
Dredging Activities								
Dredging	C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dredge material disposal	C ⁴	P	P	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵
Dredging & disposal as part of Ecological Restoration/Enhancement	A	C	A	A	A	A	A	A
Fill and Excavation								
Waterward of OHWM and in floodways	C	C	C	C	C	C	C	C
Other upland fill	A	C	A	A	A	A	A	A
Industrial Uses								
	P	P	P	P	P	A	P	P
In-water Modifications								
Breakwater	C	P	P	P	C	C	P	P
Groins and weirs	C	CU ⁶	C	C	C	C	C	C
In-stream structures ¹	C	C	C ⁷	C	C	C	C	C
Institutional Uses								
Water-dependent	C	P	C	C	A	A	C	C
Water-related, Water-enjoyment	P	P	C	C	A	A	C	C
Non-water-oriented	P	P	P	P	C	C	P	P
Recreational Development								
Water-dependent	A	A ⁸	A	A	A	A	A	A
Water-related/enjoyment (trails and accessory buildings)	C	C ⁷	A	A	A	A	A	A
Non-water-oriented	P	P	C	C	A	A	C	C
Residential Development								
	P	P	A	P	A	P	A	A
Shoreline Habitat and Natural Systems Enhancement Projects								
	A	A	A	A	A	A	A	A

Appendix A: Shoreline Use and Modification Table

A = Allowed with Substantial Development Permit; C = Conditional Use; P = Prohibited; N/A = Not Applicable; Use/Modification	Aquatic	Natural	Rural Conservancy	Public Recreation Conservancy	Recreation	High Intensity – Public Facility	Shoreline Residential	Shoreline Residential – Low Intensity
Shoreline Stabilization and Flood Control								
Flood Control								
Modification of existing flood control facilities (dams, dikes and levees), including replacement landward of existing location	A	A	A	A	A	A	A	A
New flood control facilities (dams, dikes and levees)	C	C ⁹	C	C	C	C	C	C
Shoreline Stabilization								
New								
Hard	C	P	C	C	C	C	C	C
Soft	A	A	A	A	A	A	A	A
Replacement ¹⁰	A	A	A	A	A	A	A	A
Transportation								
Highways, arterials, railroads (parallel to OHWM)	C	P	A	A	A	A	A	A
Secondary/public access roads (parallel to OHWM)	P	P	A	A	A	A	A	A
Roads perpendicular to the OHWM	P	C	A	A	A	A	A	A
Bridges (perpendicular to shoreline)	C	C	C	C	A	A	C	C
Existing bridges, trails, roads, and parking facilities: improvement or expansion	A	A	A	A	A	A	A	A
New parking, accessory	Takes permit types of primary use							
New parking, primary ⁸	P	P	C	C	A ¹¹	A ¹¹	P	P

Appendix A: Shoreline Use and Modification Table

A = Allowed with Substantial Development Permit; C = Conditional Use; P = Prohibited; N/A = Not Applicable; Use/Modification	Aquatic	Natural	Rural Conservancy	Public Recreation Conservancy	Recreation	High Intensity – Public Facility	Shoreline Residential	Shoreline Residential – Low Intensity
Utility								
Above-ground and underground utilities (parallel and across shoreline)	C	C	A	A	A	A	A	A

Notes:

- 1 = Construction, practices, and maintenance of facilities necessary for Columbia Basin project operations, and associated water-dependent uses to access, pump and convey water for project purposes to public agencies or private water users, and as consistent with permit exemptions described in GCC 24.12.740
- 2 = Subject to provisions under this SMP and regulations under GCC 24.12.390, Private Moorage Facilities
- 3 = Allowed as part of mixed use
- 4 = Home-based businesses are allowed
- 5 = Permitted outside of channel migration zones
- 6 = To protect Columbia Basin Project and irrigation district facilities and infrastructure
- 7 = Habitat restoration and/or fish habitat enhancement purposes only
- 8 = Low intensity only
- 9 = Only when no other alternatives are available and when related to Columbia Basin Project
- 10 = Exempt for protective bulkhead common to single-family residences according to GCC 24.12.740(d), and when consistent with GCC 24.12.430 (e) and (f)
- 11 = Not allowed within 50 feet of edge of riparian vegetation corridor

Appendix B: Shoreline Development Standards Table

GCC TABLE 24.12.210 (d)
Shoreline Development Standards

Use/ Modification	Aquatic	Natural	Rural Conservancy	Public Recreation Conservancy	Recreation	High Intensity - Public Facility	Shoreline Residential	Shoreline Residential - Low Intensity
Building height: maximum in feet	15	35				Height necessary for primary and ancillary facilities	35	
Building line setback in feet	N/A	15						
Impervious surface cover (%)	N/A	5% unless otherwise approved by the Administrative Official	10% for lots greater than 5 acres, 15% for lots 5 acres or less			N/A	10% for lots greater than 5 acres, 15% for lots 5 acres or less	
Riparian buffer width in feet ^{1,2,3}	N/A	Manage entire SMP area for vegetation conservation	75 ⁴	75	50	25 ⁵	50	75
Trail width in feet	Trails on private properties and not open for public use shall be up to 5 feet wide or as required by Americans for Disabilities Act regulations							

Notes:

- 1 = Measured from the ordinary high water mark or top of bank, as applicable
- 2 = Accompanied by stormwater management measures, as applicable
- 3 = In parallel environment designations, the most restrictive buffer requirement applies
- 4 = 130 feet for new agricultural development on slopes 15% or greater within shoreline jurisdiction
- 5 = 75 feet for area south of Wanapum Dam lower boat launch, where riparian vegetation begins on Columbia River

Appendix C: Grant County Native Plants List

Common Name	Scientific Name
Dryland Grass Recommendations	
Basin Wild Rye	<i>Lymus cinereus</i>
Big Bluegrass	<i>Poa ampla</i>
Bluebunch Wheatgrass	<i>Pseudoroegneria spicata</i>
Bottlebrush Squirreltail	<i>Elymus elymoides</i>
Idaho Fescue	<i>Festuca idahoensis</i>
Indian Ricegrass	<i>Oryzopsis hymenoides</i>
Needle & Thread	<i>Stipa comata</i>
Sand Dropseed	<i>Sporobolus cryptandrus</i>
Sandberg Bluegrass	<i>Poa secunda</i>
Thickspike Wheatgrass	<i>Elymus lanceolatus</i>
Riparian Grass Recommendations	
Big Bluegrass	<i>Poa ampla</i>
Fowl Mannagrass	<i>Glyceria striata</i>
Idaho Fescue	<i>Festuca idahoensis</i>
Streambank Wheatgrass	<i>Agropyron riparian</i>
Thickspike Wheatgrass	<i>Elymus lanceolatus</i>
Tufted Hairgrass	<i>Deschampsia cespitosa</i>
Western Mannagrass	<i>Glyceria occidentalis</i>
Native Sedges and Rushes	
Bigleaf Sedge	<i>Carex amplifolia</i>
Bulbous Rush	<i>Juncus bulbosus</i>
Canadian Rush	<i>Juncus canadensis</i>
Columbian Sedge	<i>Carex aperta</i>
Dense Sedge	<i>Carex densa</i>
Lakeshore Sedge	<i>Carex lenticularis</i>
Nebraska Sedge	<i>Carex nebrascensis</i>
Slough Sedge	<i>Carex obnupta</i>
Spike Sedge	<i>Carex nardina</i>
Western Rush	<i>Juncus occidentalis</i>

Common Name	Scientific Name
Other Native Plants	
Arrowleaf Balsamroot	<i>Balsamorhiza saggitata</i>
Asteraceae	<i>Asteraceae spp.</i>
Big Sagebrush	<i>Artemisia tridentata</i>
Calochortus	<i>Calochortus spp.</i>
Chelan Rockmat	<i>Petrophytum cinerascens</i>
Columbia Puccoon	<i>Lithospermum ruderales</i>
Coyote Tobacco	<i>Nicotiana attenuate</i>
Dwarf Evening Primrose	<i>Camissonia pygmaea</i>
Dwarf Phacelia	<i>Phacelia tetramera</i>
Foothill Deathcamas	<i>Zigadinus paniculatus</i>
Grey Rabbit Brush	<i>Ericameria nauseosa</i>
Larkspur	<i>Delphinium spp.</i>
Longsepal Globemallow	<i>Iliamna longisepala</i>
Narrow-stem Cryptantha	<i>Cryptantha gracilis</i>
Nineleaf Biscuitroot	<i>Lomatium triternatum</i>
Palouse Milk-vetch	<i>Astragalus arrectus</i>
Parsnip-flower Buckwheat	<i>Eriogonum heracloides</i>
Pauper Milk-vetch	<i>Astragalus misellus var. pauper</i>
Penstemons	<i>Penstemon spp.</i>
Phlox	<i>Phlox spp.</i>
Piper's Daisy	<i>Erigeron piperianus</i>
Silky Lupine	<i>Lupinus sericeus</i>
Snake River Cryptantha	<i>Cryptantha spiculifera</i>
Stickseed	<i>Hackelia spp.</i>
Tapertip Onion	<i>Allium accuminatum</i>
Thin-lfed daisy	<i>Erigeron linearis</i>
Thompson's Clover	<i>Trifolium thompsonii</i>
Velvet Lupin	<i>Lupinus leucophyllus</i>
Whited's Penstemon	<i>Penstemon eriantherus</i>
Yellow Bells, Yellow Fritillary	<i>Fritillaria pudica</i>

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