

TOWN OF KRUPP

DRAFT SHORELINE MASTER PROGRAM



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1 **SECTION I: Shoreline Goals and Policies (RCW 90.58.100)**

2 **Introduction**

3 Krupp Shoreline Master Program intends to implement the requirements of the Washington State
4 Shoreline Management Act (SMA) (Revised Code of Washington (RCW 90.58). The SMA was
5 enacted in 1971 to provide for the management and protection of shorelines of the state by
6 regulating development in the shoreline area. The goal of the SMA is "to prevent the inherent
7 harm in an uncoordinated and piecemeal development of the state's shorelines." (RCW
8 90.58.020) The SMA requires cities and counties to adopt a Shoreline Master Program to
9 regulate shoreline development and accommodate "all reasonable and appropriate uses"
10 consistent with "protection against adverse effects to the public health, the land and its
11 vegetation and wildlife, and the waters of the state and their aquatic life... and public rights of
12 navigation." The Department of Ecology adopted the 2003 Shoreline Management Act
13 Guidelines (Chapter 173-26 Washington Administrative Code (WAC)) (Guidelines) which
14 require local government review and updates of Shoreline Master Programs. The Krupp
15 Shoreline Master Program provides goals, policies and regulations for the development of the
16 Town's shorelines.

17 **Relationship to GMA**

- 18 A. A Shoreline Master Program (SMP) contains goals, policies, regulations, and a use
19 map that guides shoreline development in accordance with the SMA (RCW 90.58),
20 Washington State Department of Ecology (Ecology) SMP Guidelines (WAC 173-26),
21 and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).
- 22 B. The provisions of this program implement the requirements of the SMA. The Town’s
23 SMP is integrated with the Town’s land use regulation system. Consistent with RCW
24 36.70A.480, the goals and policies contained in this SMP shall be considered an
25 element of the Town’s comprehensive plan required by the Growth Management Act.
26 All other portions of this SMP, including the use regulations, are considered a part of
27 the Town’s development regulations required by the Growth Management Act, and
28 be part of the Unified Development Code.
- 29 C. The Inventory and Characterization Report; Restoration Plan; Cumulative Impacts
30 Analysis; No Net Loss Report; and Public Participation Plan are supporting
31 documents, and are not adopted as part of this Program or the Town’s Comprehensive
32 Growth Management Plan.
- 33 D. The Inventory and Characterization Report establishes the baseline against which the
34 standard “no net loss of shoreline ecological functions” is measured. The Restoration
35 Plan identifies and prioritizes shoreline restoration opportunities that may be
36 undertaken independently or in conjunction with mitigation for development impacts
37 to improve shoreline ecological functions over time.

38 **Profile of the Shoreline Jurisdiction within the Town of Krupp**

39 The Washington State Shoreline Management Act defines the Shoreline of the State as “all
40 ‘shorelines’ and ‘shorelines of statewide significance’ within the state” (RCW 90.58.030). The
41 shoreline includes floodways; land within 200 feet of the ordinary high water mark (OHWM) of
42 the waterways; floodplains up to 200 feet from the floodway edge; and associated wetlands.

1 Shorelines of statewide significance for east of the crest of the Cascades (RCW 90.58.030) are
2 those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one
3 thousand acres or more measured at the ordinary high water mark; and streams or rivers (or
4 segments of natural streams) “that have either: a mean annual flow of 200 cubic feet per second
5 or more, or the portion downstream from the first 300 square miles of drainage area.” Krupp
6 shoreline jurisdiction includes shoreline along Upper Crab Creek. Crab Creek is a Shoreline of
7 Statewide Significance because of its 300 square miles of upstream drainage area.

8 **Development of Goals and Policies**

9 Goals express broad value statements that reflect the Town’s vision of its shorelines. Goals also
10 provide a framework upon which the more detailed SMP shoreline use environments, policies,
11 regulations, and administrative procedures are based in subsequent chapters. Policies are more
12 detailed statements reflecting the Town’s goals and visions for its shorelines. Policies provide
13 detail to the broader goals with which they are associated, and act as a bridge between the goals
14 and implementing regulations.

15 The goals and policies of the SMP described in this element are categorized according to the
16 Master Program elements mandated in the SMA. The general goal and policy statements found
17 within each element of the Master Program are intended to provide the policy basis for
18 administration of the Town’s SMP.

19 **Economic Development Elements**

- 20 A. Goal A: Preserve and encourage existing and future agricultural land uses as viable
21 and as a significant economic activity within the community.
- 22 B. Goal B: Promote economic growth that conserves natural resources and open spaces,
23 and maintains environmental quality.
- 24 C. General Policies:
- 25 1. Promote shoreline areas of Town of Krupp as an economic asset to the
26 community.
 - 27 2. Promote recreational opportunities along shoreline that are compatible with or
28 complement the character and existing uses of critical areas and shoreline.
 - 29 3. Give preference to economic activities which either leave natural shoreline
30 features such as trees, native plants and wildlife habitat unmodified, or which
31 modify them in a way which enhances human awareness and appreciation of
32 the shoreline and other natural and non-natural surroundings.
 - 33 4. Ensure that any economic activity taking place along the shorelines operates
34 without causing irreparable harm to the quantity of the site’s environment or
35 adjacent shorelands.
 - 36 5. Where possible, developments are encouraged to incorporate low impact
37 development techniques into new and existing projects and integrate
38 architectural and landscape elements that recognize the shoreline
39 environment.
 - 40 6. Require non-water-oriented recreational development provide for ecological
41 restoration and public access as appropriate.

- 1 D. Agricultural Development Policies:
- 2 1. Assure that agricultural uses will not result in a net loss of shoreline
- 3 ecological functions or have significant adverse impacts on recreation and
- 4 public access.
- 5 2. Maintain current agricultural uses as a major economic strength of the Town.
- 6 3. Protect current agricultural land uses and provide for development of new
- 7 agricultural uses for which, as applicable, adverse environmental effects to
- 8 shorelines can be mitigated.

9 **Public Access and Recreation Element**

- 10 A. Goal A: Implement a public access system that increases the amount and diversity of
- 11 public access consistent with private property rights, public safety and the natural
- 12 shoreline character.
- 13 B. Goal B: Support active and passive recreational activities compatible with the
- 14 shoreline environment.
- 15 C. Policies:
- 16 1. Identify opportunities for public access on publicly owned shorelines.
- 17 Preserve, maintain and enhance public access afforded by shoreline street
- 18 ends, bridges, public utilities and rights-of-way
- 19 2. Provide physical and visual public access in the shoreline jurisdiction in
- 20 association with the following uses when feasible: residential developments
- 21 with five or more dwellings; and public agency recreational development.
- 22 3. Give priority to water-oriented recreational opportunities in order to provide
- 23 access, use, and enjoyment.
- 24 4. Allow for passive and active shoreline recreation that emphasizes location
- 25 along shorelines in association with the Town's and other public agency park,
- 26 recreation, wildlife habitat and open space plans.
- 27 5. Promote recreational developments and plans that conserve the shoreline's
- 28 natural character, ecological functions, and processes.

29 **Circulation Element**

- 30 A. Goal A: Maintain and enhance circulation and access network which is compatible
- 31 with the shoreline environment.
- 32 B. Policies:
- 33 1. Provide safe, reasonable, and adequate circulation systems to shorelines while
- 34 minimizing adverse effects on unique or fragile shoreline features and existing
- 35 ecological systems, while contributing to the functional and visual
- 36 enhancement of the shoreline
- 37 2. Allow for maintenance and improvements to existing roads and parking areas.
- 38 Allow for necessary new roads and parking areas where other locations
- 39 outside of shoreline jurisdiction are not feasible.

3. Encourage development to increase connections within the community by adding trails and sidewalks along shoreline when feasible and when compatible with the natural character, resources, and ecology of the shoreline.
4. Encourage low-impact parking facilities, such as those with permeable pavements and bio-swales.

Shoreline Uses and Modifications Element

- A. Goal A: Encourage shoreline development that recognizes the Town of Krupp's natural and cultural values and its unique aesthetic qualities offered by its variety of shoreline environment.
- B. Goal B: For shorelines of state-wide significance (SSWS), protection and management priorities are to:
 1. Recognize and protect the state-wide interest over local interest;
 2. Preserve the natural character of the shoreline;
 3. Provide long-term over short-term benefit;
 4. Protect the resources and ecology of shorelines;
 5. Increase public access to publicly owned areas of shorelines; and
 6. Increase recreational opportunities for the public in shoreline areas.
- C. General Policies:
 1. Ensure that uses, activities and facilities are located on the shorelines in such a manner as to retain or improve the quality of the environment and will maintain or improve the health, safety and welfare of the public.
 2. Ensure that proposed shoreline uses do not infringe upon the rights of others, upon the rights of private ownership, upon the rights of the public under the Public Trust Doctrine, and treaty rights of Indian tribes.
- D. Shoreline Environment Designation Policies:
 1. Provide a comprehensive shoreline environment designation system to categorize the Town of Krupp's shorelines into environments based upon the primary characteristics of shoreline areas to guide the use and management of these areas.
 2. Assign appropriate environment designations for preservation of wildlife habitat area, natural resources and public agency operations.
- E. Fill and Excavation Policies:
 1. Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses.
 2. Allow fill consistent with floodplain regulations upland of the OHWM provided it is located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration, and is the minimum necessary to implement an approved project.

- 1 F. In-Stream Structures Policies:
- 2 1. Locate, plan and permit in-stream structures only when consistent with the full
- 3 range of public interests, ecological functions and processes, and
- 4 environmental concerns, with special emphasis on protecting and restoring
- 5 priority habitats and species.
- 6 G. Residential Development Policies:
- 7 1. Consider single-family residential development as a priority use when
- 8 developed without adverse impacts to ecological functions.
- 9 2. Locate and construct residential development in a manner that assures no net
- 10 loss of shoreline ecological functions.
- 11 3. Ensure the overall density of development, lot coverage, and height of
- 12 structures is appropriate to the physical capabilities of the site and consistent
- 13 with the comprehensive plan.
- 14 4. Ensure new residential development provides adequate buffers or open space
- 15 from the water to protect or restore ecological functions and ecosystem-wide
- 16 processes, to preserve views, to preserve shoreline aesthetic characteristics, to
- 17 protect the privacy of nearby residences, and to minimize use conflicts.
- 18 5. Make adequate provisions for services and infrastructure necessary to support
- 19 residential development.
- 20 6. Design and locate residential development to preserve existing shoreline
- 21 vegetation, to control erosion, and to protect water quality.
- 22 7. Design and locate new residences so that shoreline stabilization will not be
- 23 necessary to protect the structure. The creation of new residential lots should
- 24 not be allowed unless it is demonstrated the lots can be developed without:
- 25 a. Constructing shoreline stabilization structures (such as bulkheads).
- 26 b. Causing significant erosion or slope instability.
- 27 c. Removing existing native riparian vegetation within shoreline buffers.
- 28 H. Shoreline Habitat and Natural Systems Enhancement Projects Policies:
- 29 1. Include provisions for shoreline vegetation restoration, fish and wildlife
- 30 habitat enhancement, and low impact development techniques in projects
- 31 located within shoreline jurisdiction, where feasible.
- 32 2. Encourage and facilitate implementation of projects and programs included in
- 33 the Shoreline Master Program Shoreline Restoration and Enhancement Plan.
- 34 I. Shoreline Stabilization Policies:
- 35 1. Locate and design new development, including subdivisions, to eliminate the
- 36 need for new shoreline modifications or stabilization.

- 1 2. Design, locate, size and construct new or replacement structural shoreline
2 stabilization measures to minimize and mitigate the impact of these
3 modifications on the Town's shorelines.
- 4 3. Give preference to non-structural shoreline stabilization measures over
5 structural shoreline stabilization, and give preference to soft structural
6 shoreline stabilization over hard structural shoreline stabilization.
- 7 4. Allow location, design, and construction of riprap and other bank stabilization
8 measures primarily to prevent damage to existing development or to protect
9 the health, safety and welfare of the Town of Krupp's residents.
- 10 J. Utilities Policies:
- 11 1. Allow for utility maintenance and extension with criteria for location and
12 vegetation restoration as appropriate.
- 13 2. Plan, design, and locate utility facilities to minimize harm to shoreline
14 functions, preserve the natural landscape, and minimize conflicts with present
15 and future planned land and shoreline uses while meeting the needs of future
16 populations in areas planned to accommodate growth.
- 17 3. Do not permit new non-water-oriented primary utility production and
18 processing facilities, or parts of those facilities, such as power plants, solid
19 waste storage or disposal facilities within shoreline jurisdiction unless no
20 other options are feasible. Primary utility facilities, such as wastewater
21 treatment plants and including expansion of existing facilities, should be
22 located in shoreline jurisdiction only if no practical upland alternative or
23 location exists. Such facilities and expansions should be designed and located
24 to minimize impacts on shoreline ecological functions, including riparian and
25 aquatic areas, and to the natural landscape and aesthetics. Public health and
26 safety should be the highest priority for the planning, development and
27 operation of primary utility facilities.
- 28 4. Locate utility transmission facilities for the conveyance of services, such as
29 power lines, cables, and pipelines, outside of shoreline jurisdiction where
30 feasible. Where permitted within shoreline jurisdiction, such facilities should
31 be located within existing or approved road crossings, right-of-way and
32 corridors or in such a way as to minimize potential adverse impacts on
33 shoreline areas. Joint use of rights-of-way and corridors in shoreline areas
34 should be encouraged.
- 35 5. Locate new utility facilities so as not to require extensive shoreline protection
36 works.
- 37 6. Locate utility facilities and corridors to protect scenic views from public parks
38 and trails. Whenever possible, such facilities should be placed underground,
39 or alongside or under bridges.
- 40 7. Design utility facilities and rights-of-way to preserve the natural landscape
41 and to minimize conflicts with present and planned land uses.

1 **Conservation Element**

2 A. Goal A: The Town should conserve or enhance important natural, cultural, and scenic
3 resources.

4 B. Goal B: Wetlands and riparian functions should be protected because they provide
5 important ecological functions that add to the quality of life.

6 C. Policies:

7 1. Protect streams, stream corridors, wetlands, natural shorelines, aquifers and
8 unique, diverse or critical wildlife and native plant habitat.

9 2. Enhance the values and functions of open space lands.

10 3. The Town should support public and private land trusts in acquiring
11 conservation easements that provide open space attributes, consistent with the
12 intents of property owners.

13 4. Control of erosion at its source as a means of controlling water pollution,
14 flooding, and habitat damage downstream should be encouraged.

15 5. Control stormwater runoff in a manner consistent with low impact
16 development practices which utilize natural detention, retention and recharge
17 techniques to the maximum extent possible.

18 6. Protect shoreline processes and ecological functions through regulatory and
19 non-regulatory means that may include acquisition of key properties,
20 conservation easements, regulation of development within shoreline
21 jurisdiction, and incentives to private property owners to encourage
22 ecologically sound design and implementation of best land management
23 practices.

24 7. Work with other jurisdictional agencies in the region and with the private
25 sector to deal effectively with regional and watershed-wide natural
26 environment issues and the protection, preservation, and
27 restoration/enhancement of flow in Crab Creek and associated fish and
28 wildlife habitat.

29 8. Enhance and restore areas which are biologically and aesthetically degraded to
30 the greatest extent feasible while maintaining appropriate use of the shoreline.

31 **Historic, Cultural, Scientific, and Educational Resources Element**

32 A. Goal A: Identify, preserve and protect historic, cultural and archaeological resources
33 found to be significant by regional, local, state or federal processes.

34 B. Policies:

35 1. Identify, protect, preserve, and restore important archeological, historical, and
36 cultural sites located in shorelands.

37 2. Prior to demolition, moving, or alteration to any designated historic, cultural,
38 and archaeological landmark, ensure that due consideration is given to

1 preservation or, at a minimum, documentation of its cultural or archaeological
2 value.

3 **Flood Hazard Management Element**

4 A. Goal A: Protect public safety within Crab Creek floodway and floodplain and protect
5 natural systems by preserving the flood storage function of floodplains.

6 B. Policies:

7 1. Manage development proposed within floodplains and floodways consistent
8 with the Shoreline Management Act, the Federal Emergency Management
9 Agency (FEMA) standards, and the Section II, Article V, Critical Areas
10 Regulations for frequently flooded areas contained within this SMP.

11 2. Work with cities, and state and federal agencies to deal effectively with
12 regional flooding issues.

13 3. Prohibit any development within the floodplain which would individually or
14 cumulatively cause any increase in the base flood elevation beyond FEMA
15 standards.

16 **Private Property Right (WAC 173-26-191(2)(a)(i))**

17 A. Goal A: Recognize and protect private property rights in shoreline uses and
18 developments consistent with the public interest.

19 B. Policies:

20 1. Shoreline uses should be located and designed to respect private property
21 rights, maintain privacy of private property, be compatible with the shoreline
22 environment, protect ecological functions and processes, and protect aesthetic
23 values of the shoreline.

24 2. Public access to shoreline such as trail, bikeways or roads should consider
25 privacy of private property owners when locating them near private
26 properties.

27

SECTION II: Shoreline Regulations – KMC Chapter 14.19

Article I. Authority and Purpose

14.19.010 Authority

- A. The Shoreline Management Act (SMA) of 1971, Chapter 90.58 RCW, is the authority for the enactment and administration of this Shoreline Master Program (SMP).

14.19.020 Applicability

- A. This Program shall apply to all of the shorelands and waters within the Town of Krupp as described in the Town’s SMP Section I, Profile of the Shoreline Jurisdiction within Krupp.
- D. All proposed uses, activities, or development occurring within shoreline jurisdiction must conform to the intent and requirements of Chapter 90.58 RCW, the SMA, and this SMP whether or not a permit or other form of authorization is required, except when specifically exempted by statute. See the Town’s SMP Section I for the shoreline jurisdiction description and Section 14.19.760 for the definition of uses, activities, and development.
- E. The SMP applies to shoreline jurisdiction within the Town limits.
- F. Pursuant to WAC 173-27-060, federal agency activities may be required by other federal laws to meet the permitting requirements of chapter 90.58 RCW. This Program shall apply to all nonfederal developments and uses undertaken on federal lands and on lands subject to nonfederal ownership, lease or easement, even though such lands may fall within the external boundaries of a federal ownership.
- G. As recognized by RCW 90.58.350, the provisions of this Chapter shall not affect treaty rights of Indian Nations or tribes.
- H. Maps indicating the extent of shoreline jurisdiction and shoreline designations (Section 14.19.770) are guidance only. They are to be used in conjunction with best available science, field investigations and on-site surveys to accurately establish the location and extent of shoreline jurisdiction when a project is proposed. All areas meeting the definition of a shoreline of the state or a shoreline of statewide significance, whether mapped or not, are subject to the provisions of this Program.

14.19.030 Purpose

- A. The purposes of this SMP are:
 - 1. To promote the public health, safety, and general welfare of the Town by providing comprehensive policies and effective, reasonable regulations for development, use and protection of jurisdictional shorelines; and
 - 2. To further assume and carry out the local government responsibilities established by the SMA in RCW 90.58.050 including planning and administering the regulatory program consistent with the policy and provisions of the SMA in RCW 90.58.020; and
 - 3. To provide a high quality shoreline environment where:

- 1 a. Recreational opportunities are abundant;
- 2 b. The public enjoys access to and views of shoreline areas;
- 3 c. Natural systems are preserved, restored or enhanced;
- 4 d. Ecological functions of the shoreline are maintained and improved
- 5 over time;
- 6 e. Water-oriented uses are promoted consistent with the shoreline
- 7 character and environmental functions; and
- 8 4. To apply special conditions to those uses which are not consistent with the
- 9 control of pollution and prevention of damage to the natural environment or
- 10 are not unique to or dependent upon use of the state's shoreline; and
- 11 5. To assure no net loss of ecological functions associated with the shoreline.

12 **14.19.040 Relationship to Other Codes, Ordinances and Plans**

- 13 A. All applicable federal, state, and local laws shall apply to properties in the shoreline
- 14 jurisdiction. Where this Program makes reference to any RCW, WAC, or other state,
- 15 or federal law or regulation the most recent amendment or current edition shall apply.
- 16 B. In the event provisions of this SMP conflict with provisions of federal, state or Town
- 17 regulations, the provision that is most protective of shoreline resources shall prevail.
- 18 It is understood that the provisions of this chapter may not allow development to
- 19 occur at what otherwise might be the property's full zoning potential.
- 20 C. The policies in the SMP, contained in the Shoreline Master Program Elements, state
- 21 the underlying objectives the regulations are intended to accomplish. The policies
- 22 guide the interpretation and enforcement of the SMP regulations contained in this
- 23 Chapter. The policies are not regulations in themselves and, therefore, do not impose
- 24 requirements beyond those set forth in the regulations.
- 25 D. This Shoreline Master Program contains critical area regulations in Article V of this
- 26 Chapter, applicable only in shoreline jurisdiction that provide a level of protection to
- 27 critical areas assuring no net loss of shoreline ecological functions necessary to
- 28 sustain shoreline natural resources. (RCW 36.70A.480).
- 29 E. Projects in the shoreline jurisdiction that have been approved through local and state
- 30 reviews prior to the adoption of this Program are considered accepted. Major changes
- 31 or new phases of projects that were not included in the originally approved plan will
- 32 be subject to the policies and regulations of this Program.

33 **14.19.050 Liberal Construction**

- 34 A. As provided for in RCW 90.58.900, the SMA is exempted from the rule of strict
- 35 construction. The Town shall therefore interpret the SMP not only on the basis of
- 36 actual words and phrases used in it, but by also taking purposes, goals, and policies
- 37 into account.

1 **14.19.060 Severability**

2 A. Should any section or provision of this SMP be declared invalid, such decision shall
3 not affect the validity of this SMP as a whole.

4 **14.19.070 Effective Date**

5 A. The SMP is hereby adopted on the **XX date of XX, 201X**. This SMP and all
6 amendments thereto shall become effective immediately upon final approval and
7 adoption by Ecology.

8

Article II. Environment Designations

14.19.100 Environment Designations

A. The Town has designated shorelines pursuant to chapter 90.58 RCW by defining them, providing criteria for their identification and establishing the shoreline ecological functions to be protected. Project proponents are responsible for determining whether a shoreline exists and is regulated pursuant to this Program. The SMP classifies Krupp shoreline into two shoreline environment designations consistent with the purpose and designation criteria as follows:

- 1. Aquatic
- 2. Conservancy

B. Official Shoreline Maps

- 1. Shoreline Area Designations are delineated on a map, hereby incorporated as a part of this Program (Appendix A) that shall be known as the Official Shoreline Map. The purpose of the Official Shoreline Map is to identify Shoreline Area Designations. Maps indicating the extent of shoreline jurisdiction and shoreline designations are guidance only. They are to be used in conjunction with best available science, field investigations and on-site surveys.

C. Unmapped or Undesignated Shorelines

- 1. All areas meeting the definition of a shoreline of the state or a shoreline of statewide significance, whether mapped or not, are subject to the provisions of this Program.

D. Interpretation of Environment Designation Boundaries

- 1. Whenever existing physical features are inconsistent with boundaries on the Official Shoreline Map, the Shoreline Administrator shall interpret the boundaries. Appeals of such interpretations may be filed pursuant to Section 14.19.710, Appeals.
- 2. All shoreline areas waterward of the OHWM shall be designated Aquatic.
- 3. Only one shoreline area designation shall apply to a given shoreland area.
- 4. All areas within shorelines that are not mapped and/or designated are automatically assigned Conservancy designation.

14.19.110 Aquatic

A. Purpose

- 1. The purpose of the “Aquatic” shoreline designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark (OHWM), recognizing Crab Creek flow is intermittent, and dependent upon upstream watershed conditions outside the control of the Town of Krupp.

- 1 B. Designation Criteria
2 1. An Aquatic shoreline designation is assigned to lands and waters waterward
3 of the ordinary high-water mark, recognizing flow is often not present in Crab
4 Creek for several summer months annually.

5 C. Management Policies

- 6 1. In addition to the other applicable policies and regulations of this Program, the
7 following management policies shall apply:
8 a. New over-water structures should be allowed only for water-dependent
9 uses, public access, recreation, or ecological restoration.
10 b. Shoreline uses and modifications should be designed and managed to
11 prevent degradation of water quality and natural hydrographic
12 conditions, as applicable.
13 c. In-water uses should be allowed where impacts can be mitigated to
14 ensure no net loss of shoreline ecological functions, recognizing
15 shoreline ecological functions vary depending upon whether water is
16 or is not present in Crab Creek. Permitted in-water uses must be
17 managed to avoid impacts to shoreline ecological functions.
18 Unavoidable impacts must be minimized and mitigated.
19 d. On the Crab Creek stream bed, all uses and developments should be
20 located and designed to:
21 i. consider impacts to public views
22 ii. allow for the safe, unobstructed passage of fish (when water
23 present) and wildlife, particularly species dependent on
24 migration
25 e. Multiple or shared use of over-channel and channel access facilities
26 should be encouraged to reduce the impacts of shoreline development
27 and increase effective use of resources.
28 f. Structures and activities permitted should be related in size, form,
29 design, and intensity of use to those permitted in the immediately
30 adjacent upland area. The size of new over-channel structures should
31 be limited to the minimum necessary to support the structure's
32 intended use.
33 g. Shoreline uses, development, activities, and modifications in the
34 Aquatic shoreline designation requiring use of adjacent landside
35 property should be in a shoreline environment designation that allows
36 that use, development, activity or modification.

37 **14.19.120 Conservancy**

38 A. Purpose

- 39 1. The purpose of the “Conservancy” shoreline designation is to protect
40 shoreline ecological functions, conserve existing natural resources and

1 valuable historic and cultural areas in order to provide for sustained resource
2 and agricultural uses, achieve natural floodplain processes when flow is
3 present, and provide recreational and low-intensity residential development
4 opportunities, as applicable. Examples of uses that are appropriate in a
5 Conservancy shoreline designation include open space preservation,
6 agricultural uses, low-impact recreation uses, and low-intensity residential
7 development.

8 B. Designation Criteria

9 1. The following criteria are used to consider a Conservancy shoreline
10 designation:

- 11 a. The shoreline is located within the incorporated area and designated
12 urban growth area.
- 13 b. The shoreline has ecological functions to preserve with opportunity for
14 restoration, recognizing flow is often not present in Crab Creek for
15 several summer months annually.
- 16 c. The shoreline is planned or platted for agriculture uses.
- 17 d. The shoreline is not highly developed with limited existing and future
18 potential for low-density residential development.
- 19 e. The shoreline has limited potential for public, water-oriented
20 recreation.

21 C. Management Policies

22 1. In addition to the other applicable policies and regulations of this Program the
23 following management policies shall apply:

- 24 a. Uses in the Conservancy – shoreline designation should be limited to
25 those that sustain the shoreline area's physical and biological resources
26 and do not substantially degrade shoreline ecological functions and
27 processes or the rural, residential and natural character of the shoreline
28 area.
- 29 b. Residential development shall ensure no net loss of shoreline
30 ecological functions and preserve the existing character of the
31 shoreline consistent with the purpose of this designation.
- 32 c. Encourage regulations that limit lot coverage, provide adequate
33 setbacks from the shoreline, promote vegetation conservation, reduce
34 the need for shoreline stabilization and maintain or improve water
35 quality when water is present to ensure no net loss of shoreline
36 ecological functions.
- 37 d. Water-dependent and water-enjoyment recreation facilities that do not
38 deplete the resource over time are preferred uses, provided significant
39 adverse impacts to the shoreline are avoided and unavoidable impacts
40 are minimized and mitigated.

- 1 e. Access, utilities, and public services to serve proposed development
2 within shorelines should be constructed outside shorelines to the extent
3 feasible, and be the minimum necessary to adequately serve existing
4 needs and planned future development.
- 5 f. Developments and uses that would substantially degrade or
6 permanently deplete the biological resources of the area should not be
7 allowed.
- 8 g. New shoreline stabilization, flood control measures, vegetation
9 removal, and other shoreline modifications should be designed and
10 managed consistent with these guidelines to ensure that the natural
11 shoreline functions are protected. Such shoreline modification should
12 not be inconsistent with planning provisions for restoration of
13 shoreline ecological functions.
14

Article III. General Regulations

14.19.200 Shoreline Use and Modification

- A. Table 14.19.200 (K). Shoreline Use and Modification Matrix indicates which shoreline activities, uses, developments and modifications may be allowed or are prohibited in shoreline jurisdiction within each shoreline environment designation. Activities, uses, developments, and modifications are classified as follows:
 - 1. “Permitted Uses” require a Shoreline Substantial Development Permit or a Shoreline Exemption.
 - 2. “Conditional Uses” require a Shoreline Conditional Use Permit per The Town of Section 14.19.660.
 - 3. “Prohibited” activities, uses, developments, and modifications are not allowed and cannot be permitted through a Variance or Shoreline Conditional Use Permit.
- B. Accessory uses shall be subject to the same shoreline permitting process as their primary use.
- C. Where there is a conflict between the chart and the written provisions in this SMP, the written provisions shall control.
- D. Authorized uses and modifications shall be allowed only in shoreline jurisdiction where the underlying zoning allows for it and are subject to the policies and regulations of this SMP.
- E. A use is considered unclassified when it is not listed in Table 14.19.200 (K), Shoreline Use and Modification Matrix, or in the Shoreline Modifications and Use Regulations, per Article IV of this Chapter. Any proposed unclassified use may be authorized as a conditional use provided that the applicant can demonstrate consistency with the requirements of this Chapter and the requirements for conditional uses.
- F. Exemptions shall be narrowly construed. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the Substantial Development Permit process.
- G. If any part of a proposed activity, use, modification or development is not eligible for exemption per Section 14.19.640 (Exemptions from Shoreline Substantial Development Permits), then a Shoreline Substantial Development Permit or Shoreline Conditional Use Permit shall be required for the entire proposed development project.
- H. When a specific use or modification extends into the Aquatic environment and an abutting upland environment without clear separation (e.g., shoreline stabilization), the most restrictive permit process shall apply to that use or modification.
- I. Shoreline and critical areas buffers found in Article V of this Chapter apply to all uses and modifications unless stated otherwise in the regulations.

- 1 J. None of the allowed uses could be conducted in the floodway in any environment
- 2 designation, except as allowed by Section 14.19.460, Frequently Flooded Areas.
- 3 K. Shoreline use and modification matrix:

Table 14.19.200 (K). Shoreline Use and Modification Matrix

Abbreviations A = Allowed with Substantial Development Permit; CU = Conditional Use; X= Prohibited; N/A = Not Applicable; Use/ Modification	Aquatic	Conservancy
Resource Uses		
Agriculture	X	A
Fill and Excavation		
Waterward of OHWM	CU	N/A
Other upland fill	N/A	A
In-water Modifications		
In-stream structures	CU	CU ¹
Recreational Development		
Water-dependent	A	A
Water-related/enjoyment (trails, accessory buildings)	CU	A
Non-water-oriented	X	CU
Residential Development	X	A
Shoreline Habitat and Natural Systems Enhancement Projects	A	A
Shoreline Stabilization and Flood Control		
Flood Control		
Modification of existing flood control facilities (Dikes and Levees), including replacement landward of existing location	A	A
New flood control facilities (Dikes and Levees)	C	C
Shoreline Stabilization New		
Hard	CU	CU
Soft	A	A
Shoreline Stabilization Replacement	A	A
Transportation		
Highways, Arterials, Railroads (parallel to OHWM)	CU	A
Secondary/Public Access Roads	X	A

Abbreviations A = Allowed with Substantial Development Permit; CU = Conditional Use; X= Prohibited; N/A = Not Applicable; Use/ Modification	Aquatic	Conservancy
(parallel to OHWM)		
Roads perpendicular to the OHWM	X	A
Bridges (perpendicular to shoreline)	CU	CU
Existing bridges, trails, roads, and parking facilities: improvement or expansion	A	A
New Parking, Accessory ²	Permitted under the primary use permit process	
New Parking, Primary	X	X
Utility		
Above and under-ground Utilities (parallel or across shoreline)	CU	A
¹ Habitat restoration and/or fish habitat enhance purposes only		
² Not allowed within 50ft of edge of riparian vegetation corridor		

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14.19.210 Development Standards

- A. To preserve the existing and planned character of the shoreline consistent with the purposes of the shoreline environment designations, development standards are provided in Table 14.19.210 (D). These standards apply to all use and modification unless indicated otherwise. In addition, shoreline developments shall comply with all other dimensional requirements of the Krupp Municipal Code.
- B. When a development or use is proposed that does not comply with the dimensional performance standards of this SMP not otherwise allowed by administrative reduction or administrative modification, such development or use can only be authorized by approval of a Shoreline Variance.
- C. No permit shall be issued for any new or expanded building or structure of more than 35 feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines, except where the SMP does not prohibit the same and then only when overriding considerations of the public interest will be served.
- D. Shoreline development standards table:

1

Table 14.19.210 (D). Shoreline Development Standards

	Aquatic	Conservancy
Building Height: maximum in feet	NA	35
Impervious Surface Cover %	NA	30/15 ¹
Riparian Buffer Width in feet	NA	75
Trail Width in feet	NA	Up to 10
¹ 30% Impervious surface cover for residential land uses; 15% for agricultural land use as allowed in KMC Chapter 16.12		

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3 **14.19.220 Archaeological and Historic Resources**

4 A. In all developments, whenever an archaeological area or historic site is discovered by
 5 a development in the shoreline area, the developer shall immediately stop the work
 6 and notify the Town of Krupp, and the Office of Archaeology and Historic
 7 Preservation and affected Indian tribes.

8 B. Upon receipt of application for a shoreline permit or request for a statement of
 9 exemption for development on properties within 500 feet of a site known to contain
 10 an historic, cultural or archaeological resource, or upon findings as described in
 11 Section 14.19.220 (A), the Town shall require a cultural resource site assessment;
 12 provided that, the provisions of this section may be waived if the Administrator
 13 determines that the proposed development activities do not include any ground
 14 disturbing activities and will not impact a known historic, cultural or archaeological
 15 site. The site assessment shall be conducted by a professional archaeologist or historic
 16 preservation professional, as applicable, to determine the presence of significant
 17 historic or archaeological resources. The fee for the services of the professional
 18 archaeologist or historic preservation professional shall be paid by the landowner or
 19 responsible party. The applicant shall submit a minimum of five (5) copies of the site
 20 assessment to the Shoreline Administrator for distribution to the applicable parties for
 21 review.

22 C. If the cultural resource site assessment identifies the presence of significant historic or
 23 archaeological resources, a Cultural Resource Management Plan (CRMP) shall be
 24 prepared by a professional archaeologist or historic preservation professional, as
 25 applicable. The fee for the services of the professional archaeologist or historic
 26 preservation professional shall be paid by the landowner or responsible party. In the
 27 preparation of such plans, the professional archaeologist or historic preservation
 28 professional shall solicit comments from the Washington State Department of
 29 Archaeology and Historic Preservation, and the local tribes (Colville).

1 **14.19.230 Environmental Protection**

2 A. All project proposals, including those for which a Shoreline Substantial Development
3 Permit is not required, shall comply with RCW Chapter 43.21C, the Washington
4 State Environmental Policy Act.

5 B. Applicants shall apply the following sequence of steps in order of priority to avoid or
6 minimize significant adverse effects and significant ecological impacts, with 1) being
7 top priority:

8 1. Avoiding the adverse impact altogether by not taking a certain action or parts
9 of an action;

10 2. Minimizing adverse impacts by limiting the degree or magnitude of the action
11 and its implementation by using appropriate technology or by taking
12 affirmative steps to avoid or reduce impacts;

13 3. Rectifying the adverse impact by repairing, rehabilitating, or restoring the
14 affected environment to the conditions existing at the time of the initiation of
15 the project;

16 4. Reducing or eliminating the adverse impact over time by preservation and
17 maintenance operations;

18 5. Compensating for the adverse impact by replacing, enhancing, or providing
19 substitute resources or environments; and

20 6. Monitoring the adverse impact and the compensation projects and taking
21 appropriate corrective measures.

22 C. Projects that cause significant adverse environmental impacts, as defined in WAC
23 197-11-794 and Section 14.19.760, Definitions, are not allowed unless mitigated
24 according to B, above, to avoid reduction or damage to ecosystem-wide processes and
25 ecological functions. As part of this analysis, the applicant shall evaluate whether the
26 project may adversely affect existing hydrologic connections between streams and
27 wetlands, and either modify the project or mitigate any impacts as needed.

28 D. The Town shall require mitigation measures and/or permit conditions based on the
29 provisions of this SMP, in order to mitigate adverse impacts. In order to determine
30 acceptable mitigation or permit conditions, the Shoreline Administrator may require
31 the applicant to provide the necessary environmental information and analysis,
32 including a description of existing conditions/ecological functions and anticipated
33 shoreline impacts, along with a mitigation plan outlining how proposed mitigation
34 measures would result in no net loss of shoreline ecological functions.

35 E. When compensatory measures are appropriate pursuant to the mitigation priority
36 sequence above, preferential consideration shall be given to measures that replace the
37 adversely impacted functions directly and in the immediate vicinity of the adverse
38 impact. However, alternative compensatory mitigation may be authorized within the
39 affected drainage area or watershed that addresses limiting factors or identified
40 critical needs for shoreline resource conservation based on watershed or
41 comprehensive resource management plans, including the Shoreline Restoration Plan,

1 applicable to the area of adverse impact may be authorized. Authorization of
2 compensatory mitigation measures may require appropriate safeguards, terms or
3 conditions as necessary to ensure no net loss of ecological functions.

4 F. In addition to any requirements for specific critical areas found in Article V, Critical
5 Areas, mitigation plans for any adverse impacts on ecological functions resulting
6 from use, activity or development in shoreline jurisdiction, both inside and outside of
7 critical areas, shall address the following:

- 8 1. Inventory existing shoreline environment including the physical, chemical and
9 biological elements and provide an assessment of their condition;
- 10 2. A discussion of the project's compliance with mitigation sequencing
11 requirements and remaining unavoidable adverse impacts on the ecological
12 functions;
- 13 3. A discussion of any federal, state, or local special management
14 recommendations which have been developed for critical areas or other
15 species or habitats located on the site;
- 16 4. A discussion of measures to preserve existing habitats and opportunities to
17 restore habitats that were degraded prior to the proposed land use activity;
- 18 5. A discussion of proposed measures which mitigate the adverse impacts of the
19 project to ensure no net loss of shoreline ecological functions;
- 20 6. Scaled drawings of existing and proposed conditions, materials specifications,
21 and a five-year maintenance and monitoring plan, including performance
22 standards;
- 23 7. A discussion of proposed management practices which will protect fish and
24 wildlife habitat both during construction, and after the project site has been
25 fully developed;
- 26 8. Contingency plan if the mitigation fails to meet established success criteria;
27 and
- 28 9. Any additional information necessary to determine the adverse impacts of a
29 proposal and mitigation of the impacts.

30 **14.19.240 Shoreline Vegetation Conservation**

31 A. Vegetation conservation standards shall not apply retroactively to existing uses and
32 developments. Vegetation associated with existing structures, uses and developments
33 may be maintained within shoreline jurisdiction as stipulated in the approval
34 documents for the development.

35 B. Regulations specifying establishment and management of shoreline buffers are
36 located in the Article V, Critical Areas. Vegetation within shoreline buffers, other
37 stream buffers, and wetlands and wetland buffers shall be managed consistent with
38 the Article V, Critical Areas.

39 C. Vegetation outside of shoreline buffers, other stream buffers, and wetlands and
40 wetland buffers and within shoreline jurisdiction shall be managed according to this

1 Section 14.19.230, Environmental Protection, and any other regulations specific to
2 vegetation management contained in other chapters of this SMP.

- 3 D. Vegetation clearing outside of wetlands and wetland and stream buffers shall be
4 limited to the minimum necessary to accommodate approved shoreline development
5 that is consistent with all other provisions of this SMP. Mitigation sequencing shall be
6 applied so that the design and location of the structure or development minimizes
7 native vegetation removal. Development or uses that require vegetation clearing shall
8 be designed to avoid the removal of native and non-native vegetation, except as part
9 of an effort to remove invasive, non-native vegetation species and replace these with
10 native species. Selective pruning of trees for safety and view protection is allowed.

11 **14.19.250 Water Quality, Stormwater, and Nonpoint Pollution**

- 12 A. The location, design, construction, and management of all shoreline uses and
13 activities shall protect the quality and quantity of surface and groundwater adjacent to
14 the site.
- 15 B. All shoreline development shall comply with the applicable requirements of the latest
16 version of the Washington State Department of Ecology's (Ecology) Stormwater
17 Management Manual for Eastern Washington.
- 18 C. Best management practices (BMPs) for control of erosion and sedimentation shall be
19 implemented for all shoreline development.
- 20 D. Potentially harmful materials, including but not limited to oil, chemicals, tires, or
21 hazardous materials, shall not be allowed to enter any body of water or wetland, or to
22 be discharged onto the land. Potentially harmful materials shall be maintained in safe
23 and leak-proof containers.
- 24 E. Herbicides, fungicides, fertilizers, and pesticides shall not be applied within twenty-
25 five (25) feet of a water body, except by a qualified professional in accordance with
26 state and federal laws.
- 27 F. All shoreline development, both during and after construction, shall avoid or
28 minimize significant adverse ecological impacts, including any increase in surface
29 runoff, through control, treatment, and release of surface water runoff so that water
30 quality and quantity are not adversely affected. Control measures include, but are not
31 limited to, low impact development techniques, levees, catch basins or settling ponds,
32 oil interceptor drains, grassy swales, planted buffers, and fugitive dust controls.
- 33 G. New development shall provide stormwater management facilities designed,
34 constructed, and maintained in accordance with the latest version of the Washington
35 State Department of Ecology's (Ecology) Stormwater Management Manual for
36 Eastern Washington, including the use of BMPs. Additionally, new development
37 shall implement low impact development techniques where feasible and necessary to
38 fully implement the core elements of the Surface Water Design Manual.
- 39 H. BMPs for control of erosion and sedimentation shall be implemented for all
40 development in shoreline jurisdiction through a Town-approved temporary erosion
41 and sediment control (TESC) plan, in accordance with the latest version of the

1 Ecology's Stormwater Management Manual for Eastern Washington, as adopted by
2 the Town.

3 I. For development activities with the potential for adverse impacts on water quality or
4 quantity in a stream or fish and wildlife habitat conservation area, a critical area
5 report as prescribed in Article V, Critical Areas, shall be prepared. Such reports
6 should discuss the project's potential to exacerbate water quality parameters which
7 are impaired and for which Total Maximum Daily Loads (TMDLs) for that pollutant
8 have been established, and prescribe any necessary mitigation and monitoring.

9 J. All materials that may come in contact with water shall be constructed of materials,
10 such as untreated wood, concrete, approved plastic composites or steel, that will not
11 adversely affect water quality or aquatic plants or animals. Materials used for decking
12 or other structural components shall be approved by applicable state agencies for
13 contact with water to avoid discharge of pollutants from wave splash, rain, or runoff.
14 Wood treated with creosote, copper chromium arsenic, or pentachlorophenol is
15 prohibited in shoreline waterbodies.

16 **14.19.260 Public Access**

17 A. Applicants required to provide shoreline public access shall provide physical or visual
18 access, consistent with the Town's and other agencies management plans when
19 applicable, unless specifically exempted in this section. Examples of physical and
20 visual access are listed below.

- 21 1. Visual Access. Visual public access may consist of view corridors,
22 viewpoints, or other means of visual approach to public waters.
- 23 2. Physical Access. Physical public access may consist of a dedication of land or
24 easement and a physical improvement in the form of a walkway, trail,
25 bikeway, park, view platform, or other area serving as a means of physical
26 approach to public waters.

27 B. Except as provided in SMP Section 14.19.260 (C)below, new uses shall provide for
28 safe and convenient public access to and along the shoreline where any of the
29 following conditions are present:

- 30 1. The development is proposed by a public entity or on public lands;
- 31 2. The nature of the proposed use, activity, or development will likely result in
32 an increased demand for public access to the shoreline;
- 33 3. The proposed use, activity, or development is not a water-oriented or other
34 preferred shoreline use, activity or development under the Act, such as a non-
35 water-oriented commercial or recreational use;
- 36 4. The proposed use, activity, or development may block or discourage the use
37 of customary and established public access paths, walkways, trails, or
38 corridors; or
- 39 5. The proposed use, activity, or development will interfere with the public use,
40 activity and enjoyment of shoreline areas or waterbodies subject to the public
41 trust doctrine.

1 E. Shared community access may be allowed if there is no existing or planned public
2 access along the shoreline identified in the Town and other agencies' plan. Where
3 provided, community access shall be subject to all applicable development standards
4 of this section. Shared community access is not required when any of the conditions
5 under Section 14.19.260 (C) applies.

6 F. General Performance Standards

- 7 1. Uses, activities and developments shall not interfere with the regular and
8 established public use.
- 9 2. Shoreline substantial development or conditional uses shall minimize the
10 impact on views of shoreline waterbodies from public land or substantial
11 numbers of residences.
- 12 3. Proponents shall include within their shoreline applications an evaluation of a
13 proposed use, activity, or development's likely adverse impact on current
14 public access and future demands for access to the site. Such evaluation shall
15 consider potential alternatives and mitigation measures to further the policies
16 of this SMP and the provisions of this section.
- 17 4. Public access easements, trails, walkways, corridors, and other facilities may
18 encroach upon any buffers or setbacks required in Article V Critical Areas, or
19 under other provisions of this SMP, provided that such encroachment does not
20 conflict with other policies and regulations of this SMP, and that no net loss of
21 ecological function can be achieved. Any encroachment into a buffer or
22 setback must be as close to the landward edge of the buffer as possible.
- 23 5. Public access facilities shall accommodate persons with disabilities unless
24 determined infeasible by the Shoreline Administrator.

25 G. Trails and Levees

- 26 1. Existing trails shall be maintained and enhanced.
- 27 2. Where public access is to be provided by dedication of public access
28 easements along the OHWM, the minimum width of such easements shall be
29 10 feet. Total width of trail including shoulders shall be 10 feet maximum, or
30 as required by Americans with Disabilities Act (ADA) regulations.
- 31 3. Pervious pavings are encouraged for all trails, and are required for trail
32 shoulders.
- 33 4. Trails shall be located, constructed, and maintained so as to avoid, to the
34 maximum extent possible, removal and other impacts to perennial native
35 vegetation consistent with the Habitat Management Plan.

36 H. Rights-of-Way, Easements, and Streets for Public Access

- 37 1. The Town shall maintain public rights of ways or easements as a means of
38 retaining public access on the shoreline. Proposed use, activity or
39 developments shall maintain public access provided by public street ends,
40 public utilities, and rights-of-way.

1 2. The public easements required pursuant to this section, for the purpose of
2 providing access across or through the site to the OHWM, shall be maintained
3 by the property owner to provide for reasonable and safe public access to the
4 OHWM.

5 I. Signage

6 1. Signage to be approved by the Shoreline Administrator shall be conspicuously
7 installed along public access easements, trails, walkways, corridors, and other
8 facilities to indicate the public’s right of use and the hours of operation. The
9 proponent shall bear the responsibility for establishing and maintaining such
10 signs.

11 2. The Shoreline Administrator may require the proponent to post signage
12 restricting or controlling the public’s access to specific shoreline areas. The
13 proponent shall bear the responsibility for establishing and maintaining such
14 signage.

15 **14.19.270 Flood Hazard Reduction**

16 A. Development in floodplains shall avoid significantly or cumulatively increasing flood
17 hazards. Development shall be consistent with this SMP, as well as applicable
18 guidelines of the Federal Emergency Management Agency and Section 14.19.460,
19 Frequently Flooded Areas.

20 B. The channel migration zone (CMZ) is considered to be that area of a stream channel
21 which may erode as a result of normal and naturally occurring processes and has been
22 mapped consistent with WAC 173-26-221(3)(b) . Applicants for shoreline
23 development or modification may submit a site-specific channel migration zone study
24 if they believe these conditions do not exist on the subject property and the map is in
25 error. The CMZ study must be prepared consistent with WAC 173-26-221(3)(b), and
26 may include, but is not limited to, historic aerial photographs, topographic mapping,
27 flooding records, and field verification. The CMZ must be prepared by a licensed
28 geologist or engineer with at least five years of applied experience in assessing fluvial
29 geomorphic processes and channel response.

30 C. The following uses and activities may be authorized within the CMZ or floodway:

31 1. New development or redevelopment landward of existing legal publicly
32 owned and maintained structures, such as publically owned and maintained
33 levees, that prevent active channel movement and flooding.

34 2. Development of new or expansion or redevelopment of existing bridges,
35 utility lines, public stormwater facilities and outfalls, and other public utility
36 and transportation structures where no other feasible alternative exists or the
37 alternative would result in unreasonable and disproportionate costs. The
38 evaluation of cost differences between options within the CMZ or floodway
39 and outside of the CMZ or floodway shall include the cost of design,
40 permitting, construction and long-term maintenance or repair. For the
41 purposes of this section “unreasonable and disproportionate” means that
42 locations outside of the floodway or channel migration zone would add more

- 1 than 20% to the total project cost. Where such structures are allowed,
2 mitigation shall address impacted functions and processes in the affected
3 shoreline. Where such structures are allowed, mitigation shall address
4 adversely impacted functions and processes in the affected shoreline.
- 5 3. New or redeveloped measures to reduce shoreline erosion, provided that it is
6 demonstrated that the erosion rate exceeds that which would normally occur
7 in a natural condition, that the measures do not interfere with fluvial
8 hydrological and geo-morphological processes normally acting in natural
9 conditions, and that the measures include appropriate mitigation of adverse
10 impacts on ecological functions associated with the river or stream.
- 11 4. Actions that protect or restore the ecosystem-wide processes or ecological
12 functions or development with a primary purpose of protecting or restoring
13 ecological functions and ecosystem-wide processes.
- 14 5. Modifications or additions to an existing nonagricultural legal use, provided
15 that channel migration is not further limited and that the modified or expanded
16 development includes appropriate protection of ecological functions.
- 17 6. Repair and maintenance of existing legally established use and developments,
18 provided that channel migration is not further limited, flood hazards to other
19 uses are not increased, and significant adverse ecological impacts are avoided.
- 20 7. Existing and ongoing agricultural activities provided that no new restrictions
21 to channel movement are proposed.
- 22 D. Existing structural flood hazard reduction measures, such as levees, may be repaired
23 and maintained as necessary to protect legal uses on the landward side of such
24 structures. Increases in height of an existing levee, with any associated increase in
25 width, that may be needed to prevent a reduction in the authorized level of protection
26 of existing legal structures and uses shall be considered an element of repair and
27 maintenance.
- 28 E. Flood hazard reduction measures shall not result in channelization of normal stream
29 flows, interfere with natural hydraulic processes such as channel migration, or
30 undermine existing structures or downstream banks.
- 31 F. New development and subdivisions. Approve new development or subdivisions when
32 it can be reasonably foreseeable that the development or use would not require
33 structural flood hazard reduction measures within the channel migration zone or
34 floodway during the life of the development or use consistent with the following.
35 (WAC 173-26-221(3)(c)(i)).
- 36 1. Floodway: New development and subdivisions shall be subject to applicable
37 floodway regulations in Section 14.19.460 and the Grant County Flood
38 Damage and Prevention Ordinance (GCC Chapter 24.16).
- 39 2. Channel Migration Zone:
- 40 a. New development in the channel migration zone is allowed subject to:

- 1 i. Structures are located on an existing legal lot created prior to
2 XXXX (adoption of SMP);
- 3 ii. A feasible alternative location outside of the channel migration
4 zone is not available on site; and
- 5 iii. To the extent feasible, the structure and supporting
6 infrastructure is located the farthest distance from the OHWM,
7 unless the applicant can demonstrate that an alternative
8 location is the least subject to risk.
- 9 b. New subdivisions in the channel migration zone may be allowed
10 subject to:
 - 11 i. All lots contain five thousand square feet or more of buildable
12 land outside of the channel migration zone;
 - 13 ii. Access to all lots does not cross the channel migration zone;
14 and
 - 15 iii. All infrastructure is located outside the channel migration zone
16 except that an on-site septic system is allowed in the channel
17 migration zone if: a feasible alternative location is not available
18 on site, and to the maximum extent practical, the septic system
19 is located the farthest distance from the OHWM.
- 20 G. New public and private structural flood hazard reduction measures shall be approved
21 when a scientific and engineering analysis demonstrates the following:
 - 22 1. that they are necessary to protect existing development;
 - 23 2. that nonstructural measures, such as setbacks, land use controls, wetland
24 restoration, dike removal, use or structure removal or relocation, biotechnical
25 measures, and stormwater management programs are not feasible;
 - 26 3. that adverse impacts on ecological functions and priority species and habitats
27 can be successfully mitigated so as to assure no net loss; and
 - 28 4. that appropriate vegetation conservation actions are undertaken consistent
29 with Section 14.19.240, Shoreline Vegetation Conservation.
- 30 H. Flood hazard reduction measures shall be placed landward of associated wetlands and
31 designated shoreline buffers, except for actions that increase ecological functions,
32 such as wetland restoration, or when no other alternative location to reduce flood
33 hazard to existing development is feasible as determined by the Shoreline
34 Administrator.
- 35 I. New public structural flood hazard reduction measures, such as levees, shall dedicate
36 and improve public access pathways unless public access improvements would cause
37 unavoidable health or safety hazards to the public, inherent and unavoidable security
38 problems, unacceptable and unmitigable significant adverse ecological impacts,
39 unavoidable conflict with the proposed use, or a cost that is disproportionate and
40 unreasonable to the total long-term cost of the development.

- 1 J. In those instances where management of vegetation as required by this SMP conflicts
2 with vegetation provisions included in state, federal or other flood hazard agency
3 documents governing Town-authorized, legal flood hazard reduction measures, the
4 vegetation requirements of this SMP will not apply. However, the applicant shall
5 submit documentation of these conflicting provisions with any shoreline permit
6 applications, and shall comply with all other provisions of this section and this SMP
7 that are not strictly prohibited by the approving flood hazard agency.
- 8 K. The removal of gravel or other riverbed material for flood management purposes shall
9 be allowed only after a biological and geo-morphological study shows that extraction
10 has a long-term benefit to flood hazard reduction, and does not result in a net loss of
11 ecological functions.
- 12 L. Roads shall be located outside the floodway, except necessary crossings which shall
13 be placed perpendicular to the waterbody as much as is physically feasible. New
14 transportation facilities shall be designed so that the effective base flood storage
15 volume of the floodplain is not reduced. The applicant shall provide all necessary
16 studies, reports and engineering analysis which shall be subject to review and
17 modification by the Town. If proposed transportation facilities effectively provide
18 flood control, they shall comply with policies and regulations of this section.
19

1 **Article IV. Shoreline Modifications and Uses Regulations**

2 **14.19.300 Agriculture**

- 3 A. Existing agricultural uses and future agriculture activities as allowed in the
4 Comprehensive Plan shall be allowed.
- 5 B. For shorelands used for agricultural practices, new or additional uses, activities, and
6 development that are not existing and ongoing agriculture shall be subject to the
7 following requirements:
- 8 1. Such uses, activities, and development shall be allowed or permitted in a
9 manner to ensure maintenance of ecological functions.
- 10 2. Vegetation enhancement shall be required where the shoreline has been
11 ecologically degraded.
- 12 3. If the new use, activity, or development is more intensive than the existing
13 and ongoing agriculture, no significant vegetation removal, development, or
14 grading shall occur in the shoreline buffer except as necessary to
15 accommodate low-intensity water-dependent uses and public access that
16 sustains ecological functions.
- 17 C. A Substantial Development Permit shall be required for all agricultural development
18 not specifically exempted by the provisions of RCW 90.58.030(3)(e)(iv).
- 19 D. SMP provisions shall apply in the following cases:
- 20 1. New agricultural activities on land not meeting the definition of agricultural
21 land ;
- 22 2. Expansion of agricultural activities on non-agricultural lands;
- 23 3. Conversion of agricultural lands to other uses;
- 24 4. Other development on agricultural land that does not meet the definition of
25 agricultural activities; and
- 26 5. Agricultural development and uses not specifically exempted by the Act.
- 27 E. New non-agricultural activities proposed on agricultural lands shall be consistent with
28 the environment designation and Table 14.19.200 (K), Shoreline Use and
29 Modification Matrix (, as well as other applicable shoreline use standards, e.g.,
30 Residential.
- 31 F. Agricultural uses and development in support of agricultural uses shall be located and
32 designed to assure no net loss of ecological functions and no significant adverse
33 impact on other shoreline resources and values.
- 34 G. New feedlots are prohibited in critical area buffers. Feed lots shall be located in such
35 a manner as to prevent waste runoff from entering surface water bodies or ground
36 water.

- 1 H. Agricultural uses and activities shall prevent and control erosion of soils and bank
2 materials within shoreline areas. They shall minimize siltation, turbidity, pollution
3 and other environmental degradation of watercourses and wetlands.
- 4 I. Agricultural chemicals shall be applied in a manner consistent with best management
5 practices for agriculture and Section 14.19.300.
- 6 J. New or redeveloped agricultural activities shall provide a buffer of permanent native
7 vegetation between all cropland or pasture areas and adjacent waters or wetlands
8 pursuant to the critical areas provisions of this SMP.
- 9 K. Agricultural development shall conform to applicable state and federal policies and
10 regulations.
- 11 L. New agricultural lands created by diking, draining, or filling wetlands or channel
12 migration zones shall not be allowed.

13 **14.19.310 Fill and Excavation**

- 14 A. Fill waterward of the OHWM, except fill to support ecological restoration, requires a
15 Conditional Use Permit and may be permitted only when:
 - 16 1. In conjunction with water-dependent or public access uses allowed by this
17 SMP;
 - 18 2. In conjunction with a bridge or transportation facility of statewide significance
19 for which there is a demonstrated public need and where no feasible upland
20 sites, design solutions, or routes exist;
 - 21 3. In conjunction with implementation of an interagency environmental clean-up
22 plan to clean up and dispose of contaminated sediments;
 - 23 4. Disposal of dredged material considered suitable under, and conducted in
24 accordance with, the Dredged Material Management Program of the
25 Washington Department of Natural Resources; or
 - 26 5. In conjunction with any other environmental restoration or enhancement
27 project.
- 28 B. Waterward of the OHWM, pile or pier supports shall be utilized whenever feasible in
29 preference to fills. Fills for approved road development in floodways or wetlands
30 shall be permitted only if pile or pier supports are proven not feasible.
- 31 C. Fill upland and waterward of the OHWM, including in non-watered side channels,
32 shall be permitted only where it is demonstrated that the proposed action will not:
 - 33 1. Result in significant ecological damage to water quality, fish, and/or wildlife
34 habitat;
 - 35 2. Significantly reduce public access to the shoreline or significantly interfere
36 with shoreline recreational uses.
- 37 D. Fill shall be of the minimum amount and extent necessary to accomplish the purpose
38 of the fill.

- 1 E. Excavation waterward of the OHWM or within wetlands shall be considered dredging
2 for purposes of this Program.
- 3 F. Fills or excavation shall not be located where shore stabilization will be necessary to
4 protect materials placed or removed. Disturbed areas shall be immediately stabilized
5 and revegetated, as applicable.
- 6 G. Fills and excavation shall be designed to blend physically and visually with existing
7 topography whenever possible, so as not to interfere with long term appropriate use
8 including lawful access and enjoyment of scenery.

9 **14.19.320 In-stream Structures**

- 10 A. In-stream structures are those structures placed by humans within a stream or river
11 waterward of the OHWM that either cause or have the potential to cause water
12 impoundment or the diversion, obstruction, or modification of water flow. In-stream
13 structures may include those for hydroelectric generation, irrigation, water supply,
14 flood control, transportation, utility service transmission, structures primarily
15 intended for fisheries management, or other purposes. Docks, piers and marinas are
16 not regulated as “in-stream structures” under this section of the SMP. See the
17 Transportation: Trails, Roads, and Parking section and the Utilities section of this
18 SMP for regulations governing road and utility crossings of streams.
- 19 B. General
 - 20 1. The location, planning and design of in-stream structures shall be compatible
21 with the following:
 - 22 a. the full range of public interests, demand for public access to shoreline
23 waters; desire for protection from floods; and need for preservation of
24 historical and cultural resources;
 - 25 b. protection and preservation of ecosystem-wide processes and
26 ecological functions, including, but not limited to, fish and wildlife,
27 with special emphasis on protecting and restoring priority habitats and
28 species, and water resources and hydro geological processes.
 - 29 C. Structures shall be designed, located, and constructed consistent with mitigation
30 sequencing principles in Section 14.19.230, Environmental Protection and Article V,
31 Critical Areas, and as otherwise limited by floodplain regulations found in the
32 Town’s SMP, Section I for Flood Hazard Reduction and Section 14.19.460,
33 Frequently Flooded Areas.
 - 34 D. Structures shall be designed and located to minimize removal of riparian vegetation
35 and, if applicable, to return flow to the stream in as short a distance as possible.
 - 36 E. In-stream structures shall provide for adequate upstream and downstream migration
37 of resident fish, as applicable, and shall not adversely affect salmonid fish species or
38 adversely modify salmonid fish habitat, as applicable.
 - 39 F. Utilities and transmission lines shall be located so as to minimize obstruction or
40 degradation of views, and comply with applicable provisions of the Utilities section
41 of this SMP.

1 G. Mitigation shall be required of the proponent for the loss of ecological functions and
2 processes pursuant to Section 14.19. 230, Environmental Protection and Article V,
3 Critical Areas. No net loss in function, value, or acreage shall occur from such
4 development.

5 **14.19.330 Recreational Development**

6 A. Because of the nature of the shoreline and land use pattern, minimal recreational
7 development is anticipated in Krupp shoreline. General Preferences are as follows:

- 8 1. Recreational uses and facilities shall include features that relate to access,
9 enjoyment, and use of the Krupp shorelines.
- 10 2. Both passive and active shoreline recreation uses are allowed consistent with
11 the Town's Comprehensive Plan.
- 12 3. Water-oriented recreational uses and activities are preferred in shoreline
13 jurisdiction. Water-dependent recreational uses shall be preferred as a first
14 priority and water-related and water-enjoyment recreational uses as a second
15 priority.
- 16 4. Existing passive recreational opportunities, including nature appreciation,
17 non-motorized trails, environmental interpretation and native habitat
18 protection, shall be maintained.
- 19 5. Preference shall be given to the development and enhancement of public
20 access to the shoreline to increase fishing and other water-related recreational
21 opportunities where feasible.

22 B. General Performance Standards

- 23 1. The potential adverse impacts of all recreational uses shall be mitigated and
24 adequate provisions for shoreline rehabilitation shall be made part of any
25 proposed recreational use or development to ensure no net loss of shoreline
26 ecological function.
- 27 2. Sites with fragile and unique shoreline conditions, such as high-quality
28 wetlands and wildlife habitats, shall be used only for non-intensive recreation
29 activities, such as trails, viewpoints, interpretive signage, and similar passive
30 and low-impact facilities that result in no net loss of shoreline ecological
31 function, and do not require the construction and placement of permanent
32 structures.
- 33 3. In approving shoreline recreational developments, the Town shall ensure that
34 the development will maintain, enhance, or restore desirable shoreline features
35 including unique and fragile areas, scenic views, and aesthetic values.

36 C. Recreational developments shall provide facilities for non-motorized access to the
37 shoreline such as pedestrian and bicycle paths, and equestrian, as applicable. New
38 motorized vehicle access shall be located and managed to protect riparian, wetlands
39 and shrub steppe habitat functions and value.

40 D. Recreational development shall be consistent with provisions of Section 14.19.250,
41 Shoreline Vegetation Conservation and Article V, Critical Areas.

- 1 E. Accessory uses and support facilities such as maintenance facilities, utilities, and
2 other non-water-oriented uses shall be consolidated and located in upland areas
3 outside shoreline, wetland, and riparian buffers unless such facilities, utilities, and
4 uses are allowed in shoreline buffers based on the regulations of this SMP.
- 5 F. Recreational facilities shall make adequate provisions, such as screening, landscaping
6 buffer strips, fences and signs, to prevent trespass upon adjacent properties and to
7 protect the value and enjoyment of adjacent or nearby private properties and natural
8 areas, as applicable.
- 9 G. Recreational structures are only allowed to be built over water when they provide
10 public access or facilitate a water-dependent use and shall be the minimum size
11 necessary to accommodate the permitted activity.
- 12 H. Recreational development shall minimize effective impervious surfaces in shoreline
13 jurisdiction and incorporate low-impact development techniques.

14 **14.19.340 Residential Development**

- 15 A. Single-family residential development is a preferred use when it is developed in a
16 manner consistent with pollution control and preventing damage to the natural
17 environment.
- 18 B. Residential development shall be located and constructed to result in no net loss of
19 shoreline ecological function. No net loss of shoreline ecological functions shall be
20 assured through application of riparian buffers specified in Section 14.19.440, Fish
21 and Wildlife Habitat Conservation Areas to avoid future stabilization and other
22 provisions of this SMP related to shoreline stabilization, vegetation management, and
23 on-site sewage disposal.
- 24 C. Lots for residential use shall have a maximum density consistent with the Town's
25 Comprehensive Plan.
- 26 D. Accessory uses and structures shall be located outside of the riparian buffer, unless
27 the structure is or supports a water-dependent use. Storage structures to support
28 water-related uses are not water-dependent uses and therefore, shall be located
29 outside of the riparian buffer.
- 30 E. All residential development shall be located or designed in such a manner as to
31 prevent measurable degradation of water quality from stormwater runoff. Adequate
32 mitigation measures shall be required and implemented where there is the reasonable
33 potential for such adverse effect on water quality.
- 34 F. Applications for new shoreline residences and appurtenant structures shall be
35 sufficiently set back from steep slopes and shorelines vulnerable to erosion so that
36 structural improvements, including bluff walls and other shoreline stabilization and
37 flood control structures are not necessary to protect proposed residences and
38 associated uses.
- 39 G. New floating residences and over-water residential structures shall be prohibited in
40 shoreline jurisdiction.
- 41 H. New residential development shall connect with sewer systems, when available.

- I. All new residential development shall be required to meet the vegetation management provisions contained in Section 14.19.240, Shoreline Vegetation Conservation and Section 14.19.440, Fish and Wildlife Habitat Conservation Areas.

14.19.350 Shoreline Habitat and Natural Systems Enhancement Projects

- A. Shoreline restoration and enhancement activities designed to restore or enhance shoreline ecological functions and processes and/or shoreline features should be targeted toward meeting the needs of sensitive and/or regionally important plant, fish, and wildlife species, and shall be given priority.
- B. Shoreline restoration, enhancement, and mitigation activities designed to create dynamic and sustainable ecosystems to assist the Town in achieving no net loss of shoreline ecological functions are preferred.
- C. Restoration activities shall be carried out in accordance with an approved shoreline restoration plan, and in accordance with the provisions of this SMP.
- D. To the extent possible, restoration, enhancement, and mitigation activities shall be integrated and coordinated with other parallel natural resource management efforts, such as those identified in the shoreline restoration plan.
- E. Habitat and expansion, restoration, and enhancement projects may be permitted subject to required state or federal permits when the applicant has demonstrated that:
 - 1. The project will not adversely impact spawning, nesting, or breeding fish and wildlife habitat conservation areas;
 - 2. Upstream or downstream properties or fish and wildlife habitat conservation areas will not be adversely affected;
 - 3. Water quality will not be degraded;
 - 4. Flood storage capacity will not be degraded; and
 - 5. Impacts to critical areas and buffers will be avoided and where unavoidable, minimized and mitigated
- F. The town shall review the projects for consistency with this SMP in an expeditious manner and shall issue its decision along with any conditions within forty-five (45) days of receiving all materials necessary to review the request for exemption from the applicant (see Section 14.19.640, Exemptions from Shoreline Substantial Development Permits).

14.19.360 Shoreline Stabilization

- A. Shoreline restoration and enhancement activities designed to restore shoreline ecological functions and processes and/or shoreline features should be targeted toward meeting the needs of sensitive and/or regionally important plant, fish, and wildlife species, and shall be given priority.
- B. New shoreline stabilization for new development is prohibited unless it can be demonstrated that the proposed use cannot be developed without shore protection or is necessary to restore ecological functions or hazardous substance remediation.

- 1 C. Proposed designs for new or expanded shoreline stabilization shall be designed in
2 accordance with applicable state guidelines, must use best available science, must
3 document that alternative solutions are not feasible or do not provide sufficient
4 protection; must demonstrate that future stabilization measures would not be required
5 on the project site or adjacent properties; and be certified by a qualified professional.
- 6 D. Land subdivisions and lot line adjustments shall be designed to assure that future
7 development of the newly created lots will not require structural stabilization for
8 subsequent development to occur.
- 9 E. New or expanded structural shoreline stabilization for existing primary structures,
10 including roads, railroads, and public facilities, etc., is prohibited unless there is
11 conclusive evidence documented by a geotechnical analysis that there is a significant
12 possibility that the structure will be damaged within three (3) years as a result of
13 shoreline erosion caused by wind/wave action or other hydraulic forces, and only
14 when significant adverse impacts are mitigated to ensure no net loss of shoreline
15 ecological functions and/or processes.
- 16 F. Replacement of an existing shoreline stabilization structure with a similar structure is
17 permitted if there is a demonstrated need to protect existing primary uses, structures
18 or public facilities including roads, bridges, railways, irrigation and utility systems
19 from erosion caused by stream undercutting or wave action; provided, that the
20 existing shoreline stabilization structure is removed from the shoreline as part of the
21 replacement activity. Replacement walls or bulkheads shall not encroach waterward
22 of the ordinary high water mark or existing structure unless the facility was occupied
23 prior to January 1, 1992, and there are overriding safety or environmental concerns.
24 Proposed designs for new or expanded shore stabilization shall be in accordance with
25 applicable state guidelines and certified by a qualified professional.
- 26 G. Where a geotechnical analysis confirms a need to prevent potential damage to a
27 primary structure, but the need is not as immediate as three (3) years, the analysis
28 may still be used to justify more immediate authorization for shoreline stabilization
29 using bioengineering approaches.
- 30 H. Shoreline stabilization projects that are part of a fish habitat enhancement project
31 meeting the criteria of RCW 77.55.181 will be authorized through a Shoreline
32 Exemption. Stabilization projects that are not part of such a fish enhancement project
33 will be regulated by this SMP.
- 34 I. Small-scale or uncomplicated shoreline stabilization projects (for example, tree
35 planting projects) shall be reviewed by a qualified professional to ensure that the
36 project has been designed using best available science.
- 37 J. Large-scale or more complex shoreline stabilization projects (for example, projects
38 requiring fill or excavation, placing objects in the water, or hardening the bank) shall
39 be designed by a qualified professional using the most current, accurate, and complete
40 technical and scientific information available. The applicant may be required to have
41 a qualified professional oversee construction or construct the project.

1 K. Standards for new stabilization structures when found to be necessary include
2 limiting the size to minimum, using measures to assure no net loss of shoreline
3 ecological functions, using soft approaches, and mitigating for impacts.

4 **14.19.370 Transportation: Trails, Roads, and Parking**

5 A. New or expanded motor vehicle transportation facilities shall not be located within
6 shoreline jurisdiction, unless:

- 7 1. The proponent demonstrates that no feasible upland alternatives exist;
- 8 2. The project represents the minimum development necessary to serve another
9 specific, localized, and permitted shoreline use; or
- 10 3. In the case of a water crossing, the proponent demonstrates that the project is
11 necessary to further a substantial public interest.

12 B. When new roads or road expansions are unavoidable in shoreline jurisdiction,
13 proposed transportation facilities shall be planned, located, and designed to achieve
14 the following:

- 15 1. Meet mitigation sequencing provisions of Section 14.19.230, Environmental
16 Protection;
- 17 2. Avoid adverse impacts on existing or planned water-oriented uses;
- 18 3. Set back from the OHWM to allow for a usable shoreline area for vegetation
19 conservation and any preferred shoreline uses unless infeasible;
- 20 4. Minimize grading, vegetation clearing, and alterations of the natural
21 topography; and
- 22 5. Use BMPs for preventing erosion and degradation of surface water quality.

23 C. Improvements to existing motor vehicle facilities shall not interfere with pedestrian
24 and bicycle access, and shall whenever possible, provide for expansion and
25 enhancement of pedestrian and bicycle transportation facilities.

26 D. The development, improvement, and expansion of pedestrian and bicycle
27 transportation facilities are allowed within all environments. Such transportation
28 facilities are a preferred use wherever they are compatible with the natural character,
29 resources, and ecology of the shoreline.

30 E. Pedestrian and bicycle transportation facilities shall be designed, located, and
31 constructed consistent with the policies and regulations for public access as provided
32 in Section 14.19.260, Public Access.

33 F. Parking facilities are not a water-dependent use and shall only be permitted in the
34 shoreline jurisdiction to support an authorized use where it can be demonstrated to the
35 satisfaction of the Shoreline Administrator that there are no feasible alternative
36 locations away from the shoreline. Parking as a primary use shall not be allowed in
37 any shoreline jurisdiction. Accessory parking facilities shall be subject to the same
38 permit type as the primary use.

- 1 G. Accessory parking facilities shall be located 50 feet upland of the edge of riparian
2 vegetation corridor and planned to avoid or minimize adverse effects on unique or
3 fragile shoreline features and shall not result in a net loss of shoreline ecological
4 functions or adversely affect existing or planned water-dependent uses. Parking
5 facilities shall be located upland of the principal structure, building, or development
6 they serve, and preferably outside of shoreline jurisdiction, except:
- 7 1. Where the proponent demonstrates that an alternate location would reduce
8 adverse impacts on the shoreline and adjacent uses;
 - 9 2. Where another location is not feasible; and/or
 - 10 3. Except when Americans with Disability Act (ADA) standards require
11 otherwise.

12 In such cases, the applicant shall demonstrate use of measures to reduce adverse
13 impacts of parking facilities in shoreline jurisdiction, such as low impact development
14 techniques, buffering, or other measures approved by the Shoreline Administrator

- 15 H. Parking facilities shall be landscaped in a manner to minimize adverse visual and
16 aesthetic impacts on adjacent shoreline and abutting properties.
- 17 I. All forms of transportation facilities shall, wherever feasible, consolidate water
18 crossings and make joint use of rights-of-way with existing or planned future primary
19 utility facilities and other transportation facility modalities.
- 20 J. Improvements to all existing transportation facilities shall provide for the
21 reestablishment and enhancement of natural vegetation along the shoreline when
22 appropriate.
- 23 K. Town shoreline crossings and culverts shall be designed to minimize adverse impacts
24 on riparian and aquatic habitat and shall allow for fish passage. See Section
25 14.19.440, Fish and Wildlife Habitat Conservation Areas for regulations governing
26 crossings of non-shoreline streams located in shoreline jurisdiction.

27 **14.19.380 Utilities**

- 28 A. Expansion of existing primary utility facilities within shoreline jurisdiction must
29 demonstrate:
- 30 1. The expansion is designed to protect adjacent shorelands from erosion,
31 pollution, or other environmentally detrimental factors during and after
32 construction.
 - 33 2. The project is planned to fit existing natural topography as much as practical
34 and avoid alteration of the existing natural environment.
 - 35 3. Debris, overburden, and other construction waste materials shall be disposed
36 of so as to prevent erosion or pollution of a waterbody.
- 37 B. New primary utility facilities and expansions shall include provisions to control the
38 quantity and quality of surface water runoff to natural waterbodies, using BMPs to
39 retain natural flow rates. A maintenance program to ensure continued proper
40 functioning of such new facilities shall be required.

- 1 C. Applications for installation of utility facilities shall include the following (at a
2 minimum):
- 3 1. Reason why the utility facility must be in shoreline jurisdiction;
 - 4 2. Alternative locations considered and reasons for their elimination;
 - 5 3. Location of the same, similar, or other utility facilities in the vicinity of the
6 proposed project;
 - 7 4. Proposed method(s) of construction;
 - 8 5. Plans for reclamation of areas to be disturbed during construction;
 - 9 6. Landscape plans;
 - 10 7. Methods to achieve no net loss of ecological function and minimize clearing
11 of native vegetation; and
 - 12 8. Consistency with Town comprehensive plans for utilities, where such plans
13 exist.
- 14 D. Where feasible, utilities shall be consolidated within a single easement and utilize
15 existing rights-of-way. Any utility located within property owned by the utility
16 which must of necessity cross shoreline jurisdiction shall be designed and operated to
17 reserve the option of general public recreational usage of the right-of-way in the
18 future. This option shall be exercised by the public only where:
- 19 1. The public will not be exposed to dangers from the utility equipment; and
 - 20 2. The utility itself will not be subjected to unusual risks of damage by the
21 public.
- 22 E. In areas where utilities must cross shoreline jurisdiction, they shall do so by the most
23 direct route feasible, unless such a route would negatively affect an environmentally
24 critical area, or obstruct public access to the shoreline. See Section 14.19.440, Fish
25 and Wildlife Habitat Conservation Areas for regulations governing crossings of non-
26 shoreline streams located in shoreline jurisdiction.
- 27 F. Utility facilities shall be designed and located in a manner that protects scenic views
28 and minimizes adverse aesthetic impacts.
- 29 G. New utilities which must be constructed across shoreline jurisdiction in previously
30 undisturbed areas must submit a mitigation plan demonstrating the restoration of the
31 shoreline to at least its existing condition. Upon completion of utility installation or
32 maintenance, any disturbed areas shall be regraded to be compatible with the natural
33 terrain of the area and revegetated with appropriate native plants to prevent erosion.
- 34 H. All underwater pipelines or those paralleling the waterway transporting liquids
35 potentially injurious to aquatic life or water quality shall be prohibited, unless no
36 other alternative exists to serve a public interest. In those limited instances where
37 permitted, shut-off valves shall be provided at both sides of the waterbody except for
38 public sanitary sewers of a gravity or siphon nature. In all cases, no net loss of
39 ecological functions shall be maintained.

- 1 I. Where utilities cannot cross a shoreline waterbody via a bridge or other existing water
2 crossing, the utilities shall evaluate site-specific habitat conditions and demonstrate
3 whether impacts can be mitigated to avoid negatively impacting substrate, or whether utilities will
4 need to be bored beneath the waterbody such that the substrate is not disturbed.
5 Construction of pipelines placed under aquatic areas shall be placed in a sleeve to
6 avoid the need for excavation in the event of a failure in the future.
- 7 J. Minor trenching to allow the installation of necessary underground pipes or cables is
8 allowed if no alternative, including boring, is feasible, and if:
- 9 1. Impacts on fish and wildlife habitat are avoided to the maximum extent
10 possible.
- 11 2. The utility installation shall not increase or decrease the natural rate, extent, or
12 opportunity of channel migration.
- 13 3. Appropriate BMPs are employed to prevent water quality impacts or other
14 environmental degradation.
- 15 K. Utility installation and maintenance operations shall be conducted in a manner that
16 does not negatively affect surface water quality or quantity. Applications for new
17 utility projects in shoreline jurisdiction shall include a list of BMPs to protect water
18 quality.
- 19

Article V. Critical Areas

14.19.400 General Provisions

A. Statutory Authorization

1. The Town shall regulate in the shoreline jurisdiction all uses, activities, and development within, adjacent to, or likely to affect one or more critical areas, consistent with the provisions of Article V – Critical Areas.

B. Purpose

1. The purpose of these regulations is to designate ecologically sensitive and hazardous areas and to protect those areas and their functions and values within Shoreline Jurisdiction. These regulations are intended to:
 - a. Implement the Town Comprehensive Plan (as amended) and comply with the requirements of the Shoreline Management Act;
 - b. Protect critical areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC 173-26-201(2)(a), and in consultation with state and federal agencies and other qualified professionals;
 - c. Protect the general public, resources (including cultural and historic resources), and facilities from injury, loss of life, property damage, or financial loss due to erosion, landslides, pollution, steep slope failure, ground shaking or seismic activity;
 - d. Protect the general public, resources, and facilities from injury, loss of life, property damage, or financial loss due to inundation of frequently flooded areas;
 - e. Protect unique, fragile and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats;
 - f. Prevent cumulative adverse environmental impacts to water quality and availability, wetlands, and fish and wildlife habitat.

C. Designation of Critical Areas

1. The Town shall regulate all uses, activities, and developments within, adjacent to, or likely to affect, one or more critical areas located within the shoreline jurisdiction, consistent with the most current, accurate, and complete scientific or technical information available and the provisions herein.
2. The incorporated area of the Town is hereby divided into the following critical areas, where appropriate:
 - a. Wetlands
 - b. Critical Aquifer Recharge Areas
 - c. Fish and Wildlife Habitat Conservation Areas

- 1 d. Geologically Hazardous Areas
- 2 e. Frequently Flooded Areas
- 3 D. Data Maps
- 4 1. The data maps maintained by the Town shall be used as a general guide to
- 5 determine the location and extent of critical areas within the corporate limits.
- 6 The data maps shall be consulted when a development application is received
- 7 to determine if the site is within any areas shown as resource lands or critical
- 8 areas. The data maps are for reference only and not regulatory in nature. It
- 9 shall be the responsibility of the applicant to notify the Town of any critical
- 10 areas which are on or near the site of the development application. The exact
- 11 location of critical areas shall be determined by a site analysis conducted by a
- 12 qualified professional using the requirements found within this chapter.
- 13 2. In addition to those maps and references identified in the relevant sections of
- 14 this Chapter, the following maps and documents may be used:
- 15 a. Critical area maps included in Comprehensive Plans of Grant County
- 16 b. Maps and reference documents in the Grant County SMP Inventory,
- 17 Characterization and Analysis report, as applicable
- 18 c. U.S.G.S. Topographic Quadrangle Maps
- 19 d. Aerial photos
- 20 e. Soil Survey of Grant County, Washington by the United States
- 21 Department of Agriculture, Soil Conservation Service
- 22 f. National Wetland Inventory maps; and
- 23 g. WDFW's Priority Habitats & Species maps
- 24 E. Interpretation of Data Maps
- 25 1. The Shoreline Administrator is charged with administration of this title for the
- 26 purpose of interpreting data maps. An affected property owner or other party
- 27 with standing has a right to appeal the Shoreline Administrator's
- 28 determination according to the provisions of Section 14.19.710, Appeals.
- 29 2. All development applications are required to show the boundary(ies) of all
- 30 resource lands and critical areas on a scaled drawing prior to the development
- 31 application being considered complete for processing purposes.
- 32 3. Maps and reference documents in the Grant County SMP Inventory, Analysis,
- 33 and Characterization report, as applicable.
- 34 F. Applicability
- 35 1. This chapter applies to all real property within the shoreline jurisdiction of the
- 36 corporate limits of Krupp, Washington, as it is now configured or may, from
- 37 time to time, be altered.

- e. Passive recreational activities, including, but not limited to: fishing, bird watching, hiking, hunting, boating, horseback riding, skiing, swimming, canoeing, and bicycling; provided the activity does not alter the critical area or its buffer by changing drainage patterns, topography, water conditions or water sources.

H. Permitting

- 1. All applications for permits to conduct activities having a possible significant impact on critical areas that are located on or near a project site must identify the areas affected and make an estimate of the probable impact. The Town shall deny all requests for permits which would result in a net loss of ecological functions, those activities degrading a wetland or fish and/or wildlife habitat conservation area, which would put people or property in a position of unacceptable risk with respect to floods or geologic hazards, which would tend to aggravate geologic hazards, or which would harm critical recharging areas for aquifers. The Town may, however, grant permits which include mitigation measures if the mitigation measures adequately protect the ecological processes and functions of the critical area and people involved. In granting a permit that includes mitigation measures, the most current, accurate, and complete scientific or technical information available, which shall be determined utilizing the criteria set out in WAC 173-26-201(2)(a), shall be used to develop and approve the mitigation measures (Section 14.19.410).

I. Determination

- 1. Each development permit shall be reviewed to determine if the proposal is within a critical area or critical area buffer. Town staff shall use maps and data maintained by the Town and a site inspection if appropriate.
- 2. If it is determined that a critical area(s) is present additional assessments prepared by a qualified biologist best suited for the type of identified critical area(s) may be required.
- 3. In cases related to geohazards, the assessment shall include a description of the geology of the site and the proposed development; an assessment of the potential impact the project may have on the geologic hazard; an assessment of what potential impact the geologic hazard may have on the project; appropriate mitigation measures, if any; a conclusion as to whether further analysis is necessary; and be signed by and bear the seal of the engineer or geologist that prepared it.
- 4. When a geotechnical report is required it shall include a certification from the engineer preparing the report, including the engineer's professional stamp and signature, stating all of the following:
 - a. The risk of damage from the project, both on- and off- site;
 - b. The project will not materially increase the risk of occurrence of the hazard; and

- 1 c. The specific measures incorporated into the design and operational
2 plan of the project to eliminate or reduce the risk of damage due to the
3 hazard.
- 4 5. All mitigation measures, construction techniques, recommendations, and
5 technical specifications provided in the geotechnical report shall be applied
6 during the implementation of the proposal. The engineer of record shall
7 submit sealed verification at the conclusion of construction that development
8 occurred in conformance with the approved plans.
- 9 6. A proposed development cannot be approved if it is determined by the
10 geotechnical report that either the proposed development or adjacent
11 properties will be at risk of damage from the geologic hazard, or that the
12 project will increase the risk of occurrence of the hazard, and there are no
13 adequate mitigation measures to alleviate the risks.
- 14 J. Critical Areas Review Process
- 15 1. All land use and building permits shall require that applicants disclose
16 activities within two hundred (200) feet of a known or suspected critical area.
17 The provisions of this chapter shall apply to any such proposals. The review
18 process shall proceed as follows:
 - 19 a. Pre-application meeting/site visit. Upon receiving a land use or
20 development proposal, the Shoreline Administrator shall schedule a
21 pre-application meeting and/or site visit with the proponent. The
22 purpose is to decide whether the proposal is likely to affect the
23 ecological functions of critical areas or pose health and safety hazards.
24 At the meeting, the Shoreline Administrator will:
 - 25 i. Provide the applicant with the requirements of this chapter and
26 other applicable local regulations, including but not limited to
27 comprehensive plans, zoning maps, and overlays;
 - 28 ii. Review critical areas maps and other available reference
29 materials with the applicant;
 - 30 iii. Outline the review and permitting processes;
 - 31 iv. Work with the applicant to identify any potential concerns with
32 regards to critical areas;
 - 33 v. Provide the applicant with the necessary application materials
34 and SEPA checklist form.
 - 35 2. Exemption Determination
 - 36 3. Agency Consultation
 - 37 a. Because species populations and habitat systems are dynamic, agency
38 consultation shall be required where activities are proposed within two
39 hundred (200) feet of a designated Fish and Wildlife Habitat
40 Conservation Area. The Shoreline Administrator shall consult with

- 1 WDFW to determine the value of the site to priority habitats and
2 species.
- 3 b. Because site specific mapping has not been completed for many
4 critical areas within the Town, staff may undertake agency
5 consultation in any instance in which activities are proposed within
6 two hundred (200) feet of a known or suspected critical area.
- 7 4. Application and SEPA Checklist
- 8 a. The applicant shall submit all relevant land use/development
9 applications.
- 10 b. The applicant shall submit a completed SEPA Checklist, except in the
11 following cases:
- 12 i. The use or activity has been found to be exempt from the
13 provisions of these regulations, as described under the heading
14 “Exemptions” above; or
- 15 ii. The use or activity is categorically exempt from SEPA review.
- 16 5. Determination of Need for Critical Areas Report: Based upon the pre-
17 application meeting, application materials, SEPA Checklist, and in the case of
18 Fish and Wildlife Habitat Conservation Areas, the outcome of the agency
19 consultation, the Shoreline Administrator shall determine if there is cause to
20 require a critical areas report. In addition, the Shoreline Administrator may
21 use critical areas maps and reference materials, information and scientific
22 opinions from appropriate agencies, or any reasonable evidence regarding the
23 existence of critical area(s) on or adjacent to the site of the proposed activity.
24 The determination of need for a critical areas report shall be an Administrative
25 Decision, as set forth in Section 14.19.400 (L), of these regulations.
- 26 6. Documentation and Notification: The Shoreline Administrator shall document
27 the pre-application meeting and/or site visit, application and SEPA threshold
28 determination, and any other steps or findings (including, in the case of Fish
29 and Wildlife Habitat Conservation Areas, the agency consultation) used to
30 decide whether a critical areas report shall be required. The applicant shall
31 receive notice of the determination and any findings that support it.
- 32 K. Critical Areas Report
- 33 1. If the Shoreline Administrator determines that the site of a proposed
34 development includes, is likely to include, or is adjacent to one or more
35 critical areas, a critical areas report may be required. When required, the
36 expense of preparing the critical areas report shall be borne by the applicant.
37 The content, format and extent of the critical areas report shall be approved by
38 the Shoreline Administrator.
- 39 2. The requirement for critical areas reports may be waived by the Shoreline
40 Administrator if there is substantial evidence that:

- 1 a. There will be no alteration of the critical area(s) and/or the required
2 buffer(s); and
- 3 b. The proposal will not impact the critical area(s) in a manner contrary
4 to the purpose, intent and requirements of this ordinance and the
5 Town's comprehensive plan; and,
- 6 c. The minimum standards of this chapter will be met.
- 7 3. No critical areas report is required for proposals that are exempt from the
8 provisions of this chapter as set forth under Section 14.19.640, Exemptions,
9 herein.
- 10 4. Every critical area report shall be completed by a qualified professional who is
11 knowledgeable about the specific critical area(s) in question, and approved by
12 the Shoreline Administrator.
- 13 5. At a minimum, a required critical areas report shall contain the following
14 information:
 - 15 a. Applicant's name and contact information; permits being sought, and
16 description of the proposal;
 - 17 b. A copy of the site plan for the development proposal, drawn to scale
18 and showing:
 - 19 i. Identified critical areas, buffers, and the development proposal
20 with dimensions;
 - 21 ii. Limits of any areas to be cleared; and
 - 22 iii. A description of the proposed stormwater management plan for
23 the development and consideration of impacts to drainage
24 alterations;
 - 25 c. The names and qualifications of the persons preparing the report and
26 documentation of any fieldwork performed on the site;
 - 27 d. Identification and characterization of all critical areas within, or within
28 200' (two hundred feet) of, the project area or within any proposed
29 buffer.
 - 30 e. An assessment of the probable cumulative impacts to critical areas
31 resulting from the proposed development of the site;
 - 32 f. An analysis of site development alternatives;
 - 33 g. A description of reasonable efforts made to apply mitigation
34 sequencing, as defined in these regulations, to avoid, minimize, and
35 otherwise mitigate impacts to critical areas;
 - 36 h. A mitigation plan as set forth in Section 14.19.410 of these
37 regulations.

- 1 i. A discussion of the performance standards proposed to ensure that
- 2 ecological functions of critical areas are protected and health and
- 3 safety hazards associated with critical areas are precluded;
- 4 j. Financial guarantees proposed to ensure compliance with mitigation
- 5 plan and performance standards; and
- 6 k. Any additional information required for specific critical areas as listed
- 7 in subsequent sections of these regulations.
- 8 6. The Shoreline Administrator may request any other information reasonably
- 9 deemed necessary to understand impacts to critical areas.
- 10 L. Administrative Review
- 11 1. Administrative decisions. Where these regulations call for an Administrative
- 12 Decision, the Shoreline Administrator shall submit his or her findings and
- 13 preliminary decision to Town council members, as applicable and relevant
- 14 state and federal agencies, for review at least 30 (thirty) days prior to making
- 15 a final decision, and shall consider timely comments in making a final
- 16 decision.
- 17 2. Agency review. In any case in which the Shoreline Administrator does not
- 18 have adequate knowledge or training to determine the sufficiency and
- 19 accuracy of information contained within a critical areas report or mitigation
- 20 plan (whether or not an Administrative Decision is involved), said report or
- 21 plan shall be submitted to qualified agencies for review and recommendations
- 22 prior to acceptance by the Town. Agency review should be completed within
- 23 90 (ninety) days of submittal to agency staff.
- 24 M. Surety/Bonding
- 25 1. If a development proposal is subject to mitigation, maintenance or monitoring
- 26 plans, the Town, in a form acceptable to the Town Attorney, may require an
- 27 assurance device or surety.
- 28 2. When mitigation required pursuant to a development proposal is not
- 29 completed prior to the Town final permit approval, such as final plat approval
- 30 or final building inspection, the Town shall require the applicant to post a
- 31 performance bond or other security in a form and amount deemed acceptable
- 32 by the Town. If the development proposal is subject to mitigation, the
- 33 applicant shall post a mitigation bond or other security in a form and amount
- 34 deemed acceptable by the Town to ensure mitigation is fully functional.
- 35 3. The bond shall be in the amount of 125 percent of the estimated cost of the
- 36 uncompleted actions or the estimated cost of restoring the functions and
- 37 values of the critical area that are at risk, whichever is greater, and the cost of
- 38 maintenance and monitoring for a 10-year period.
- 39 4. The bond shall be in the form of an assignment of savings account, or an
- 40 irrevocable letter of credit guaranteed by an acceptable financial institution

1 with terms and conditions acceptable to the Town attorney or other method
2 acceptable to the Shoreline Administrator.

- 3 5. Bonds or other security authorized by this section shall remain in effect until
4 the Town determines, in writing, that the standards bonded for have been met.
5 Bonds or other security shall be held by the Town for a minimum of 10 years
6 to ensure that the required mitigation has been fully implemented and
7 demonstrated to function, and may be held for longer periods when necessary.
- 8 6. Depletion, failure, or collection of bond funds shall not discharge the
9 obligation of an applicant or violator to complete required mitigation,
10 maintenance, monitoring, or restoration.

11 N. Appeals

- 12 1. Any decision of the Shoreline chapter may be appealed according to the
13 provisions of Section 14.19.710, Appeals. Such appeal shall be in writing and
14 must be submitted to the Town within ten days from the date of the decision.

15 **14.19.410 General Performance Standards**

16 A. The following general performance standards shall apply to activities permitted with
17 in critical areas or critical area buffers located within the shoreline jurisdiction.
18 Additional standards may be necessary based on site specific considerations or
19 proposed development impacts.

20 B. General Performance Standards

- 21 1. Areas of new permanent disturbance and all areas of temporary disturbance
22 shall be mitigated and/or restored pursuant to a mitigation and restoration
23 plan.
- 24 2. Mitigation, when allowed, shall ensure that development activity does not
25 yield a net loss of the area or function of the critical areas.
- 26 3. Mitigation Sequencing. Mitigation plans shall include a discussion of
27 mitigation alternatives (sequencing) as they relate to mitigation sequencing
28 provisions of Section 14.19.230, Environmental Protection.
- 29 4. Mitigation Plan. When mitigation is required, the applicant shall submit for
30 approval of a mitigation plan as part of the critical area report. The mitigation
31 plan shall include:
- 32 a. A written report identifying mitigation objectives, including:
- 33 i. A description of the anticipated impacts to the critical areas and
34 the mitigating actions proposed and the purposes of the
35 compensation measures, including the site selection criteria;
36 identification of compensation objectives; identification of
37 critical area functions and values; and dates for beginning and
38 completion of site compensation construction activities;
- 39 ii. A review of the most current, accurate, and complete scientific
40 or technical information available supporting the proposed

- 1 mitigation and a description of the report authors professional
2 qualifications.
- 3 iii. An analysis of the likelihood of success of the compensation
4 project.
- 5 b. Measurable criteria for evaluating whether or not the objectives of the
6 mitigation plan have been successfully attained and whether or not the
7 requirements of this chapter have been met.
- 8 c. Written specifications and descriptions of the mitigation proposed,
9 including, but not limited to:
- 10 i. The proposed construction sequence, timing, and duration;
11 ii. Grading and excavation details;
12 iii. Erosion and sediment control features;
13 iv. A planting plan specifying plant species, quantities, locations,
14 size, spacing, and density; and
15 v. Measures to protect and maintain plants until established.
- 16 d. A program for monitoring construction of the compensation project,
17 and for assessing the completed project and its effectiveness over time.
18 The program shall include a schedule for site monitoring and methods
19 to be used in evaluating whether performance standards are being met.
20 A monitoring report shall be submitted as needed to document
21 milestones, successes, problems, and contingency actions of the
22 compensation project. The compensation project shall be monitored
23 for a period necessary to establish that performance standards have
24 been met, but not for a period less than 10 years.
- 25 e. Identify potential courses of action, and any corrective measures to be
26 taken if monitoring or evaluation indicates project performance
27 standards are not being met.
- 28 f. Additional provisions as required for specific critical area types (e.g.,
29 wetlands, etc.
- 30 5. Mitigation, maintenance, monitoring and contingency plans shall be
31 implemented by the developer to protect critical areas and their buffers prior
32 to the commencement of any development activities. Where mitigation is
33 required herein, the following performance standards shall be met:
- 34 a. Mitigation planting survival will be one hundred percent for the first
35 year, and eighty percent for each of the four years following.
- 36 b. Mitigation must be installed no later than the next growing season
37 after completion of site improvements, unless otherwise approved by
38 the Shoreline Administrator.
- 39 c. Where necessary, a permanent means of irrigation shall be installed for
40 the mitigation plantings that are designed by a landscape architect or

- 1 equivalent professional, as approved by the Shoreline Administrator.
2 The design shall meet the specific needs of the vegetation, as may be
3 applicable.
- 4 d. Onsite monitoring and monitoring reports shall be submitted to the
5 Town one year after mitigation installation; three years after mitigation
6 installation; and five years after mitigation installation. The length of
7 time involved in monitoring and monitoring reports may be increased
8 by the Shoreline Administrator for a development project on a case-
9 by- case basis when longer monitoring time is necessary to establish or
10 re-establish functions and values of the mitigation site. Monitoring
11 reports shall be submitted by a qualified professional biologist. The
12 biologist must verify that the conditions of approval and provisions in
13 the wetland management and mitigation plan have been satisfied
- 14 e. Monitoring reports by the biologist must include verification that the
15 planting areas have less than twenty percent total non-native /invasive
16 plant cover consisting of exotic and/or invasive species. Exotic and
17 invasive species may include any species on the state noxious weed
18 list, or considered a noxious or problem weed by the Grant County
19 Noxious Weed Board, local conservation districts, or other applicable
20 agencies.
- 21 f. Mitigation sites shall be maintained to ensure that the mitigation and
22 management plan objectives are successful. Maintenance shall include
23 corrective actions to rectify problems, include rigorous, as-needed
24 elimination of undesirable plants; protection of shrubs and small trees
25 from competition by grasses and herbaceous plants, and repair and
26 replacement of any dead plants.
- 27 g. Prior to site development and or building permit issuance, a
28 performance surety agreement shall be submitted by the applicant and
29 shall be reviewed and approved by the Town, including the town
30 attorney. The surety agreement must include the complete costs for the
31 mitigation and monitoring which may include but not be limited to: the
32 cost of installation, delivery, plant material, soil amendments,
33 permanent irrigation, seed mix, and three monitoring visits and reports
34 by a qualified professional biologist, including Washington state sales
35 tax. The Town must approve the quote for said improvements.
- 36 h. Sequential release of funds associated with the surety agreement shall
37 be reviewed for conformance with the conditions of approval and the
38 mitigation and management plan. Release of funds may occur in
39 increments of one-third for substantial conformance with the plan and
40 conditions of approval. If the standards that are not met are only
41 minimally out of compliance and contingency actions are actively
42 being pursued by the property owner to bring the project into
43 compliance, the Town may choose to consider a partial release of the
44 scheduled increment. Non-compliance can result in one or more of the

1 following actions: carry-over of the surety amount to the next review
2 period; use of funds to remedy the nonconformance; scheduling a
3 hearing with the appropriate hearing body to review conformance with
4 the conditions of approval and to determine what actions may be
5 appropriate.

6 C. Trails and Trail-related Facilities

7 1. Construction of commercial, public and private trails, and trail-related
8 facilities, such as picnic tables, benches, interpretive centers and signs,
9 viewing platforms and campsites may be authorized within designated
10 resource lands and critical areas, subject to the following minimum standards:

- 11 a. Trail facilities shall, to the extent feasible, be placed on existing road
12 grades, utility corridors, or any other previously disturbed areas.
- 13 b. Trail facilities shall minimize the removal of trees, shrubs, snags and
14 important habitat features. Vegetation management performed in
15 accordance with best management practices as part of ongoing
16 maintenance to eliminate a hazard to trail users is considered
17 consistent with this standard.
- 18 c. Viewing platforms, interpretive centers, campsites, picnic areas,
19 benches and their associated access shall be designed and located to
20 minimize disturbance of wildlife and/or critical characteristics of the
21 affected conservation area.
- 22 d. All facilities shall be constructed with materials complementary to the
23 surrounding environment.
- 24 e. Trail facilities that parallel the shoreline may be located in the outer
25 twenty five percent of the buffer area;
 - 26 i. Commercial and public trails shall not exceed ten feet in width.
 - 27 ii. Private trails shall not exceed four feet in width.
- 28 f. Trails that provide direct shoreline access shall not exceed four feet in
29 width and shall be kept to the minimum number necessary to serve the
30 intended purpose.
- 31 g. Review and analysis of a proposed trail facility shall demonstrate no
32 net loss of ecological functions and values in conformance with this
33 chapter.
- 34 h. Trail facilities shall not be exempt from special report requirements, as
35 may be required by this chapter.

36 **14.19.420 Wetlands**

37 A. Designation

38 1. Wetlands are those areas, designated based on the definitions, methods and
39 standards set forth in the currently approved Federal Wetland Delineation
40 Manual and supplements. Wetland delineations are valid for 5 years, after

1 such date the Town shall determine whether additional assessment is
2 necessary. All areas within the Town meeting the wetland designation criteria
3 in the Delineation Manual and supplements are hereby designated critical
4 areas and are subject to the provisions of this Chapter.

- 5 2. Wetlands shall be rated according to the Washington State Department of
6 Ecology wetland rating system found in the Washington State Wetlands
7 Rating System for Eastern Washington (Annotated Version), Washington
8 State Department of Ecology Publication No. #04-06-015, August 2004,
9 Annotated March 2007; or as revised by Ecology. Other references for
10 guidance and mitigations include Wetland Mitigation in Washington State –
11 Parts 1 and 2, Washington Department of Ecology Publication #06-06-011a
12 and b), March 2006), Wetlands in Washington State- Volume 1: A Synthesis
13 of the Science. Washington State Department of Ecology. Publication #05-06-
14 006; and Wetlands in Washington State- Volume 2: Guidance for Protecting
15 and Managing Wetlands. Washington State Department of Ecology.
16 Publication #05-06-008.

17 B. Classification

- 18 1. Wetland Rating Classes shall be as follows:

- 19 a. Category I Wetlands: Those wetlands scoring a “Category I” rating
20 under the Washington State Department of Ecology (Ecology)
21 Washington State Wetlands Rating System for Eastern Washington
22 (Annotated Version), Publication #04-06-015, August 2004,
23 Annotated March 2007, as may be amended in the future (hereinafter
24 referred to as the Ecology Wetlands Rating System);
- 25 b. Category II Wetlands: Those wetlands scoring a “Category II” rating
26 under the Ecology Wetlands Rating System;
- 27 c. Category III Wetlands: Those wetlands scoring a “Category III” rating
28 under the Ecology Wetlands Rating System; and
- 29 d. Category IV Wetlands: Those wetlands scoring a “Category IV” rating
30 under the Ecology Wetlands Rating System.
- 31 e. Irrigation-influenced Wetlands: Those wetlands that have resulted
32 from Columbia Basin Project irrigation system development and
33 irrigated agriculture and that are not intentionally created. These
34 wetlands are to be classified per Wetland Rating Classes Categories I -
35 IV.
- 36 f. Intentionally Created Artificial Wetlands: Wetlands and former
37 wetland areas not regulated are those in4tentionally created artificial
38 wetlands, or irrigation-influences wetlands that have dried up and are
39 no longer functioning as a wetland due to changes in farming
40 practices, or irrigation supply management and/or conservation
41 measures.

42 C. Site Assessment Requirements for Wetlands

In addition to the information described in Section 16.12.400(K), the wetlands site assessment report shall include the following information:

1. Documentation of any fieldwork performed on the site, including field data sheets for delineations, function assessments, baseline hydrologic data, soils, and vegetative characteristics of the wetland including US Army Corps delineation data sheets as applicable.
2. A description of the methodologies used to conduct the wetland delineations, function assessments, or impact analyses including references.
3. Identification and characterization of all critical areas, wetlands, water bodies, shorelines, floodplains, and buffers on or adjacent to the proposed project area. For areas off site of the project site, estimate conditions within 200 feet of the project boundaries using the best available information.
4. For each wetland identified on-site and within 200 feet of the project site provide: the wetland rating per Wetland Ratings; required buffers; hydrogeomorphic classification; wetland acreage based on a professional survey from the field delineation (acres for on-site portion and entire wetland area including off-site portions); Cowardin classification of vegetation communities; habitat elements; soil conditions based on site assessment and/or soil survey information; and to the extent possible, hydrologic information such as location and condition of inlet/outlets (if they can be legally accessed), estimated water depths within the wetland, and estimated hydroperiod patterns based on visual cues (e.g., algal mats, drift lines, flood debris, etc.). Provide acreage estimates, classifications, and ratings based on entire wetland complexes, not only the portion present on the proposed project site.
5. A description of the proposed actions including an estimation of acreages of impacts to wetlands and buffers based on the field delineation and survey and an analysis of site development alternatives including a no-development alternative.
6. An assessment of the probable cumulative impacts to the wetlands and buffers resulting from the proposed development.
7. A discussion of measures, including avoidance, minimization, and compensation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land-use activity.
8. A conservation strategy for habitat and native vegetation that addresses methods to protect and enhance on-site habitat and wetland functions.
9. An evaluation of the functions of the wetland and adjacent buffer.
10. A copy of the site plan sheet(s) for the project must be included with the written report and must include, at a minimum:
 - a. Maps (to scale) depicting delineated and surveyed wetland and required buffers on-site, including buffers for off-site critical areas that

1 extend onto the project site; the development proposal; other critical
2 areas; grading and clearing limits; areas of proposed impacts to
3 wetlands and/or buffers (include square footage estimates);

- 4 b. A depiction of the proposed stormwater management facilities and
5 outlets (to scale) for the development, including estimated areas of
6 intrusion into the buffers of any critical areas. The written report shall
7 contain a discussion of the potential impacts to the wetland(s)
8 associated with anticipated hydroperiod alterations from the project.

9 D. Alteration and Impacts of Wetlands

- 10 1. A regulated wetland or its required buffer can only be altered if the wetlands
11 site assessment pursuant to Section 14.19.420 (C) shows that the proposed
12 alteration does not degrade the quantitative and qualitative functioning of the
13 wetland, or any degradation can be adequately mitigated to protect the
14 wetland function, and maintain no net loss of wetland functions and values as
15 a result of the overall project. Any alteration approved pursuant to this Section
16 shall include mitigation necessary to mitigate the impacts of the proposed
17 alteration on the wetland as described in Section 14.19.420 (E), below.

- 18 2. The following activities are regulated if they occur in a regulated wetland or
19 its buffer:

- 20 a. The removal, excavation, grading, or dredging of soil, sand, gravel,
21 minerals, organic matter, or material of any kind.
22 b. The dumping of, discharging of, or filling with any material.
23 c. The draining, flooding, or disturbing the water level or water table.
24 d. Pile driving.
25 e. The placing of obstructions.
26 f. The construction, reconstruction, demolition, or expansion of any
27 structure
28 g. Activities that result in:

- 29 i. A significant change in water temperature.
30 ii. A significant change of physical or chemical characteristics of
31 the sources of water to the wetland.
32 iii. A significant change in the quantity, timing or duration of the
33 water entering the wetland.
34 iv. The introduction of pollutants

- 35 3. Storm water discharge: Storm water discharges to wetlands shall be controlled
36 and treated to provide all known and reasonable methods of prevention,
37 control, and treatment as mandated in the State Water Quality Standards,
38 Chapter 173-201A WAC, as required by state law, and consistent with the
39 Ecology Stormwater Manual for Eastern Washington. Changes in hydrology

1 that negatively impact functions of a wetland shall not be permitted, except
2 for intentionally created artificial wetlands, or irrigation influences wetlands
3 that have been modified so that it no longer has wetland characteristics due to
4 changes in farming practices or irrigation supply management and/or
5 conservation measures. Potential changes may include, but not be limited to,
6 flooding of plant communities resulting in changes in composition, flooding
7 of nests, or associated drawdowns that dehydrate nests, particularly amphibian
8 eggs.

9 4. Exceptions to Mitigation Requirements: Requirements for mitigation do not
10 apply under the following circumstances:

- 11 a. When a wetland alteration is intended exclusively for the
12 enhancement, rehabilitation or restoration of an existing regulated
13 wetland and the proposal will not result in a loss of wetland function
14 and value, subject to the following conditions:
- 15 i. The enhancement or restoration project shall not be associated
16 with a development activity; and
 - 17 ii. An enhancement or restoration plan shall be submitted for site
18 plan review. The restoration or enhancement plan must include
19 the information required under Section 14.19.420 (C).
 - 20 iii. When an artificial wetland is intentionally created from a non-
21 wetland site, or a former irrigation influences wetland was
22 modified so that it no longer has wetland characteristics due to
23 changes in farming practices or irrigation supply management
24 and/or conservation measures

25 E. Development Standards

- 26 1. Lights shall be directed away from the wetland.
- 27 2. Activities that generate noise shall be located away from the wetland, or noise
28 impacts shall be minimized through design or insulation techniques.
- 29 3. Toxic runoff from new impervious surface area shall be directed away from
30 wetlands.
- 31 4. Treated storm water runoff may be allowed into wetland buffers. Channelized
32 flow should be prevented.
- 33 5. Use of pesticides, insecticides, and fertilizers within one hundred fifty feet of
34 wetland boundary shall be limited and follow Best Management Practices
35 (BMPs).
- 36 6. The outer edge of the wetland buffer shall be planted with dense native
37 vegetation and/or fencing to limit pet and human disturbance.
- 38 7. Measurement of wetland buffers. All buffers shall be measured from the
39 wetland boundary as surveyed in the field. The width of the wetland buffer
40 shall be determined according to the wetland category and the proposed land
41 use.

1

2

Table 14.19.420 (E)(7)-1. Land Use Intensity Table: Types of Proposed Land Use

Level of Impact from Proposed Change in Land Use	Types of Land Use Based on Common Zoning Designations
High	<ul style="list-style-type: none"> • Commercial • Urban • Industrial • Institutional • Retail sales • Residential (more than 1 unit/acre) • High-intensity recreation (golf courses, ball fields, etc.)
Moderate	<ul style="list-style-type: none"> • Residential (1 unit/acre or less) • Moderate-intensity open space (parks with biking, jogging, etc.) • Paved driveways and gravel driveways serving 3 or more residences • Paved trails
Low	<ul style="list-style-type: none"> • Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Timber management • Gravel driveways serving 2 or fewer residences • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management.

3

4

Table 14.19.420 (E)(7)-2. Buffer Widths

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
<i>Category IV Wetlands (For wetlands scoring less than 30 points or more for all functions)</i>		
Score for all 3 basic functions is less than 30 points	Low – 25 ft Moderate – 40 ft High – 50 ft	No recommendations at this time
<i>Category III Wetlands (For wetlands scoring 30-50 points or more for all functions)</i>		
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time
Not meeting above characteristic	Low – 40 ft Moderate – 60 ft High – 80 ft	No recommendations at this time
<i>Category II Wetlands (For wetlands that score 51-69 points or more for all functions or having the "Special Characteristics" identified in the rating system)</i>		

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
High level of function for habitat (score for habitat 29-36 points)	Low – 100 ft Moderate – 150 ft High – 200 ft ²	Maintain connections to other habitat areas.
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time
High level of function for water quality improvement and low for habitat (score for water quality 24-32 points; habitat less than 20 points)	Low – 50 ft Moderate – 75 ft High – 100 ft	No additional surface discharges of untreated runoff
Riparian forest	Buffer width to be based on score for habitat functions or water quality functions	Riparian forest wetlands need to be protected at a watershed or subbasin scale Other protection based on needs to protect habitat and/or water quality functions
Not meeting above characteristic	Low – 50 ft Moderate – 75 ft High – 100 ft	No recommendations at this time
Vernal Pool	Low - 100 ft Moderate - 150 ft High - 200 ft Or develop a regional plan to protect the most important vernal pool complexes – buffers of vernal pools outside protection zones can then be reduced to: Low – 40 ft Moderate - 60 ft High – 80 ft	No intensive grazing or tilling of wetland
<i>Category I Wetlands (For wetlands that score 70 points or more for all functions or having the “Special Characteristics” identified in the rating system)</i>		
Natural Heritage Wetlands	Low – 125 ft Moderate – 190 ft High – 250 ft	No additional surface discharges to wetland or its tributaries. No septic systems within 300 ft of wetland. Restore degraded parts of buffer.

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
High level of function for habitat (score for habitat 29-36 points)	Low – 100 ft Moderate – 150 ft High – 200 ft	Restore degraded parts of buffer. Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 20-28 points)	Low – 75ft Moderate – 110ft High – 150 ft	No recommendations at this time
High level of function for water quality improvement (24-32 points) and low for habitat (less than 20 points)	Low – 50 ft Moderate – 75 ft High – 100 ft	No additional surface discharges of untreated runoff
Not meeting above characteristics	Low – 50 ft Moderate – 75 ft High – 100 ft	No recommendations at this time

- 1 8. Wetland buffer zones shall be retained in their natural condition. Wetland
- 2 buffers shall not be mowed. Where buffer disturbances are unavoidable during
- 3 adjacent construction, re-vegetation with native plan materials will be
- 4 required.
- 5 9. Standard buffer widths shall be measured on the horizontal from the wetland
- 6 boundary as surveyed in the field. Standard buffer widths may be modified by
- 7 the review authority for a development proposal by averaging buffer widths
- 8 based on a report submitted by the applicant and prepared by a qualified
- 9 professional approved by the Shoreline Administrator (e.g. wetland biologist),
- 10 and shall only be allowed where the applicant demonstrates all of the
- 11 following:
- 12 a. Averaging is necessary to avoid an extraordinary hardship to the
- 13 applicant caused by circumstances peculiar to the property;
- 14 b. The designated wetland contains variations in sensitivity due to
- 15 existing physical characteristics that affect its habitat functions, such
- 16 as a wetland with a forested component adjacent to a degraded
- 17 emergent component or a “dual-rated” wetland with a Category I area
- 18 adjacent to a lower-rated area;
- 19 c. The width averaging will not adversely impact the designated
- 20 wetland’s functional value;
- 21 d. The total area contained within the buffer after averaging is no less
- 22 than that contained within the standard buffer prior to averaging.
- 23 e. The buffer at its narrowest point is never less than three-quarters of the
- 24 required width.

10. Mitigation ratios shall be used when impacts to wetlands cannot be avoided.
 The mitigation ratios by wetland type are an area replacement ratio of:

Table 14.19.420 (E)(10). Mitigation ratios for eastern Washington

Category and Type of Wetland Impacts	Re-establishment or Creation	Rehabilitation Only ¹	Re-establishment or Creation (R/C) and Rehabilitation (RH) ¹	Re-establishment or Creation (R/C) and Enhancement (E) ¹	Enhancement Only ¹
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II Forested	4:1	8:1	1:1 R/C and 4:1 RH	1:1 R/C and 6:1 E	16:1
Category II Vernal Pool	2:1 Compensation must be seasonally ponded wetland	4:1 Compensation must be seasonally ponded wetland	1:1 R/C and 2:1 RH	Case-by-case	Case-by-case
All other Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible ²	6:1 Rehabilitation of a Natural Heritage site	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-base
Category I Alkali	Not considered possible ²	6:1 Rehabilitation of an alkali wetland	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-case
Category I Bog	Not considered possible ²	6:1 Rehabilitation of a bog	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-case

¹ These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.

² Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference:

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

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- 11. Water dependent uses, as defined in this Chapter, may be located within a wetland or wetland buffer when the applicant or property owner can demonstrate compliance with Section 14.19.410, General Performance Standards.
 - a. Developments authorized within a wetland buffer shall comply with the following minimum standards:
 - i. Designated wetlands and their associated buffers shall be delineated and disclosed on final plats, maps, documents, etc., as critical area tracts, non-buildable lots, buffer areas or common areas. Ownership and control may be transferred to a homeowner’s association or designated as an easement or covenant encumbering the property.
 - ii. All lots within a major subdivision, short plat or binding site plan shall have the outer edge of all required buffers clearly marked on site with permanent buffer edge markers. Buffer markers may be either buffer signs or steel posts painted with a standard color and label, as approved by the Shoreline Administrator. The markers shall be field verified by the surveyor or biologist of record prior to final plat approval. Each lot shall contain a minimum of three buffer area markers located at the landward edge of the buffer perimeter for each habitat type; one located at each side property line and one midway between side property lines. Covenants for the subdivision shall incorporate a requirement stating that buffer area markers shall not be removed, or relocated, except as a may be approved by the Shoreline Administrator.
- 12. The following activities are allowed to occur in wetlands and wetland buffer zones subject to conditioning with appropriate best management practices to minimize impacts on the functions and values of wetlands:
 - a. Conservation and Restoration Activities. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife.
 - b. Passive recreation. Passive recreation facilities designed and in accordance with an approved critical area report, including:
 - i. Walkways and trails, provided that those pathways are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area, and located to avoid removal of significant trees. They should be limited to pervious surfaces no more than five (5) feet in width for pedestrian use only. Raised boardwalks utilizing non-treated pilings may be acceptable.

- 1 ii. Wildlife-viewing structures.
- 2 c. Educational and scientific research activities
- 3 d. Normal and routine maintenance and repair of any existing public or
- 4 private facilities within an existing right-of-way, provided that the
- 5 maintenance or repair does not increase the footprint or use of the
- 6 facility or right-of-way.
- 7 e. The harvesting of wild crops in a manner that is not injurious to
- 8 natural reproduction of such crops and provided the harvesting does
- 9 not require tilling of soil, planting of crops, chemical applications, or
- 10 alteration of the wetland by changing existing topography, water
- 11 conditions, or water sources.
- 12 f. Drilling for utilities/utility corridors under a buffer, with entrance/exit
- 13 portals located completely outside of the wetland buffer boundary,
- 14 provided that the drilling does not interrupt the ground water
- 15 connection to the wetland or percolation of surface water down
- 16 through the soil column. Specific studies by a hydrologist are
- 17 necessary to determine whether the ground water connection to the
- 18 wetland or percolation of surface water down through the soil column
- 19 is disturbed.
- 20 g. Enhancement of a wetland buffer through the removal of non-native
- 21 invasive plant species. Removal of invasive plant species shall be
- 22 restricted to hand removal. All removed plant material shall be taken
- 23 away from the site and appropriately disposed of. Plants that appear
- 24 on the Washington State Noxious Weed Control Board list of noxious
- 25 weeds must be handled and disposed of according to a noxious weed
- 26 control plan appropriate to that species. Revegetation with appropriate
- 27 native species at natural densities is allowed in conjunction with
- 28 removal of invasive plant species
- 29 13. Storm water management facilities shall be allowed within the outer 25% of a
- 30 wetland buffer around Category III or IV wetlands, provided that no other
- 31 location is feasible and that the location of such facilities will not degrade the
- 32 functions of the wetland or its buffer. All projects shall comply with the
- 33 applicable federal, state and local regulations regarding the species
- 34 14. As a condition of any permit or authorization pursuant to these regulations,
- 35 the Shoreline Administrator may require temporary or permanent signs and/or
- 36 fencing along the perimeter of a wetland or buffer in order to protect the
- 37 functions and values of the wetland, or to minimize future impacts or
- 38 encroachment upon the wetland or buffer.
- 39 15. Wetland alteration proposals shall be approved only if no alternative is
- 40 available. If alteration is unavoidable, all adverse impacts shall be mitigated
- 41 as set forth in an approved Critical Areas Report and mitigation plan.

- 1 16. When feasible, mitigation shall be on-site and sufficient to maintain the
2 functions and values of the wetland and buffer areas. If on-site mitigation is
3 not feasible, then the applicant shall demonstrate that the mitigation site is the
4 nearest that can reasonably achieve the goals of mitigation with a high
5 likelihood of success.
- 6 17. As determined through the site-specific study, mitigation measures shall be
7 implemented that maintain the functions and values found in the particular
8 wetland.
- 9 18. As determined through the site-specific study, appropriate mitigation,
10 management and monitoring plan(s) shall be developed and implemented,
11 with any necessary surety to ensure compliance with such plan(s) being
12 provided as described herein above.
- 13 19. A legally established use or structure established prior to the effective date of
14 the ordinance codified in this chapter which does not conform to standards set
15 forth herein is allowed to continue and be reasonably maintained; provided,
16 that such activity or structure shall not be expanded or enlarged in any manner
17 that increases the extent of its nonconformity.

18 F. Wetland management and mitigation plan.

- 19 1. Compensatory Mitigation Plan. Where mitigation is required pursuant to
20 Section 14.19.410, the applicant shall prepare a Mitigation Plan. The
21 Mitigation Plan shall follow the general requirements described herein below
22 and Wetland Mitigation in Washington State – Part 2: Developing Mitigation
23 Plans (Version 1), Washington Department of Ecology (Publication #06-06-
24 011b, March 2006 or as revised), and Selecting Wetland Mitigation Sites
25 Using a Watershed Approach (Eastern Washington) (Publication #10-06-07,
26 November 2010, or as revised). The following items at a minimum are
27 required as part of a mitigation plan:
 - 28 a. Description of project or activity, including a detailed narrative
29 describing the project or activity, its relationship to the wetland and its
30 potential impact to the wetland; and
 - 31 b. Any proposed mitigation, including a discussion of how the project
32 has been designed to avoid and minimize adverse impacts to wetlands,
33 as well as the necessary monitoring and contingency actions for the
34 continued maintenance of the wetland and its associated buffer.
 - 35 c. A report which includes, but is not limited to:
 - 36 i. Location maps;
 - 37 ii. A site map prepared at a scale no smaller than one inch = 200
38 feet indicating the boundaries of the identified wetlands; the
39 width and length of all existing and proposed structures,
40 utilities, roads, easements; wastewater and stormwater
41 management facilities; adjacent land uses, zoning districts, and
42 comprehensive plan designations;

- 1 iii. A description of the vegetation in the wetland, on the overall
- 2 project site, and adjacent to the site. A description of the
- 3 existing wetland and buffer areas proposed to be impacted;
- 4 iv. A discussion of any federal, state, or local wetland-related
- 5 permits required for the project;
- 6 v. A discussion of the following mitigation alternatives as they
- 7 relate to the proposal:
 - 8 A. Avoiding the impact altogether by not taking a certain
 - 9 action or parts of an action;
 - 10 B. Minimizing impacts by limiting the degree or magnitude of
 - 11 the action and its implementation, by using appropriate
 - 12 technology, or by taking affirmative steps to avoid or
 - 13 reduce impacts;
 - 14 C. Rectifying the impact by repairing, rehabilitating, or
 - 15 restoring the affected environment;
 - 16 D. Compensating for functions affected by the proposed
 - 17 project, with the intention to achieve functional
 - 18 equivalency or improvement of functions.
- 19 d. Include a description of the compensatory mitigation site, including
- 20 location and rationale for selection. Describe how preferred order of
- 21 wetlands mitigation was followed: 1) restoration (including
- 22 reestablishment and rehabilitation), 2) creation (establishment), 3)
- 23 enhancement in combination with restoration or creation, and 4)
- 24 preservation of high-quality, at risk wetlands. Include an assessment
- 25 of existing conditions and estimate future conditions if actions are not
- 26 undertaken. Describe the proposed actions for compensating wetland
- 27 and upland areas affected by the project. Include the overall goals of
- 28 the proposed mitigation, including targeted functions. Describe the
- 29 proposed mitigation construction activities and timing of activities,
- 30 along with a detailed discussion of ongoing management and
- 31 monitoring practices which will protect the wetland after the project
- 32 site has been fully developed, including proposed monitoring,
- 33 contingency, maintenance and surety programs; and
- 34 e. Proposed mitigation ratios, including a discussion of functions and
- 35 values of and the variety of habitats provided by the proposed
- 36 replacement wetland. To more fully protect functions and values, and
- 37 as an alternative to the mitigation ratios found in the joint guidance
- 38 “*Wetland Mitigation in Washington State Parts I and II*” (Ecology
- 39 Publication #06-06-011a-b, Olympia, WA, March, 2006), the
- 40 Shoreline Administrator may allow mitigation based on the
- 41 “credit/debit” method developed by the Department of Ecology in
- 42 “*Calculating Credits and Debits for Compensatory Mitigation in*

1 *Wetlands of Eastern Washington: Final Report*” (Ecology Publication
2 #11-06-015, August 2012, or as revised).

3 **14.19.430 Critical Aquifer Recharge Area**

4 A. Classification

- 5 1. Critical potential: Wellhead protection areas, streams, wetlands, and any other
6 lands that have been specifically identified as critical recharge areas based on
7 reliable scientific data.
8 2. High potential: Areas in which soils show permeability ratings of more than
9 20 inches per hour.

10 B. Development Standards

- 11 1. Development activities within an aquifer recharge area shall be designed,
12 developed and operated in a manner that will not potentially degrade
13 groundwater resources nor adversely affect the recharging of the aquifer.
14 2. All new development shall comply with the following requirements:
15 a. Applicable water source protection regulations set forth by the United
16 States Environmental Protection Agency, the Washington State
17 Department of Ecology, the Washington State Department of Health,
18 or the Grant County Health District.
19 b. Applicable ground water management area (GWMA) regulations;
20 c. Applicable regulations set forth by any Irrigation Districts regulated by
21 the United States Department of Interior, Bureau of Reclamation
22 (BOR).
23 d. State requirements regarding protection of upper aquifer zones and
24 ground water quality (Chapter 173-154 and 173-200 WAC,
25 respectively).
26 e. The Stormwater Management Manual for Eastern Washington
27 (Washington Department of Ecology Publication 04-10-076, or as
28 revised) shall provide the preferred guidance for stormwater best
29 management practices.
30 3. A hydrogeologic study and/or ongoing monitoring may be required to assess
31 impacts of development activities on groundwater resources.
32 4. All proposed activities within aquifer recharge areas must comply with the
33 water source protection requirements of the federal Environmental Protection
34 Agency, State Department of Health and the Grant County health district.
35 5. On-site stormwater facilities shall be designed and installed in all aquifer
36 recharge areas, so as to provide both detention and treatment of all runoff
37 associated with the development.

- 1 6. All development occurring within aquifer recharge areas shall connect to town
2 water and sewer when available. On-site sewage disposal shall be prohibited
3 unless no other options are available.
- 4 7. Landfills, junkyards/salvage yards, mining, wood treatment facilities, or any
5 other activity that could impair the recharge of critical aquifer recharge areas.
6 Such activities may be permitted in areas with high or moderate recharge
7 potential in accord with applicable zoning regulations, providing the applicant
8 can satisfactorily demonstrate that potential negative impacts to groundwater
9 can be prevented.
- 10 8. All storage tanks, whether above or underground, shall be required to be
11 constructed so as to protect against corrosion for the operational life of the
12 tank, to prevent any release of hazardous substances to the ground, ground
13 waters, or surface waters, and to utilize appropriate containment methods.
- 14 9. Any agricultural activities conducted within aquifer recharge areas shall
15 incorporate best management practices concerning waste disposal,
16 fertilizer/pesticide/herbicide use, and stream corridor management. If
17 necessary applicants shall seek technical assistance from the Grant County
18 conservation district or the WSU cooperative extension office.
- 19 10. Application of pesticides, herbicides and fertilizers within aquifer recharge
20 areas shall comply with timing and rates specified on product packaging.
- 21 11. Vehicle repair and servicing activities must be conducted over impermeable
22 pads and within a covered structure capable of withstanding normally
23 expected weather conditions. Chemicals used in the process of vehicle repair
24 and servicing must be stored in a manner that protects them from weather and
25 provides containment should leaks occur.

26 C. Critical Areas Report Requirements

- 27 1. In addition to the general requirements for Critical Areas Reports, a Critical
28 Areas Report for development activities within or adjacent to an aquifer
29 recharge area shall contain the following:
 - 30 a. A scaled development plan showing the recharge areas;
 - 31 b. Detailed information on the following items:
 - 32 i. Hydrogeological susceptibility to contamination and
33 contaminant loading potential;
 - 34 ii. Depth to ground water;
 - 35 iii. Hydraulic conductivity and gradient;
 - 36 iv. Soil texture, permeability, and contaminant attenuation
37 potential.
 - 38 c. Vadose zone analysis, including implications of permeability and
39 attenuation properties;

- 1 d. An analysis of the recharge area's toleration for impervious surfaces in
- 2 terms both of aquifer recharge and the effect on water quality; and
- 3 e. A summary of the proposed development's effect on the recharge area.
- 4 2. When a proposed use presents a high risk of drinking water contamination, a
- 5 hydrogeologic assessment shall be required.
- 6 a. A hydrogeologic assessment shall be required for the following land
- 7 uses:
- 8 i. Hazardous substance processing and handling.
- 9 ii. Hazardous waste treatment and storage facility.
- 10 iii. Wastewater treatment plant sludge disposal.
- 11 iv. Solid waste disposal facility.
- 12 b. A required hydrogeologic assessment shall be submitted by a
- 13 hydrogeologist licensed by the state of Washington. The
- 14 hydrogeologic assessment shall use scientifically valid methods and
- 15 studies to establish existing (baseline) water quality and shall be used
- 16 to develop conditions of approval to ensure that the proposed
- 17 development will not contribute contaminants or facilitate degradation
- 18 of recharge areas. In addition to the information required in all critical
- 19 areas reports, the assessment shall include, at a minimum:
- 20 i. Pertinent well log and geologic data.
- 21 ii. Ambient groundwater quality.
- 22 iii. Groundwater elevation.
- 23 iv. Recharge potential of facility site.
- 24 v. Current data on wells and any springs located within one
- 25 thousand feet (1,000') of the facility.
- 26 vi. Surface water location and potential recharge.
- 27 vii. Water supply source for the facility.
- 28 viii. Analysis and discussion of the effects of the proposed project
- 29 on the groundwater resource.
- 30 c. A required hydrogeologic assessment must demonstrate that the
- 31 proposed use does not present a threat of contamination to the aquifer
- 32 system. Successful demonstration of those findings warrants approval
- 33 under this section.
- 34 d. Ongoing monitoring of uses that present high risk of drinking water
- 35 contamination may be required to assess impacts of development
- 36 activities on groundwater resources.

37 **14.19.440 Fish and Wildlife Habitat Conservation Areas**

38 A. Classification

- 1 1. Fish and wildlife habitat conservation areas include those with the following
2 characteristics:
- 3 a. Federally designated endangered, threatened and sensitive species.
4 Areas with which federally designated endangered, threatened and
5 sensitive species have a primary association. Federally designated
6 endangered and threatened species are those fish and wildlife species
7 identified by the U.S. Fish and Wildlife Service and the National
8 Marine Fisheries Service that are in danger of extinction or threatened
9 to become endangered. The U.S. Fish and Wildlife Service and the
10 National Marine Fisheries Service should be consulted for current
11 listing status.
- 12 b. State designated endangered, threatened and sensitive species. Areas
13 with which state designated endangered, threatened and sensitive
14 species have a primary association.
- 15 c. State designated endangered, threatened, and sensitive species are
16 those fish and wildlife species native to the state of Washington
17 identified by the Washington Department of Fish and Wildlife, that are
18 in danger of extinction, threatened to become endangered, vulnerable,
19 or declining and are likely to become endangered or threatened in a
20 significant portion of their range within the state without cooperative
21 management or removal of threats. State designated endangered,
22 threatened, and sensitive species are periodically recorded in WAC
23 232-12-014 (state endangered species) and WAC 232-12-011 (state
24 threatened and sensitive species). The state Department of Fish and
25 Wildlife maintains the most current listing and should be consulted for
26 current listing status.
- 27 d. State Priority Habitats and Areas Associated With State Priority
28 Species. Priority habitats and species are considered to be priorities for
29 conservation and management. Priority species require protective
30 measures for their perpetuation due to their population status,
31 sensitivity to habitat alteration, and/or recreational, commercial, or
32 tribal importance. Priority habitats are those habitat types or elements
33 with unique or significant value to a diverse assemblage of species. A
34 priority habitat may consist of a unique vegetation type or dominant
35 plant species, a described successional stage, or a specific structural
36 element. Priority habitats and species are identified by the state
37 Department of Fish and Wildlife.
- 38 e. Habitats and Species of Local Importance. Habitats and species of
39 local importance are those identified by the Town, including but not
40 limited to those habitats and species that, due to their population status
41 or sensitivity to habitat manipulation, warrant protection. Habitats may
42 include a seasonal range or habitat element with which a species has a
43 primary association, and which, if altered, may reduce the likelihood
44 that the species will maintain and reproduce over the long-term.

- 1 f. All areas within the town meeting the definition of one or more critical
2 areas defined above are hereby designated critical areas and are subject
3 to the provisions of this Chapter.
- 4 B. Development Standards
- 5 1. Flora (plant life) and Fauna (animal life) identified as protected, shall be
6 sheltered from construction activities using Best Management Practices.
- 7 2. Habitat conservation areas and buffers will be left undisturbed, unless the
8 development proposal demonstrates that impacts to the habitat conservation
9 area and/or buffer are unavoidable, demonstrated in a habitat management and
10 mitigation plan described in Section 14.19.440 (C).
- 11 3. Critical area reports for fish and wildlife habitat conservation areas shall
12 include a habitat assessment to evaluate the presence or absence of a potential
13 critical species or habitat.
- 14 4. The Washington State Department of Fish and Wildlife priority habitat and
15 species management recommendations shall be consulted in developing
16 specific measures to protect a specific project site.
- 17 5. All projects shall comply with the applicable federal, state and local
18 regulations regarding the species and habitats identified to be upon a site.
- 19 6. Establishment of Buffers. When needed to protect the functions and values of
20 habitat conservation areas, the Shoreline Administrator shall require the
21 establishment of buffer areas for activities in or adjacent to such areas. Buffers
22 shall consist of an undisturbed area of native vegetation, or areas identified for
23 restoration. Buffer widths shall reflect the sensitivity of the habitat and the
24 intensity of activity proposed, and shall be consistent with the management
25 recommendations issued by the State Department of Fish and Wildlife.
- 26 7. As determined through the site-specific study, mitigation measures shall be
27 implemented that maintain the base line populations and reproduction rates for
28 the particular species.
- 29 8. As determined through the site-specific study, appropriate habitat
30 conservation, management and monitoring plan(s) shall be developed and
31 implemented, with any necessary surety to ensure compliance with such
32 plan(s) being provided as described in this chapter.
- 33 9. Habitat Conservation Areas:
- 34 a. Development occurring within a one thousand foot radius of a state or
35 federal threatened, endangered, or sensitive species den, nesting, or
36 breeding site, migration corridors or feeding areas of terrestrial species
37 shall require a habitat management and mitigation plan.
- 38 b. Cliff, cave and talus slope habitats shall have at least a fifty-foot buffer
39 for safety and resource protection.
- 40 c. Bald Eagles: an approved bald eagle management plan by the
41 Washington Department of Fish and Wildlife meeting the requirement

and guidelines of the Bald Eagle Protection Rules, WAC 232-12-292, as amended, satisfies the requirements of a habitat management and/or mitigation plan.

- d. Mule Deer Habitat: habitat connectivity and migration corridors for mule deer shall be considered in habitat management and/or mitigation plans.
- e. Development in or over all surface waters shall require a habitat mitigation plan.
- f. Riparian buffer for Crab Creek in the Town is as follows:

Table 14.19.440 (B)(9)(f). Riparian Buffer Width

Environment Designation	Riparian Buffer Width (Feet) ^{1, 2}
Conservancy	75

¹ Measured from the OHWM or top of bank, as applicable

² Accompanied by other critical areas protections and stormwater management measures, as applicable

C. Administrative Buffer Width Averaging.

- 1. The required buffer widths established in this SMP may be modified by the Shoreline Administrator for a development on existing legal lots of record in place at the time of adoption of this Program, in accordance with the provisions of this section only where the applicant demonstrates all of the following:
 - a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property;
 - b. The designated buffer area contains variations in sensitivity to ecological impacts due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation;
 - c. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging;
 - d. The minimum buffer width at its narrowest point shall not be less than thirty five (35) percent of the buffer width established under this SMP; and
 - e. The buffer width averaging does not result in a net loss of ecological function

D. Shoreline Buffer Reductions. Shoreline buffers may be administratively modified where a legally established road or other type of continuous development crosses or extends along a shoreline or critical area buffer and is wider than 20 feet. The Shoreline Administrator may approve a modification of the minimum required buffer

- 1 width to the waterward edge of the improved continuous development provided the
2 upland side of the continuous development areas outlined below:
- 3 1. Does not provide additional protection of the shoreline water body or stream;
4 and
 - 5 2. Provides little (less than 20%) to no biological, geological or hydrological
6 buffer functions relating to the riparian and upland portions of the buffer
- 7 E. Standard Buffer Reduction. Reductions of up to thirty-five (35) percent of the
8 standard buffer may be approved if the applicant demonstrates to the satisfaction of
9 the Shoreline Administrator that a mitigation plan developed by a qualified
10 professional pursuant to Section 14.19.420 (F) indicates that enhancing the buffer (by
11 removing invasive plants or impervious surfaces, planting native vegetation,
12 installing habitat features or other means) will result in a reduced buffer that functions
13 at a higher level than the existing standard buffer.
- 14 F. In Fill Development. In an effort to facilitate in-fill development in approved plats,
15 the County may approve requests to reduce the standard shoreline buffers up to a
16 maximum of 50 percent for a new single-family residence and appurtenant structures
17 in accordance with the following criteria:
- 18 1. Where there are single family residences within 150 feet on either side of the
19 proposed residence in an existing plat, the buffer shall be determined as the
20 greater of one of the following three options: 1) a common line drawn
21 between the nearest corners of the nearest residence, 2) a common line
22 calculated by the average of the nearest residences' existing buffer, or 3) a 50
23 percent reduction of the standard buffer.
 - 24 2. Where there is only a residence located within 150 feet on one side of the
25 proposed residence in an existing plat, the standard buffer shall be determined
26 as the greater of a common line drawn between nearest corner of the nearest
27 residence and the nearest point of the standard buffer on the adjacent vacant
28 lot, a common line calculated by the average of the nearest residence's setback
29 and the standard buffer for the adjacent vacant lot, or a 50 percent reduction of
30 the standard buffer
- 31 G. Fish/Wildlife Habitat Management and Mitigation Plan
- 32 1. A fish/wildlife habitat management and mitigation plan shall be prepared by a
33 qualified professional biologist who is knowledgeable of fish and wildlife
34 habitat within North Central Washington.
 - 35 2. In determining the extent and type of mitigation appropriate for the
36 development, the plan shall evaluate the ecological processes that affect and
37 influence critical area structure and function within the water shed or sub-
38 basin; the individual and cumulative effects of the action upon the functions of
39 the critical area and associated watershed; and note observed or predicted
40 trends regarding specific wetland types in the watershed, in light of natural
41 and human processes.

- 1 3. The fish/wildlife habitat management and mitigation plan shall demonstrate,
2 when implemented, no net loss of ecological functions of the habitat
3 conservation area and buffer.
- 4 4. The fish/wildlife habitat management and mitigation plan shall identify how
5 impacts from the proposed project shall be mitigated, as well as the necessary
6 monitoring and contingency actions for the continued maintenance of the
7 habitat conservation area and any associated buffer.
- 8 5. Mitigation for development may include a sequenced combination of the
9 mitigation measures included in Section 14.19.410, General Performance
10 Standards, as needed to achieve the most effective protection or compensatory
11 mitigation for critical area functions.
- 12 6. Mitigation Ratios.
 - 13 a. Mitigation ratios shall be used when impacts to riparian areas, aquatic
14 habitat, and riparian buffers are unavoidable. Compensatory mitigation
15 shall restore, create, rehabilitate or enhance equivalent or greater
16 ecological functions. Mitigation shall be located onsite unless the
17 biologist can demonstrate, and the Town approves that onsite
18 mitigation will result in a net loss of ecological functions. If offsite
19 mitigation measures are determined to be appropriate, offsite
20 mitigation shall be located in the same watershed as the development
21 within Town.
 - 22 b. The onsite mitigation ratio shall be at a minimum area replacement
23 ratio of 1:1 for development within aquatic habitat, riparian areas and
24 riparian buffers. An area replacement ratio of 2:1 shall apply to native
25 vegetation removal within these areas. Mitigation for diverse, high
26 quality habitat or offsite mitigation may require a higher level of
27 mitigation. Mitigation and management plans shall evaluate the need
28 for a higher mitigation ratio on a site by site basis, dependent upon the
29 ecological functions and values provided by the habitat.
30 Recommendations by resource agencies in evaluating appropriate
31 mitigation shall be encouraged.

32 **14.19.450 Geologically Hazardous Areas**

33 A. Classification and Designation

- 34 1. Geologically hazardous areas include those with the following characteristics:
 - 35 a. Erosion Hazard Areas. Erosion hazard areas are at least those areas
36 identified by the U.S. Department of Agriculture’s Natural Resources
37 Conservation Service as having a “moderate to severe,” “severe,” or
38 “very severe” rill and inter-rill erosion hazard. Erosion hazard areas
39 are also those areas impacted by shore land and/or stream bank erosion
40 and those areas within a river’s channel migration zone. Erosion
41 hazard areas are those that contain all three of the following
42 characteristics:

- 1 i. A slope of 30 percent or greater;
- 2 ii. Soils identified by the Soil Conservation Service as unstable
- 3 and having a high potential for erosion; and
- 4 iii. Areas that are exposed to the erosion effects of wind or water.
- 5 b. Landslide Hazard Areas. Landslide hazard areas are areas potentially
- 6 subject to landslides based on a combination of geologic, topographic,
- 7 and hydrologic factors. They include areas susceptible because of any
- 8 combination of bedrock, soil, slope (gradient), slope aspect, structure,
- 9 hydrology, or other factors. Landslide hazard areas are those that may
- 10 contain any of the following circumstances:
- 11 i. All areas that have historically been prone to landsliding;
- 12 ii. All areas containing soil types identified by the Natural
- 13 Resource Conservation Service (NRCS) as unstable and prone
- 14 to landslide hazard;
- 15 iii. All areas that show evidence of or are at risk from snow
- 16 avalanches; or
- 17 iv. All areas that are potential unstable as a result of rapid stream
- 18 incision or stream bank erosion.
- 19 c. Seismic Hazard Areas. Seismic hazard areas are areas subject to severe
- 20 risk of damage as a result of earthquake induced ground shaking, slope
- 21 failure, settlement, soil liquefaction, lateral spreading, or surface
- 22 faulting. Settlement and soil liquefaction conditions occur in areas
- 23 underlain by cohesionless, loose, or soft-saturated soils of low density,
- 24 typically in association with a shallow ground water table.
- 25 d. Mine Hazard Areas. Mine hazard areas are those areas underlain by or
- 26 affected by mine workings such as adits, gangways, tunnels, drifts, or
- 27 airshafts, and those areas of probable sink holes, gas releases, or
- 28 subsidence due to mine workings. Factors that should be considered
- 29 include: proximity to development, depth from ground surface to the
- 30 mine working, and geologic material.
- 31 e. Volcanic Hazard Areas. Volcanic hazard areas are areas subject to
- 32 pyroclastic flows, lava flows, debris avalanche, and inundation by
- 33 debris flows, lahars, mudflows, or related flooding resulting from
- 34 volcanic activity.
- 35 f. Other Hazard Areas. Geologically hazardous areas shall also include
- 36 areas determined by the mayor to be susceptible to other geological
- 37 events including mass wasting, debris flows, rock falls, and differential
- 38 settlement.
- 39 g. Known geologically hazardous areas within the Town consist of
- 40 erosion hazard areas, including steep slopes. As more information is
- 41 obtained that demonstrates the existence of other types and/or areas of

1 geologically hazardous areas, these types and/or areas shall be
2 classified and protected in accordance with the provisions of this
3 chapter.

4 B. Development Standards

- 5 1. All projects shall be evaluated through a geotechnical report, completed by a
6 qualified professional with expertise in the particular hazard(s) present in a
7 given critical area, to determine whether the project is proposed to be located
8 in a geologically hazardous area, and if so, what is the project's potential
9 impact on the geologically hazardous area and the potential impact of the
10 geologic hazard on the proposed project;
- 11 2. All projects shall comply with the applicable federal, state and local
12 regulations, including the International Building Code;
- 13 3. Alterations of geologically hazardous areas or associated buffers may only
14 occur for activities that:
- 15 a. Will not increase the threat of the geological hazard to adjacent
16 properties beyond pre-development conditions;
 - 17 b. Will not adversely impact other critical areas;
 - 18 c. Are designed so that the hazard to the project is eliminated or
19 mitigated to a level equal to or less than pre-development conditions;
20 and
 - 21 d. Are certified as safe as designed and under anticipated conditions by a
22 qualified engineer or geologist, licensed in the state of Washington.
- 23 4. Mitigation plans for geologically hazardous areas shall establish setbacks and
24 buffer widths as needed to eliminate or minimize risks of property damage,
25 death, or injury resulting from development of the hazard area. Where
26 established, buffers shall be maintained between all permitted uses and
27 activities and the designated geologically hazardous area(s).
- 28 5. The existing native vegetation within the buffer area(s) shall be maintained,
29 except that normal, nondestructive pruning and trimming of vegetation for
30 maintenance purposes is allowed;
- 31 6. Unless otherwise provided or as part of an approved alteration, removal of
32 vegetation from an erosion or landslide hazard area or related buffer shall be
33 prohibited. Where removal of vegetation is unavoidable, reseeding and
34 replanting with native vegetation shall be preferred. In lieu of a native
35 restoration planting an erosion control mix recommended by the Natural
36 Resource Conservation Service, the Grant County Conservation District, the
37 WSU Cooperative Extension Office, or other qualified agent to assist in
38 stabilization of the areas and to discourage establishment of invasive plants
39 may be substituted.

- 1 7. As determined through the site-specific study, appropriate drainage, grading,
2 excavation and erosion control measures shall be implemented in the
3 geologically hazardous area(s).
- 4 8. Every Erosion Hazard Area mitigation plan shall include a run-off
5 management plan or an erosion control plan to reduce sedimentation
6 problems.
- 7 9. Development and activities located within landslide or erosion hazard areas
8 shall provide for long-term slope stability, and design shall incorporate the
9 following standards:
 - 10 a. Structures and improvements shall minimize alterations to the natural
11 contour of the slope and foundations shall be tiered where possible to
12 conform to existing topography;
 - 13 b. Structures and improvements shall be located to preserve the most
14 critical portion of the site and its natural landforms and vegetation;
 - 15 c. The proposed development shall not result in greater risk or a need for
16 increased buffers on neighboring properties;
 - 17 d. The use of retaining walls that allow the maintenance of existing
18 natural slope area is preferred over graded artificial slopes; and
 - 19 e. Development shall be designed to minimize impervious lot coverage.
- 20 10. Utility lines and pipes shall be permitted in erosion and landslide hazard areas
21 only when the applicant demonstrates that no other practical alternative is
22 available.
- 23 11. Subdivision of lands in erosion, landslide, and mine hazard areas is subject to
24 the following:
 - 25 a. Land that is located wholly within an erosion, landslide or mine hazard
26 area or its buffer may not be subdivided. Land that is located partially
27 within an erosion, landslide or mine hazard area or its buffer may be
28 divided provided that each resulting lot has sufficient buildable area
29 outside of, and will not affect, the geologic hazard area.
 - 30 b. Access roads and utilities may be permitted within the erosion,
31 landslide or mine hazard area and associated buffers only if no other
32 feasible alternative exists.
- 33 12. As determined through the site-specific study, mitigation measures shall be
34 implemented that maintain the integrity of the geologically hazardous area(s);
- 35 13. As determined through the site-specific study, appropriate management and
36 monitoring plan(s) shall be developed and implemented to preserve and
37 protect both the geologically hazardous area(s) and the project, with any
38 necessary surety to ensure compliance with such plan(s) being provided as
39 described herein above; and

- 1 14. A use or structure established prior to the effective date of this chapter which
2 does not conform to standards set forth herein, is allowed to continue and be
3 reasonably maintained; provided, that such activity or structure shall not be
4 expanded or enlarged in any manner that increases the extent of its
5 nonconformity.
- 6 15. Additional Considerations
- 7 a. Site specific considerations may warrant additional performance
8 standards, to be determined during the permit process, to ensure the
9 protection of critical areas.
- 10 b. Development specific considerations may warrant additional
11 performance standards based on level of impact to critical areas.

12 **14.19.460 Frequently Flooded Areas**

13 A. Classification

- 14 1. Frequently flooded areas shall be those floodways and associated floodplains
15 designated by the Federal Emergency Management Agency (FEMA) flood
16 hazard classifications as delineated on the most current available Flood
17 Insurance Rate Maps for Grant County, or as subsequently revised by FEMA,
18 as being within the 100-year flood plain, or those floodways and associated
19 floodplains delineated by a comprehensive flood hazard management plan
20 adopted by Grant County Board of Commissioners, as being within the 100-
21 year floodplain or having experienced historic flooding; or channel migration
22 zones (CMZ) identified through mapping developed as part of the 2013 SMP
23 update. The channel migration zone (CMZ) is considered to be that area of a
24 stream channel which may erode as a result of normal and naturally occurring
25 processes and has been mapped consistent with WAC 173-26-221(3)(b). For
26 the purpose of this ordinance, in case of conflict between FEMA flood hazard
27 maps and the comprehensive flood hazard management plan designations, the
28 more restrictive designation shall apply.

29 B. Maps and References

- 30 1. In addition to the Critical Areas Checklist prepared by the applicant and any
31 site reconnaissance conducted by the Department, the Shoreline Administrator
32 shall use the following maps and references to assist in making a Preliminary
33 Determination pursuant to Section 14.19.400 (I).
- 34 a. F.E.M.A. Flood Insurance Rate Maps (FIRM), most current available.
- 35 b. Maps and reference documents in the Grant County SMP Inventory,
36 Analysis, and Characterization report, as applicable.
- 37 c. CMZ mapping developed as part of the 2013 SMP update, noting
38 applicants for shoreline development or modification may submit a
39 site-specific channel migration zone study if they believe these
40 conditions do not exist on the subject property and the map is in error.
41 The CMZ study must be prepared consistent with WAC 173-26-

1 221(3)(b), and may include, but is not limited to, historic aerial
2 photographs, topographic mapping, flooding records, and field
3 verification. The CMZ must be prepared by a licensed geologist or
4 engineer with at least five years of applied experience in assessing
5 fluvial geomorphic processes and channel response.

- 6 i. Channel migration zone maps prepared consistent with WAC
7 173-26-221(3)(b) are included in Grant County’s SMP
8 Inventory, Analysis, and Characterization report. These maps
9 provide complete coverage of waterbodies in Grant County that
10 have potential for channel migration. The responsible local
11 government shall utilize these maps in shoreline application
12 reviews.
- 13 ii. Applicants for shoreline development or modification may
14 submit a site-specific channel migration zone study if they do
15 not agree with the mapping in Grant County’s SMP Inventory,
16 Analysis, and Characterization report.

17 C. Development Standards

- 18 1. In addition to the general provisions of these regulations and the requirements
19 of the underlying zoning district, the following minimum standards shall
20 apply to development activities within and adjacent to frequently flooded
21 areas:
 - 22 a. All development within frequently flooded areas shall comply with the
23 Grant County Flood Damage and Prevention Ordinance (GCC 24.16)
24 regarding structural safeguards to reduce risk to human life, health and
25 property from flooding, and other pertinent ordinances and codes.
 - 26 b. Any use or development shall not alter the normal movement of
27 surface water in a manner that would cause the unnatural diversion of
28 floodwater to otherwise flood-free areas.
 - 29 c. The Crab Creek CMZ shall be regulated as floodway consistent with
30 Section 14.19.270, Flood Hazard Reduction, and the Grant County
31 Flood Damage and Prevention Ordinance (GCC 24.16).
 - 32 i. Documentation of alternate channel migration zone boundaries
33 must be prepared consistent with WAC 173-26-221(3)(b), and
34 may include, but is not limited to, historic aerial photographs,
35 topographic mapping, flooding records, and field verification
36 (based on WAC 173-26-221(3)(b) and comments by U.S. Fish
37 and Wildlife Service).
 - 38 d. Where Frequently Flooded Areas coincide with other designated
39 critical areas, critical areas reports and mitigation plans shall address
40 any combined functions and values.

- 1 e. Filling and grading in Frequently Flooded Areas shall occur only upon
2 a determination by a qualified professional that the filling or grading
3 will not increase flood hazards to others.
- 4 f. Subdivision in Frequently Flooded Areas is subject to the following
5 standards:
 - 6 i. All lots created shall have adequate building space outside
7 flood hazard areas, including the floodway, 100-year
8 floodplain, and channel migration zones;
 - 9 ii. Plat maps shall indicate the floodway and the 100-year
10 floodplain;
 - 11 iii. Subdivisions shall be designed to minimize or eliminate the
12 potential for flood damage; and
 - 13 iv. Subdivisions shall provide for storm water drainage, in
14 accordance with town standards, so as to reduce exposure to
15 flood hazards.
- 16 g. Bank Stabilization Projects: Where consistent with other regulations
17 and with the Flood Hazard Reduction Plan, protection of structures,
18 public roadways or sole access routes in existence before the effective
19 date of this chapter shall be allowed. Such projects shall be designed
20 to minimize adverse impacts to property, public improvements, and
21 ecological functions.
- 22 h. Utilities shall be located above the Base Flood Elevation (BFE),
23 preferably three or more feet.
 - 24 i. All new construction and substantial improvements shall be
25 constructed using flood resistant materials and using methods and
26 practices that minimize flood damage.
 - 27 j. All new construction and substantial improvements shall be anchored
28 to prevent flotation, collapse, or lateral movement of the structure.
 - 29 k. No rise in the BFE shall be allowed. Post and piling techniques are
30 preferred and are presumed to produce no increase in the BFE.
 - 31 l. Modification of stream channels shall be avoided.

32 **14.19.470 Existing structures and development.**

- 33 A. Lawfully existing structures and previously approved developments prior to the
34 adoption of this section shall be allowed to continue as exemptions from this chapter.
35 It is the intention of this chapter to allow these nonconforming uses to continue and to
36 allow previously approved developments to commence without any additional review
37 procedures.

38 **14.19.480 Warning and disclaimer of liability.**

- 39 A. This chapter does not imply that land outside critical areas activities that are permitted
40 within such areas will be free from exposure or damage resulting from catastrophic

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1 natural disasters which can, and will, occur on rare occasions. This chapter shall not
2 impose or create any liability on the part of the Town, elected or appointed officials,
3 and/or employees thereof, for any damages that result from reliance on this chapter or
4 any administration decision lawfully made hereunder.
5

1 **Article VI. Existing Uses, Structures and Lots**

2 **14.19.500 Applicability**

3 A. All nonconformances in shoreline jurisdiction shall be subject to the provisions of this
4 Section, Existing Uses, Structures and Lots. For nonconformance of use, structures
5 and lots within shoreline critical areas, Article V, Critical Areas applies. When there
6 is a conflict between this Section and the Critical Area Section as applicable to
7 critical areas, the more restrictive standards shall apply.

8 B. The provisions of this chapter do not supersede or relieve a property owner from
9 compliance with:

- 10 1. The requirements of the International Building and Fire Codes; or
11 2. The provisions of the SMP beyond the specific nonconformance addressed by
12 this chapter.

13 C. A change in the required permit review process (e.g. Shoreline Substantial
14 Development Permit versus a Shoreline Conditional Use Permit) shall not create a
15 nonconformance.

16 D. Any nonconformance that is brought into conformance for any period of time shall
17 forfeit status as nonconformance, except as specified in Section 14.19.510,
18 Nonconforming Uses.

19 E. A nonconforming lot, use, or structure may be deemed legally nonconforming by
20 providing documentation that the use in question occurred prior to the effective date
21 of this SMP, from one of the following:

- 22 1. Local agency permit;
23 2. Orthophoto, aerial photo or planimetric mapping recognized as legitimate by
24 the agency; or
25 3. Tax record

26 **14.19.510 Nonconforming Uses**

27 A. If, at the effective date of the SMP and any amendment thereto, a lawful use of land
28 exists that is made no longer permissible under the terms of this SMP or amendments
29 thereto, such use may be continued as a nonconforming use so long as it remains
30 otherwise lawful subject to the following conditions:

- 31 1. No nonconforming use shall be intensified, enlarged, increased or extended to
32 No nonconforming use shall be intensified, enlarged, increased or extended to
33 occupy a greater area of land than was occupied on the effective date of the
34 SMP or amendment that made the use no longer permissible. Provided that a
35 nonconforming use may be enlarged, increased or extended in conformance
36 with applicable bulk and dimensional standards of this SMP upon approval of
37 a shoreline conditional use permit.
38 2. No nonconforming use shall be moved in whole or in part to any other portion
39 of the lot which contains the nonconforming use.

- 1 3. If any nonconforming use of land ceases for any reason for a period of one
- 2 year, any subsequent use of such land shall conform to the regulations
- 3 specified by this SMP for the use environment in which such land is located.
- 4 4. A structure which is being or has been used for a nonconforming use may be
- 5 used for a different nonconforming use only upon a finding that:
- 6 a. No reasonable alternative conforming use is practical;
- 7 b. The proposed use is equally or more appropriate to the shoreline
- 8 environment than the existing nonconforming use, and is at least as
- 9 consistent with the policies and provisions of the act and the SMP;
- 10 c. Such a change of use shall be subject to conditional use permit
- 11 approval. Conditions may be attached to the permit as are deemed
- 12 necessary to assure compliance with the above findings, the
- 13 requirements of the master program and the Act and to assure that the
- 14 use will not become a nuisance or a hazard.

15 **14.19.520 Nonconforming Structures**

- 16 A. If, at the effective date of the SMP or any amendment thereto, a lawful structure or
- 17 other improvement exists which is made no longer permissible under the terms of this
- 18 SMP or amendment thereto, such structure or other improvement may be continued
- 19 as a nonconforming structure or other improvement so long as it remains otherwise
- 20 lawful, subject to the following conditions:
- 21 1. No nonconforming structure or other improvement shall be altered or changed
- 22 in a way which increases its nonconformity except as allowed in “(b)”.
- 23 2. Expansions of structures that are nonconforming with respect to a required
- 24 shoreline buffer:
- 25 d. May not encroach any farther waterward into the required shoreline
- 26 buffer.
- 27 e. Expansions parallel to or landward of shoreline may be allowed
- 28 provided that said enlargement does not increase the extent of
- 29 nonconformity by further encroaching upon or extending into areas
- 30 where construction or use would not be allowed for new development
- 31 or uses. Expansions shall restore a portion of the shoreline buffer with
- 32 riparian vegetation at a 1:1 area ratio to offset the adverse impact.
- 33 When such expansions occur upland of an existing levee, the
- 34 applicant’s critical areas report may justify a smaller ratio provided
- 35 that the study demonstrates no net loss of ecological functions.
- 36 f. Greater expansions or alterations of a nonconforming structure require
- 37 a Shoreline Variance.
- 38 B. All expansion, extension, maintenance or repair activities of nonconforming
- 39 structures or improvements shall be consistent with all other provisions of this
- 40 Program including requirements for no net loss of shoreline ecological functions,
- 41 provided the cumulative cost of such maintenance or repair within any 180-day

- 1 period shall not exceed 50 percent of the assessed valuation of such building,
2 structure, or land (as applicable) at the time such maintenance is completed.
- 3 C. When damaged, a nonconforming structure may be restored to the configuration
4 existing immediately prior to the time that the structure was damaged, provided that:
- 5 1. The structure is damaged to an extent not exceeding seventy-five percent of
6 the replacement cost of the original development.
- 7 2. The applicant applies for permits needed to restore the development within six
8 months of the date the damage occurred.
- 9 3. Reconstruction is started within 12 months and is completed within 24 months
10 of the date of damage, unless an extension of time is granted by the Shoreline
11 Administrator upon written petition substantiating to the satisfaction of the
12 Administrative Official due cause for such extension;
- 13 4. The degree of the nonconforming use, building or structure is not increased.
- 14 D. Nothing in this section will prohibit vertical expansion up to the height allowed in the
15 applicable use environment, provided all other applicable requirements of Town of
16 Krupp development regulations are met.
- 17 E. Upkeep, repairs and maintenance of a nonconforming structure or other improvement
18 shall be permitted.
- 19 F. Should such structure or other improvement be moved for any reason for any distance
20 whatever, it shall thereafter conform to the regulations for the use environment in
21 which it is located. Conformance shall be required when:
- 22 1. A change of use is proposed;
- 23 2. The use is terminated or discontinued for more than one year, or the
24 structure(s) that houses the use is vacated for more than one year; or
- 25 3. The structure(s) or activity that occurs on the land in which the use is
26 conducted is proposed for relocation.
- 27 G. Residential structures and appurtenant structures that were legally established and are
28 used for a conforming use, but that do not meet standards for the following shall be
29 considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or
30 density.
- 31 H. For purposes of this section, "appurtenant structures" means garages, sheds, and other
32 legally established structures. "Appurtenant structures" does not include bulkheads
33 and other shoreline modifications or over-water structures.

Article VII. Administration and Enforcement

14.19.600 Roles and Responsibilities

A. Shoreline Administrator

4. The Town Mayor or his/her designee shall serve as the Shoreline Administrator, and in the case of a Shoreline Substantial Development Permit (SDP) to grant or deny the permit. The administrator shall administer the shoreline permit and notification systems, and shall be responsible for coordinating the administration of shoreline regulations with zoning enforcement, building permits, and all other regulations regulating land use and development in the Town.
5. The Shoreline Administrator or his/her designee shall be familiar with regulatory measures pertaining to shorelines and their use, and, within the limits of his or her authority, shall cooperate in the administration of these measures. Permits issued under the provisions of this shoreline regulation shall be coordinated with other land use and development regulatory measures of the Town. The Shoreline Administrator shall establish procedures that advise all parties seeking building permits or other development authorization of the need to consider possible shoreline applications. It is the intent of the Town, consistent with its regulatory obligations, to simplify and facilitate the processing of Shoreline Substantial Development Permits.
6. The Shoreline Administrator or his/her designee shall assure that proposed regulatory or administrative actions do not unconstitutionally infringe upon private property rights. Shoreline goals and policies should be pursued through the regulation of development of private property only to an extent that is consistent with all relevant constitutional and other legal limitations (where applicable, statutory limitations such as those contained in chapter 82.02 RCW and RCW 43.21C.060) on the regulation of private property.
7. The Shoreline Administrator or his/her designee shall apply Article VII, Administration and Enforcement for shoreline critical areas.
8. The Shoreline Administrator or his/her designee shall review Shoreline Substantial Development, Variances and Shoreline Conditional Use Permits pursuant to 14.09.040, 14.19. 650, 14.19.660 and 14.19.670.

B. Hearing Examiner

1. The Hearing Examiner shall have the authority to decide on appeals from administrative decisions issued by the Shoreline Administrator of this SMP.

C. Town Council

1. The Town Council is vested with authority to:
 - a. Initiate an amendment to this SMP according to the procedures prescribed in WAC 173-26-100.

- b. Adopt all amendments to this SMP. Substantive amendments shall become effective immediately upon adoption by Ecology.

14.19.610 Interpretation

- A. Under the administrative provisions, the Shoreline Administrator shall have authority to interpret this SMP when such interpretation is clearly consistent with the goals and policies of this SMP and the SMA.
- B. The Town shall consult with Ecology if formal written interpretations are developed as a result of a lack of clear guidance in the Act, the SMP Guidelines, or this Master Program to ensure that any are consistent with the purpose and intent of Chapter 90.58 and 173-26 WAC.

14.19.620 Statutory Noticing Requirements

- A. At a minimum the Town shall provide notice in accordance with WAC 173.27-110, and may provide for additional noticing requirements

14.19.630 Application Requirements

- A. A complete application for a Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance Permit shall contain, at a minimum, the information listed in WAC 173-27-180.
- B. The Shoreline Administrator shall provide written informational materials, procedures, instructions, and forms, required to submit an application for a shoreline substantial development permit, variance, or conditional use permit.
- C. These materials should include but are not limited to a plan cover sheet; a Joint Aquatic Resource Permits Application (JARPA) form; SEPA checklist; fee schedule; review criteria; process and timelines to assist potential applicants and interested parties on the permit application submittal and review process.
- D. The Shoreline Administrator may vary or waive these requirements according to administrative application requirements on a case-by-case basis.
- E. The Shoreline Administrator may require additional specific information depending on the nature of the proposal and the presence of sensitive ecological features or issues related to compliance with other requirements, and the provisions of this SMP.

14.19.640 Exemptions from Shoreline Substantial Development Permits

- A. An exemption from the Shoreline Substantial Development Permit process is not an exemption from compliance with the SMA or this SMP, or from any other regulatory requirements. All proposed uses, activities, or development occurring within shoreline jurisdiction must conform to the intent and requirements of Chapter 90.58 RCW, the SMA, and this SMP whether or not a permit or other form of authorization is required.
 - 1. Letters of exemption shall be issued by the Town when an exemption applies or when a letter of exemption is required by the provisions of WAC 173-27-050 and as follows:

- 1 2. Any person claiming exemption from the substantial development permit
2 requirements shall make an application to the Shoreline Administrator for
3 such an exemption in the manner prescribed by the Shoreline Administrator,
4 except that no written statement of exemption is required for emergency
5 development pursuant to WAC 173-27-040(2)(d)
- 6 3. The Shoreline Administrator is authorized to grant or deny requests for
7 statements of exemption from the shoreline substantial development permit
8 requirement for uses and developments within shorelines that are specifically
9 listed in Section 14.19.640 (C). The statement shall be in writing and shall
10 indicate the specific exemption of this Program that is being applied to the
11 development, and shall provide a summary of the Shoreline Administrator's
12 analysis of the consistency of the project with this Program and the Act. The
13 letter shall be sent to the applicant and maintained on file in the offices of the
14 Shoreline Administrator.
- 15 4. Statements of exemption may contain conditions and/or mitigating measures
16 of approval to achieve consistency and compliance with the provisions of this
17 Program and the Act
- 18 5. A denial of an exemption shall be in writing and shall identify the reason(s)
19 for the denial. The Shoreline Administrator's decision on a statement of
20 exemption is not subject to administrative appeal.
- 21 6. Exempt activities shall not be conducted until a statement of exemption has
22 been obtained from the Shoreline Administrator.

23 B. Interpretations of Exemptions

- 24 1. Exemptions shall be construed narrowly. Only those developments that meet
25 the precise terms of one or more of the listed exemptions may be granted
26 exemption from the Shoreline Substantial Development Permit process.
- 27 2. A development or use that is listed as a conditional use pursuant to this SMP
28 or is an unlisted use, must obtain a Shoreline Conditional Use Permit even
29 though the development or use does not require a Shoreline Substantial
30 Development Permit. When a development or use is proposed that does not
31 comply with the bulk, dimensional and performance standards of this SMP,
32 such development or use can only be authorized by approval of a Shoreline
33 Variance.
- 34 3. The burden of proof that a development or use is exempt from the permit
35 process is on the applicant.
- 36 4. If any part of a proposed development is not eligible for exemption, then a
37 Shoreline Substantial Development Permit is required for the entire proposed
38 development project.
- 39 5. The Town may attach conditions to the approval of exempted developments
40 and/or uses as necessary to assure consistency of the project with the SMA
41 and this SMP. Additionally, nothing shall interfere with each responsible local

1 government's ability to require compliance with all other applicable laws and
2 plans.

3 C. The Town shall exempt from the Shoreline Substantial Development Permit
4 requirement the shoreline developments listed below:

5 1. Any development of which the total cost or fair market value does not exceed
6 six thousand, four hundred, sixteen dollars (\$6,416) or as adjusted by the
7 State Office of Financial Management, if such development does not
8 materially interfere with the normal public use of the water or shorelines of
9 the state. For purposes of determining whether or not a permit is required, the
10 total cost or fair market value shall be based on the value of development that
11 is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c).
12 The total cost or fair market value of the development shall include the fair
13 market value of any donated, contributed, or found labor, equipment or
14 materials.

15 2. Normal maintenance or repair of existing legally-established structures or
16 developments, including damage by accident, fire, or elements. Replacement
17 of a structure or development may be authorized as repair where such
18 replacement is the common method of repair for the type of structure or
19 development and the replacement structure or development is comparable to
20 the original structure or development including but not limited to its size,
21 shape, configuration, location, and external appearance and the replacement
22 does not cause substantial adverse effects to shoreline resources or
23 environment.

24 3. Construction of a normal protective bulkhead common to single-family
25 residences. A "normal protective" bulkhead includes those structural and
26 nonstructural developments installed at or near, and parallel to, the ordinary
27 high water mark for the sole purpose of protecting an existing single-family
28 residence and appurtenant structures from loss or damage by erosion. A
29 normal protective bulkhead is not exempt if constructed for the purpose of
30 creating dry land. When a vertical or near vertical wall is being constructed or
31 reconstructed, not more than one (1) cubic yard of fill per one (1) foot of wall
32 may be used as backfill. When an existing bulkhead is being repaired by
33 construction of a vertical wall fronting the existing wall, it shall be
34 constructed no further waterward of the existing bulkhead than is necessary
35 for construction of new footings. When a bulkhead has deteriorated such that
36 an ordinary high water mark has been established by the presence and action
37 of water landward of the bulkhead then the replacement bulkhead must be
38 located at or near the actual ordinary high water mark. Beach nourishment and
39 bioengineered erosion control projects may be considered a normal protective
40 bulkhead when any structural elements are consistent with the above
41 requirements and when the project has been approved by the Department of
42 Fish and Wildlife (WDFW).

43 4. Emergency construction necessary to protect property from damage by the
44 elements. An "emergency" is an unanticipated and imminent threat to public

- 1 health, safety, or the environment that requires immediate action within a time
2 too short to allow full compliance with this chapter. Emergency construction
3 does not include development of new permanent protective structures where
4 none previously existed. Where new protective structures are deemed by the
5 Shoreline Administrator to be the appropriate means to address the emergency
6 situation, upon abatement of the emergency situation the new structure shall
7 be removed or any permit that would have been required, absent an
8 emergency, pursuant to RCW 90.58 these regulations, or this Program, shall
9 be obtained. All emergency construction shall be consistent with the policies
10 and requirements of this chapter, RCW 90.58, and this Program. As a general
11 matter, flooding or other seasonal events that can be anticipated and may
12 occur but that are not imminent are not an emergency.
- 13 5. Construction and practices normal or necessary for farming, irrigation, and
14 ranching activities, including agricultural service roads and utilities on
15 shorelands, and the construction and maintenance of irrigation structures
16 including but not limited to head gates, pumping facilities, and irrigation
17 channels. A feedlot of any size, all processing plants, other activities of a
18 commercial nature, alteration of the contour of the shorelands by leveling or
19 filling other than that which results from normal cultivation, shall not be
20 considered normal or necessary farming or ranching activities.
- 21 6. Construction on shorelands by an owner, lessee, or contract purchaser of a
22 single-family residence or appurtenance for their own use or for the use of
23 their family, which residence does not exceed a height of thirty-five (35) feet
24 above average grade level, and which meets all requirements of the Town,
25 other than requirements imposed pursuant to RCW 90.58. Construction
26 authorized under this exemption shall be located landward of the ordinary
27 high water mark.
- 28 7. Operation, maintenance, or construction of canals, waterways, drains,
29 reservoirs, or other facilities that now exist or are hereafter created or
30 developed as a part of an irrigation system , including return flow and
31 artificially stored ground water from the irrigation of lands.
- 32 8. The marking of property lines or corners on state-owned lands, when such
33 marking does not significantly interfere with normal public use of the surface
34 of the water.
- 35 9. Operation and maintenance of existing and future system of dikes, ditches,
36 drains, or other facilities on irrigable lands or similar facilities existing on
37 September 8, 1975 (where water is being drained from irrigation runoff or
38 shallow groundwater levels artificially recharged through irrigation, and that)
39 which are created, developed or utilized primarily as a part of an agricultural
40 drainage or diking system.
- 41 10. Any project with a certification from the governor pursuant to RCW 80.50
42 (certification from the State Energy Facility Site Evaluation Council).

- 1 11. Site exploration and investigation activities that are prerequisite to preparation
2 of an application for development authorization under this chapter, if:
- 3 a. The activity does not interfere with the normal public use of surface
4 waters;
- 5 b. The activity will have no significant adverse impact on the
6 environment including but not limited to fish, wildlife, fish or wildlife
7 habitat, water quality, and aesthetic values;
- 8 c. The activity does not involve the installation of any structure, and
9 upon completion of the activity the vegetation and land configuration
10 of the site are restored to conditions existing before the activity; and
- 11 d. A private entity seeking development authorization under this section
12 first posts a performance bond or provides other evidence of financial
13 responsibility to the local jurisdiction to assure that the site is restored
14 to preexisting conditions.
- 15 12. The process of removing or controlling aquatic noxious weeds, as defined in
16 RCW 17.26.020, through the use of an herbicide or other treatment methods
17 applicable to weed control published by the Departments of Agriculture or
18 Ecology jointly with other state agencies under RCW 43.21C.
- 19 13. Watershed restoration projects as defined in RCW 89.08.460.
- 20 14. A public or private project that is designed to improve fish or wildlife habitat
21 or fish passage when all of the following apply:
- 22 a. The project has been approved by WDFW;
- 23 b. The project has received hydraulic project approval (HPA) by WDFW
24 pursuant to RCW 77.55; and
- 25 c. The Town has determined that the project is substantially consistent
26 with the local shoreline master program. Grant Town shall make such
27 determination in a timely manner and provide it by letter to the
28 applicant.
- 29 d. Fish habitat enhancement projects that conform to the provisions of
30 RCW 77.55.181 are determined to be consistent with local shoreline
31 master programs.
- 32 15. Any person conducting a remedial action at a facility pursuant to a consent
33 decree, order, or agreed order issued pursuant to RCW 70.105D or to Ecology
34 when it conducts a remedial action under RCW 70.105D.
- 35 16. Other than conversions to non-forest land use, forest practices regulated under
36 RCW 76.09 are not subject to additional regulations under the Act or this
37 Program (90.58.030(2)(d)(ii)).

38 **14.19.650 Shoreline Substantial Development Permits**

- 39 A. A Shoreline Substantial Development Permit shall be required for all development on
40 shorelines, unless the proposal is specifically exempted per Section 14.19.640.

- 1 Shoreline Substantial Development permits shall be processed as set forth in the
2 Town's Code Section 14.09.040, Full Administrative Review of Applications.
- 3 B. A Shoreline Substantial Development Permit shall be granted only when the
4 development proposed is consistent with:
- 5 1. The policies and procedures of the Act, RCW 90.58;
6 2. The applicable provisions of WAC 173-27; and
7 3. This SMP.
- 8 C. The Town may attach conditions to the approval of permits as necessary to assure
9 consistency of the project with the SMA and this SMP.
- 10 D. Nothing shall interfere with the Town's ability to require compliance with all other
11 applicable plans and laws.

12 **14.19.660 Shoreline Conditional Use Permits**

- 13 A. Uses specifically classified or set forth in this SMP as conditional uses shall be
14 subject to review and condition by the Shoreline Administrator and by Ecology.
15 Applications for a Shoreline Conditional Use Permit shall be processed as set forth in
16 the Town's Code Section 14.09.040, Full Administrative Review of Applications.
- 17 B. Other uses which are not classified or listed or set forth in this SMP may be
18 authorized as conditional uses provided the applicant can demonstrate consistency
19 with the requirements of this Section and the requirements for conditional uses
20 contained in this SMP.
- 21 C. Uses which are specifically prohibited by this SMP may not be authorized as a
22 conditional use.
- 23 D. Review Criteria for SCUP. Uses which are classified or set forth in the applicable
24 master program as conditional uses may be authorized provided that the applicant
25 demonstrates all of the following:
- 26 1. That the proposed use is consistent with the policies of RCW 90.58.020 and
27 the master program;
- 28 2. That the proposed use will not interfere with the normal public use of public
29 shorelines;
- 30 3. That the proposed use of the site and design of the project is compatible with
31 other authorized uses within the area and with uses planned for the area under
32 the comprehensive plan and shoreline master program;
- 33 4. That the proposed use will cause no significant adverse effects to the shoreline
34 environment in which it is to be located; and
- 35 5. That the public interest suffers no substantial detrimental effect.
- 36 E. In the granting of all conditional use permits, consideration shall be given to the
37 cumulative impact of additional requests for like actions in the area. For example, if
38 conditional use permits were granted for other developments in the area where similar
39 circumstances exist, the total of the conditional uses shall also remain consistent with

1 the policies of RCW 90.58.020 and shall not produce substantial adverse effects to
2 the shoreline environment.

3 F. In authorizing a conditional use, special conditions may be attached to the permit by
4 the Town or Ecology to prevent undesirable effects of the proposed use and/or to
5 assure consistency of the project with the SMA and this SMP.

6 G. Nothing shall interfere with the Town's ability to require compliance with all other
7 applicable plans and laws.

8 **14.19.670 Shoreline Variance Permits**

9 A. The purpose of a variance is to grant relief to specific bulk or dimensional
10 requirements set forth in this SMP where there are extraordinary or unique
11 circumstances relating to the property such that the strict implementation of this SMP
12 would impose unnecessary hardships on the applicant or thwart the policies set forth
13 in RCW 90.58.020. Variances from the use regulations of the SMP are prohibited.
14 Applications for Shoreline Variance Permits shall be processed as set forth in the
15 Town's Code Section 14.09.040, Full Administrative Review of Applications.

16 B. Review Criteria

17 1. Variance permits should be granted in circumstances where denial of the
18 permit would result in a thwarting of the policy enumerated in RCW
19 90.58.020. In all instances the applicant must demonstrate that extraordinary
20 circumstances shall be shown and the public interest shall suffer no substantial
21 detrimental effect.

22 2. Variance permits for development and/or uses that will be located landward of
23 the OHWM, as defined in RCW 90.58.030(2)(b), and/or landward of any
24 wetland as defined in RCW 90.58.030(2)(h), may be authorized provided the
25 applicant can demonstrate all of the following:

26 a. That the strict application of the bulk, dimensional or performance
27 standards set forth in the SMP precludes, or significantly interferes
28 with, reasonable use of the property;

29 b. That the hardship described in criterion 14.19.670 (B)(2)(a) of this
30 subsection is specifically related to the property, and is the result of
31 unique conditions such as irregular lot shape, size, or natural features
32 and the application of the SMP, and not, for example, from deed
33 restrictions or the applicant's own actions;

34 c. That the design of the project is compatible with other authorized uses
35 within the area and with uses planned for the area under the
36 comprehensive plan and SMP and will not cause adverse impacts on
37 the shoreline environment;

38 d. That the variance will not constitute a grant of special privilege not
39 enjoyed by the other properties in the area;

40 e. That the variance requested is the minimum necessary to afford relief;
41 and

- 1 f. That the public interest will suffer no substantial detrimental effect.
- 2 3. Variance permits for development and/or uses that will be located waterward
- 3 of the OHWM, as defined in RCW 90.58.030(2)(b), or within any wetland as
- 4 defined in RCW 90.58.030(2)(h), may be authorized provided the applicant
- 5 can demonstrate all of the following:
 - 6 a. That the strict application of the bulk, dimensional or performance
 - 7 standards set forth in the applicable master program precludes all
 - 8 reasonable use of the property;
 - 9 b. That the proposal is consistent with the criteria established under
 - 10 Section 14.19.670 (B)(2)(a)-(f) above can be met; and
 - 11 c. That the public rights of navigation and use of the shorelines will not
 - 12 be adversely affected.
- 13 4. In the granting of all variance permits, consideration shall be given to the
- 14 cumulative impact of additional requests for like actions in the area. For
- 15 example if variances were granted to other developments and/or uses in the
- 16 area where similar circumstances exist the total of the variances shall also
- 17 remain consistent with the policies of RCW 90.58.020 and shall not cause
- 18 substantial adverse effects to the shoreline environment.

19 **14.19.680 Duration of Permits**

- 20 A. The duration of permits shall be consistent with WAC 173-27-090.

21 **14.19.690 Initiation of Development**

- 22 A. Each permit for a Substantial Development, Shoreline Conditional Use or Shoreline
- 23 Variance, issued by local government shall contain a provision that construction
- 24 pursuant to the permit shall not begin and is not authorized until twenty-one (21) days
- 25 from the date of receipt with Ecology as defined in RCW 90.58.140(6) and WAC
- 26 173-27-130, or until all review proceedings initiated within twenty-one (21) from the
- 27 date of receipt of the decision. The date of filing for a Substantial Development
- 28 Permit is the date of actual receipt by the department of Ecology of a local
- 29 government's final decision on the permit. With regard to a permit for a Shoreline
- 30 Variance or a Shoreline Conditional Use, date of filing means the date a responsible
- 31 local government or applicant receives the written decision of Ecology. When a
- 32 substantial development permit and a conditional use or variance permit are required
- 33 for a development, the submittal on the permits shall be made concurrently.
- 34 B. Permits for Substantial Development, Shoreline Conditional use, or Shoreline
- 35 Variance may be in any form prescribed and used by the Town including a combined
- 36 permit application form. Such forms will be supplied by the Town.
- 37 C. A permit data sheet shall be submitted to Ecology with each shoreline permit. The
- 38 permit data sheet form shall be consistent with WAC 173-27-990.

39 **14.19.700 Review Process**

- 40 A. After the Town's approval of a Shoreline Conditional Use or Variance Permit, the
- 41 Town shall submit the permit to the Department of Ecology for approval, approval

1 with conditions, or denial. Ecology shall render and transmit to the Town and the
2 applicant its final decision approving, approving with conditions, or disapproving the
3 permit within thirty days of the date of submittal by the Town pursuant to WAC 173-
4 27-110.

5 B. The Department of Ecology shall review the complete file submitted by the Town on
6 Shoreline Conditional Use or Variance Permits and any other information submitted
7 or available that is relevant to the application. Ecology shall base its determination to
8 approve, approve with conditions or deny a conditional use permit or variance on
9 consistency with the policy and provisions of the SMA and, except as provided in
10 WAC 173-27-210, the criteria in WAC 173-27-160 and 173-27-170.

11 C. The Town shall provide timely notification of the Department of Ecology's final
12 decision to those interested persons having requested notification from local
13 government pursuant to WAC 173-27-130.

14 **14.19.710 Appeals**

15 A. Appeals of Shoreline Permit Decisions. Town of Krupp's decisions on Shoreline
16 permits may be appealed to the following 'bodies' in this sequence, as applicable:

- 17 1. Town of Krupp Hearings Examiner or in accordance with KMC 14.11
18 Appeals.
- 19 2. State Shorelines Hearings Board (SHB) in Tumwater
- 20 3. SHB decisions may be appealed to superior court.
- 21 4. Superior court decisions may be appealed to the Court of Appeals
- 22 5. Appeals Court decisions may be appealed to the Washington Supreme Court
- 23 6. Appeals to the SHB and courts are governed by RCW 90.58.180, RCW
24 43.21B.001, RCW 34.05 Part V, and WAC 461.08.

25 B. All requests for review of any final permit decisions under chapter 90.58 RCW and
26 chapter 173-27 WAC are governed by the procedures established in RCW 90.58.180
27 and chapter 461-08 WAC, the rules of practice and procedure of the shorelines
28 hearings board.

29 **14.19.720 Amendments to Permits**

30 A. A permit revision is required whenever the applicant proposes substantive changes to
31 the design, terms or conditions of a project from that which is approved in the permit.
32 Changes are substantive if they materially alter the project in a manner that relates to
33 its conformance to the terms and conditions of the permit, the SMP and/or the
34 policies and provisions of chapter 90.58 RCW. Changes which are not substantive in
35 effect do not require approval of a revision.

36 B. Revisions to permits shall be considered consistent with WAC 173-27-100.

37 **14.19.730 Enforcement**

38 A. The Act provides for a cooperative program between the Town of Krupp and the
39 Department of Ecology to implement and enforce the provisions of the Act and this

1 Master Program. This Section provides for a variety of means of enforcement,
2 including civil and criminal penalties, orders to cease and desist, and orders to take
3 corrective action, in accordance with WAC 173-27-270, 173-27-280, 173-27-290,
4 173-27-300 and KMC 14.13. The enforcement means and penalties provided herein
5 are not exclusive and may be taken or imposed in conjunction with, or in addition to,
6 any other civil enforcement actions and civil penalties, injunctive or declaratory
7 relief, criminal prosecution, actions to recover civil or criminal penalties, or any other
8 action or sanction authorized by this Section, or any other provision of the Town of
9 Krupp Code and Land Use Code, or any other provision of state or federal law and
10 regulation.

11 B. The Shoreline Administrator, with the assistance of the Town's attorney, shall have
12 authority to commence and prosecute any enforcement action authorized by this
13 section. In determining the appropriate enforcement actions to be commenced and
14 prosecuted, the Administrator shall consider the following factors:

- 15 1. The nature of the violation;
- 16 2. The extent of damage or potential future risk to the shoreline environment and
17 its ecological functions or to the public health and safety, caused by or
18 resulting from, whether directly or indirectly, the alleged violation;
- 19 3. The existence of knowledge, intent, or malice on behalf of the violator;
- 20 4. The economic benefit or advantage that accrued to the violator(s) as a result
21 of the violation; and
- 22 5. The estimated actions and costs of providing adequate mitigation, restoration,
23 rehabilitation, or enhancement, to repair or minimize any substantial adverse
24 impacts upon the shoreline environment and its ecological functions, or the
25 public health and safety.

26 C. The Shoreline Administrator may commence and prosecute enforcement action
27 jointly with the Department of Ecology. Pursuant to WAC Chapter 173-27, the
28 Department of Ecology may initiate and prosecute enforcement action separate from
29 the Shoreline Administrator.

30 **14.19.740 Cumulative Effects of Shoreline Developments**

31 A. The Town will periodically evaluate the effectiveness of the Shoreline Master
32 Program update for achieving no net loss of shoreline ecological functions with
33 respect to shoreline permitting and exemptions. At the end of 2015 and at the end of
34 every other year thereafter the Shoreline Administrator shall prepare a report of
35 shoreline development permits, conditional permits and variances including the
36 exempt use activity approvals and the locations and effects of each, by type and
37 classifications. The report should include activities involving development,
38 conservation, restoration, mitigation and enforcement. It should summarize the net
39 change of developments (including new development, decommissioning of structures
40 and protected areas) using indicators such as linear length of stabilization and flood
41 hazard structures, number of overwater structures (piers, docks etc.), road length
42 within shoreline, number of water body road crossings, number of levees/dikes, acres

1 of impervious surface areas, acres of vegetation, acres of permanently protected areas
2 or areas with limited development. Compliance and enforcement activity will also be
3 tracked.

- 4 B. The Shoreline Administrator will, to the extent feasible, coordinate with other
5 departments of the Town or as adjacent jurisdictions, to assess cumulative effects of
6 shoreline development.

7 **14.19.750 Amendments to Shoreline Master Program**

- 8 A. Amendments to the Program shall be processed as legislative decisions pursuant to
9 WAC 173-26-110 as mentioned in this subsection. A complete submittal shall include
10 two copies of the following, where applicable:

- 11 1. Documentation (i.e., signed resolution or ordinance) that the proposal has
12 been approved by the local government;
- 13 2. If the proposal includes text amending a master program document of record,
14 it shall be submitted in a form that can replace or be easily incorporated within
15 the existing document.
- 16 3. Amended text shall show strikeouts for deleted text and underlining for new
17 text, clearly identifying the proposed changes. At the discretion of the
18 department, strikeouts and underlined text may not be required provided the
19 new or deleted portions of the master program are clearly identifiable;
- 20 4. Amended environment designation map(s), showing both existing and
21 proposed designations, together with corresponding boundaries described in
22 text for each change of environment. All proposals for changes in
23 environment designation and redesignation shall provide written justification
24 for such based on existing development patterns, the biophysical capabilities
25 and limitations of the shoreline being considered, and the goals and
26 aspirations of the local citizenry as reflected in the locally adopted
27 comprehensive land use plan;
- 28 5. A summary of proposed amendments together with explanatory text
29 indicating the scope and intent of the proposal, staff reports, records of the
30 hearing, and/or other materials which document the necessity for the proposed
31 changes to the master program;
- 32 6. Evidence of compliance with chapter 43.21C RCW, the State Environmental
33 Policy Act, specific to the proposal;
- 34 7. Evidence of compliance with the public notice and consultation requirements
35 of WAC 173-26-100;
- 36 8. Copies of all public, agency and tribal comments received, including a record
37 of names and addresses of interested parties involved in the local government
38 review process or, where no comments have been received, a comment to that
39 effect.
- 40 9. A copy of the master program submittal checklist completed in accordance
41 with WAC 173-26-201 (2)(f) and (3)(a) and (h).

1 10. For comprehensive master program updates, copies of the inventory and
2 characterization, use analysis, restoration plan and cumulative impacts
3 analysis.

4 B. Any locally approved amendments to the SMP will not become effective until
5 approved by the State Department of Ecology.

6
7 **14.19.760 Definitions**

8 A. Definitions

9 1. "Act" means the Washington State Shoreline Management Act, chapter 90.58
10 RCW.

11 2. "Adjacent," for purposes of applying Article V – Critical Areas, means
12 immediately adjoining (in contact with the boundary of the influence area) or
13 within a distance less than that needed to separate activities from critical areas
14 to ensure protection of the functions and values of the critical areas. Adjacent
15 shall mean any activity or development located:

16 a. On-site immediately adjoining a critical area; or

17 b. A distance equal to or less than the required critical area buffer width
18 and building setback.

19 3. "Adoption by rule" means an official action by the department to make a local
20 government shoreline master program effective through rule consistent with
21 the requirements of the Administrative Procedure Act, chapter 34.05 RCW,
22 thereby incorporating the adopted shoreline master program or amendment
23 into the state master program.

24 4. "Agency consultation" means consultation with state or federal agencies,
25 including but not limited to those listed below, for the intended purposes.
26 "Agency consultation" does not mean "Endangered Species Section 7
27 Consultation."

28 a. Washington Department of Fish and Wildlife and/or the U. S. Fish and
29 Wildlife Service for the purpose of making a preliminary
30 determination regarding the presence of priority habitats and species
31 and the potential impacts of a development proposal on such habitats
32 and species.

33 b. The Washington State Department of Natural Resources Natural
34 Heritage Program for the purpose of making a preliminary
35 determination regarding impacts of a development proposal on rare or
36 sensitive plant and animal species associated with wetlands and
37 aquatic ecosystems.

38 c. The Washington State Department of Ecology for the purpose of
39 making a preliminary determination regarding impacts of a
40 development proposal on wetlands and aquatic ecosystems.

- 1 d. The Washington State Department of Ecology for the purpose of
2 making a preliminary determination regarding impacts of a
3 development on groundwater resources and aquifer recharge areas.
- 4 e. The Washington State Department of Natural Resources Division of
5 Geology and Earth Science for the purpose of making a preliminary
6 determination regarding geologically hazardous areas, especially
7 earthquakes and seismic activity.
- 8 f. The Natural Resource Conservation Service for the purpose of making
9 a preliminary determination regarding geologically hazardous areas as
10 they pertain to slope, soil type, other soil characteristics, and other
11 erosive properties of soils.
- 12 5. "Agricultural activities" means agricultural uses and practices including, but
13 not limited to: Producing, breeding, or increasing agricultural products;
14 rotating and changing agricultural crops; allowing land used for agricultural
15 activities to lie fallow in which it is plowed and tilled but left unseeded;
16 allowing land used for agricultural activities to lie dormant as a result of
17 adverse agricultural market conditions; allowing land used for agricultural
18 activities to lie dormant because the land is enrolled in a local, state, or federal
19 conservation program, or the land is subject to a conservation easement;
20 conducting agricultural operations; maintaining, repairing, and replacing
21 agricultural equipment; maintaining, repairing, and replacing agricultural
22 facilities, provided that the replacement facility is no closer to the shoreline
23 than the original facility; and maintaining agricultural lands under production
24 or cultivation. Also see definition of "New Agricultural Activities" below.
- 25 6. "Agricultural products" includes but is not limited to horticultural, viticultural,
26 floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed,
27 and apiary products; feed or forage for livestock; Christmas trees; hybrid
28 cottonwood and similar hardwood trees grown as crops and harvested within
29 twenty years of planting; and livestock including both the animals themselves
30 and animal products including but not limited to meat, upland finfish, poultry
31 and poultry products, and dairy products.
- 32 7. "Agricultural equipment" includes, but is not limited to:
- 33 a. The following used in agricultural operations: Equipment; machinery;
34 constructed shelters, buildings, and ponds; fences; upland finfish
35 rearing facilities; water diversion, withdrawal, conveyance, and use
36 equipment and facilities including but not limited to pumps, pipes,
37 tapes, canals, ditches, and drains; corridors and facilities for
38 transporting personnel, livestock, and equipment to, from, and within
39 agricultural lands; farm residences and associated equipment, lands,
40 and facilities; and roadside stands and on-farm markets for marketing
41 fruit or vegetables.
- 42 8. "Agricultural facilities". See "Agricultural equipment."

- 1 9. “Agricultural land” means those specific land areas on which agriculture
2 activities are conducted as of the date of adoption of a local master program
3 pursuant to these guidelines as evidenced by aerial photography or other
4 documentation. After the effective date of the master program land converted
5 to agricultural use is subject to compliance with the requirements of the
6 master program.
- 7 10. “Alteration,” for purposes of applying Article V – Critical Areas, means any
8 human-induced change in an existing condition of a critical area or its buffer.
9 Alterations include, but are not limited to: grading, filling, dredging,
10 channelizing, clearing (vegetation), applying pesticides, discharging waste,
11 construction, compaction, excavation, modifying for stormwater management,
12 relocating, or other activities that change the existing landform, vegetation,
13 hydrology, wildlife, or habitat value, of critical areas.
- 14 11. "Amendment" means a revision, update, addition, deletion, and/or
15 reenactment to an existing shoreline master program.
- 16 12. “Applicant” means a person who files an application for a permit under this
17 SMP and who is either the owner of the land on which that proposed activity
18 would be located, a contract purchaser, or the authorized agent of such a
19 person.
- 20 13. "Approval" means an official action by a local government legislative body
21 agreeing to submit a proposed shoreline master program or amendments to the
22 Department of Ecology for review and official action pursuant to this chapter;
23 or an official action by the Department of Ecology to make a local
24 government shoreline master program effective, thereby incorporating the
25 approved shoreline master program or amendment into the state master
26 program.
- 27 14. “Aquifer recharge area” means an area that, due to the presence of certain
28 soils, geology, and surface water, acts to recharge ground water by
29 percolation.
- 30 15. “Area of special flood hazard” means the land in the floodplain within a
31 community subject to a one percent or greater chance of flooding in any given
32 year.
- 33 16. “Assessed value” means assessed valuation shall be as established by the King
34 Town assessor’s office, unless otherwise provided by a market appraisal
35 institute (MAI) appraisal.
- 36 17. “Associated wetlands” are those wetlands which are in proximity to, and
37 either influence or are influenced by, a stream subject to the Act.
- 38 18. "Average grade level" means the average of the natural or existing topography
39 of the portion of the lot, parcel, or tract of real property which will be directly
40 under the proposed building or structure: In the case of structures to be built
41 over water, average grade level shall be the elevation of the ordinary high
42 water mark. Calculation of the average grade level shall be made by averaging

- 1 the ground elevations at the midpoint of all exterior walls of the proposed
2 building or structure.
- 3 19. "Base flood" means a flood having a one percent chance of being equaled or
4 exceeded in any given year. Also referred to as the "100-year flood." "Base
5 flood elevation" means the water surface elevation of the base flood. It shall
6 be referenced to the North American Vertical Datum of 1988 (NAVD).
- 7 20. "Basement" means any area of a building having its floor subgrade (below
8 ground level) on all sides.
- 9 21. "Best management practices" (BMPs) means conservation practices or
10 systems of practice and management measures that:
- 11 a. Control soil loss and reduce water quality degradation caused by high
12 concentrations of nutrients, animal waste, toxics, and sediment;
- 13 b. Minimize adverse impacts on surface water and ground water flow,
14 circulation patterns, and the chemical, physical, and biological
15 characteristics of wetlands;
- 16 c. Protect trees and vegetation designated to be retained during and
17 following site construction; and
- 18 d. Provides standards for proper use of chemical herbicides within
19 critical areas.
- 20 22. "Buffer" means the zone contiguous with a critical area that is required for the
21 continued maintenance, function, and structural stability of the critical area.
- 22 23. "Building setback line (BSBL)" means a line beyond which the foundation of
23 a structure shall not extend.
- 24 24. "Caliper" means the American Association of Nurserymen standard for trunk
25 measurement of nursery stock. Caliper of the trunk shall be the trunk diameter
26 measured six inches above the ground for up to and including four-inch
27 caliper size and 12 inches above the ground for larger sizes
- 28 25. "Channel migration zone (CMZ)" means the area along a river within which
29 the channel(s) can be reasonably predicted to migrate over time as a result of
30 natural and normally occurring hydrological and related processes when
31 considered with the characteristics of the river and its surroundings. "Town"
32 means Town of Krupp.
- 33 26. "Clearing" means the cutting, killing, grubbing, or removing of vegetation or
34 other organic material by physical, mechanical, chemical, or any other similar
35 means.
- 36 27. "Cluster" means a group of three or more significant trees with overlapping or
37 touching crowns.
- 38 28. "Community access" means a shoreline access available to a group or
39 community (e.g. home owners association) which may not be accessible to
40 general public.

- 1 29. “Compensation project” means actions specifically designed to replace
2 project-induced critical area and buffer losses. Compensation project design
3 elements may include, but are not limited to, land acquisition, planning,
4 construction plans, monitoring, and contingency actions.
- 5 30. “Compensatory mitigation” means types of mitigation used to replace project-
6 induced critical area and buffer losses or impacts.
- 7 31. “Concentrated animal feeding operation (CAFO)” means a Department of
8 Ecology-regulated and permitted area where animals (other than aquatic
9 animals) have been, are, or will be stabled or confined and fed or maintained
10 for a total of 45 days or more in any 12-month period. The CAFO permit does
11 not automatically kick in until a facility has a certain number of nonaquatic
12 animals (i.e., 1,000 cattle or 700 dairy cows). Smaller facilities may also be
13 regulated if they are discharging to a waterbody.
- 14 32. “Critical aquifer recharge area (CARA)” means areas designated by WAC
15 365-190-080(2) that are determined to have critical recharging effect on
16 aquifers used for potable water as defined by WAC 365-190-030(2).
- 17 33. “Critical facility” means a facility for which even a slight chance of impact
18 from a hazard event might be too great. Critical facilities include, but are not
19 limited to, schools, nursing homes, hospitals, police, fire and emergency
20 installations, and installations that produce, use, or store hazardous materials
21 or hazardous waste.
- 22 34. "Critical areas" include the following areas and ecosystems: aquifer recharge
23 areas (i.e., areas with a critical recharging effect on aquifers used for potable
24 water); fish and wildlife habitat conservation areas; frequently flooded areas;
25 geologically hazardous areas; and wetlands.
- 26 35. “Crown” means the area of a tree containing leaf- or needle-bearing branches.
- 27 36. “Data Maps” means that series of maps maintained by the Town of Hartline
28 for the purpose of graphically depicting the boundaries of resource lands and
29 critical areas.
- 30 37. “Developable area” means a site or portion of a site that may be utilized as the
31 location of development, in accordance with the rules of this SMP.
- 32 38. “Development” means a use consisting of the construction or exterior
33 alteration of structures; dredging; drilling; dumping; filling; removal of any
34 sand, gravel, or minerals; bulk heading; driving of piling; placing of
35 obstructions; or any project of a permanent or temporary nature which
36 interferes with the normal public use of the surface of the waters overlying
37 lands subject to the act at any stage of water level.
- 38 39. “Development Application” means an application tendered under the
39 provision of subdivision and zoning ordinances for a conditional use permit,
40 rezone or planned development, or an application submitted pursuant to the
41 subdivision and zoning ordinance for a preliminary major subdivision or short
42 plat.

- 1 40. “Development permit” means any permit issued by the Town of Krupp, or
2 other authorized agency, for construction, land use, or the alteration of land.
- 3 41. “DSH” means the diameter at standard height; the diameter of the trunk
4 measured 54 inches (4.5 feet) above grade.
- 5 42. "Ecological functions" or "shoreline functions" means the work performed or
6 role played by the physical, chemical, and biological processes that contribute
7 to the maintenance of the aquatic and terrestrial environments that constitute
8 the shoreline’s natural ecosystem.
- 9 43. “Ecology” means the Washington State Department of Ecology.
- 10 44. "Ecosystem-wide processes" means the suite of naturally occurring physical
11 and geologic processes of erosion, transport, and deposition; and specific
12 chemical processes that shape landforms within a specific shoreline ecosystem
13 and determine both the types of habitat and the associated ecological
14 functions.
- 15 45. “Erosion” means the process by which soil particles are mobilized and
16 transported by natural agents such as wind, rain, frost action, or stream flow.
- 17 46. “Erosion hazard area” means those areas that, because of natural
18 characteristics including vegetative cover, soil texture, slope gradient, and
19 rainfall patterns, or human-induced changes to such characteristics, are
20 vulnerable to erosion.
- 21 47. "Feasible" means, for the purpose of this chapter, that an action, such as a
22 development project, mitigation, or preservation requirement, meets all of the
23 following conditions: (a) The action can be accomplished with technologies
24 and methods that have been used in the past in similar circumstances, or
25 studies or tests have demonstrated in similar circumstances that such
26 approaches are currently available and likely to achieve the intended results;
27 (b) The action provides a reasonable likelihood of achieving its intended
28 purpose; and (c) The action does not physically preclude achieving the
29 project's primary intended legal use. In cases where these guidelines require
30 certain actions unless they are infeasible, the burden of proving infeasibility is
31 on the applicant. In determining an action's infeasibility, the reviewing agency
32 may weigh the action's relative public costs and public benefits, considered in
33 the short- and long-term time frames.
- 34 48. “FEMA – Federal Emergency Management Agency” means the agency that
35 oversees the administration of the National Flood Insurance Program (44
36 CFR).
- 37 49. "Fill" means the addition of soil, sand, rock, gravel, sediment, earth retaining
38 structure, or other material to an area waterward of the OHWM, in wetlands,
39 or on shorelands in a manner that raises the elevation or creates dry land.
- 40 50. “Fish and wildlife habitat conservation areas” means areas necessary for
41 maintaining species in suitable habitats within their natural geographic

1 distribution so that isolated subpopulations are not created as designated by
2 WAC 365-190-130. These areas include:

- 3 a. Federally designated endangered, threatened and sensitive species.
4 Areas with which federally designated endangered, threatened and
5 sensitive species have a primary association. Federally designated
6 endangered and threatened species are those fish and wildlife species
7 identified by the U.S. Fish and Wildlife Service and the National
8 Marine Fisheries Service that are in danger of extinction or threatened
9 to become endangered. The U.S. Fish and Wildlife Service and the
10 National Marine Fisheries Service should be consulted for current
11 listing status.
- 12 b. State designated endangered, threatened and sensitive species. Areas
13 with which state designated endangered, threatened and sensitive
14 species have a primary association.
- 15 c. State designated endangered, threatened, and sensitive species are
16 those fish and wildlife species native to the state of Washington
17 identified by the Washington Department of Fish and Wildlife, that are
18 in danger of extinction, threatened to become endangered, vulnerable,
19 or declining and are likely to become endangered or threatened in a
20 significant portion of their range within the state without cooperative
21 management or removal of threats. State designated endangered,
22 threatened, and sensitive species are periodically recorded in WAC
23 232-12-014 (state endangered species) and WAC 232-12-011 (state
24 threatened and sensitive species). The state Department of Fish and
25 Wildlife maintains the most current listing and should be consulted for
26 current listing status.
- 27 d. State Priority Habitats and Areas Associated With State Priority
28 Species. Priority habitats and species are considered to be priorities for
29 conservation and management. Priority species require protective
30 measures for their perpetuation due to their population status,
31 sensitivity to habitat alteration, and/or recreational, commercial, or
32 tribal importance. Priority habitats are those habitat types or elements
33 with unique or significant value to a diverse assemblage of species. A
34 priority habitat may consist of a unique vegetation type or dominant
35 plant species, a described successional stage, or a specific structural
36 element. Priority habitats and species are identified by the state
37 Department of Fish and Wildlife.
- 38 e. Habitats and Species of Local Importance. Habitats and species of
39 local importance are those identified by the Town, including but not
40 limited to those habitats and species that, due to their population status
41 or sensitivity to habitat manipulation, warrant protection. Habitats may
42 include a seasonal range or habitat element with which a species has a
43 primary association, and which, if altered, may reduce the likelihood
44 that the species will maintain and reproduce over the long-term.

- 1 f. All areas within the town meeting the definition of one or more critical
2 areas defined above are hereby designated critical areas and are subject
3 to the provisions of the SMP.
- 4 51. "Flood event" means any rise in the surface elevation of a water body to a
5 level that causes the inundation or submersion of areas normally above the
6 Ordinary High Water Mark.
- 7 52. "Flood" or "flooding" mean a general and temporary condition of partial or
8 complete inundation of normally dry land areas from the overflow of inland
9 waters and/or the unusual and rapid accumulation of runoff or surface waters
10 from any source.
- 11 53. "Flood hazard area" means any area subject to inundation by the base flood or
12 risk from channel migration including, but not limited to, an aquatic area,
13 wetland, or closed depression.
- 14 54. "Flood insurance rate map (FIRM)" means the official map on which the
15 Federal Insurance and Mitigation Administration has delineated both the areas
16 of special flood hazard and the risk premium zones (44 CFR Part 59).
- 17 55. "Flood insurance study" means the official report provided by the Federal
18 Insurance and Mitigation Administration that includes the flood profiles, the
19 FIRM, and the water surface elevation of the base flood (44 CFR Part 59).
- 20 56. "Flood protection elevation" means an elevation that is one foot or more
21 above the base flood elevation.
- 22 57. "Flood plain" is synonymous with one hundred-year floodplain and means
23 that land area susceptible to inundation with a one percent chance of being
24 equaled or exceeded in any given year. The limit of this area shall be based
25 upon flood ordinance regulation maps or a reasonable method which meets
26 the objectives of the act.
- 27 58. "Floodproofing" means adaptations that ensure a structure is substantially
28 resistant to the passage of water below the flood protection elevation and
29 resists hydrostatic and hydrodynamic loads and effects of buoyancy.
- 30 59. "Floodway" means the area, as identified in a master program, that either: (i)
31 Has been established in federal emergency management agency flood
32 insurance rate maps or floodway maps; or (ii) consists of those portions of a
33 river valley lying stream ward from the outer limits of a watercourse upon
34 which flood waters are carried during periods of flooding that occur with
35 reasonable regularity, although not necessarily annually, said floodway being
36 identified, under normal condition, by changes in surface soil conditions or
37 changes in types or quality of vegetative ground cover condition, topography,
38 or other indicators of flooding that occurs with reasonable regularity, although
39 not necessarily annually. Regardless of the method used to identify the
40 floodway, the floodway shall not include those lands that can reasonably be
41 expected to be protected from flood waters by flood control devices

- 1 maintained by or maintained under license from the federal government, the
2 state, or a political subdivision of the state.
- 3 60. "Floodway dependent structure," for purposes of applying Article V – Critical
4 Areas, means structures such as, but not limited to, dams, levees and pump
5 stations, stream bank stabilization, and related recreational structures, bridge
6 piers and abutments, and fisheries enhancement or stream restoration projects.
- 7 61. "Formation" means an assemblage of earth materials grouped together into a
8 unit that is convenient for description or mapping.
- 9 62. "Formation, confining" means the relatively impermeable formation
10 immediately overlaying a confined aquifer.
- 11 63. "Frequently flooded areas" means lands in the floodplain subject to a one
12 percent or greater chance of flooding in any given year and those lands that
13 provide important flood storage, conveyance, and attenuation functions, as
14 determined by the Shoreline Administrator, in accordance with WAC 365-
15 190-080(3). Classifications of frequently flooded areas include, at a minimum,
16 the 100-year floodplain designations of the Federal Emergency Management
17 Agency (FEMA) and National Flood Insurance Protection (NFIP).
- 18 64. "Functions" and "values," for purposes of applying Article V – Critical Areas,
19 mean the beneficial roles served by critical areas, including, but not limited to,
20 water quality protection and enhancement, fish and wildlife habitat, food
21 chain support, conveyance and attenuation, ground water recharge and
22 discharge, erosion control, and recreation. "Functions" and "values" may be
23 considered independently, with functions being measured indicators such as
24 water quality, hydrologic functions, and habitat functions and values being
25 non-measured indicators such as local importance, potential qualities, or
26 recreational benefits.
- 27 65. "Geologically hazardous areas" means areas susceptible to erosion, sliding,
28 earthquake, or other geological events. They pose a threat to the health and
29 safety of citizens when incompatible commercial, residential, or industrial
30 development is sited in areas of significant hazard.
- 31 66. "Geotechnical report" or "geotechnical analysis" means a scientific study or
32 evaluation conducted by a qualified expert that includes a description of the
33 ground and surface hydrology and geology, the affected land form and its
34 susceptibility to mass wasting, erosion, and other geologic hazards or
35 processes, conclusions and recommendations regarding the effect of the
36 proposed development on geologic conditions, the adequacy of the site to be
37 developed, the impacts of the proposed development, alternative approaches
38 to the proposed development, and measures to mitigate potential site-specific
39 and cumulative geological and hydrological impacts of the proposed
40 development, including the potential adverse impacts on adjacent and down-
41 current properties. Geotechnical reports shall conform to accepted technical
42 standards and must be prepared by qualified professional engineers or

- 1 geologists who have professional expertise about the regional and local
2 shoreline geology and processes.
- 3 67. “Grading” means the movement or redistribution of the soil, sand, rock,
4 gravel, sediment, or other material on a site in a manner that alters the natural
5 contour of the land.
- 6 68. “Groin” means a barrier type of structure extending from the stream bank into
7 a waterbody for the purpose of the protection of a shoreline and adjacent
8 uplands by influencing the movement of water or deposition of materials.
- 9 69. “Ground cover” means all types of vegetation other than trees.
- 10 70. "Guidelines" means those standards adopted by the department to implement
11 the policy of chapter 90.58 RCW for regulation of use of the shorelines of the
12 state prior to adoption of master programs. Such standards shall also provide
13 criteria for local governments and the department in developing and amending
14 master programs.
- 15 71. “Hazard areas” means areas designated as geologically hazardous areas due to
16 potential for erosion, landslide, seismic activity, mine collapse, or other
17 geologically hazardous conditions, including steep slopes.
- 18 72. “Hazard tree” means any tree with any significant structural defect, disease,
19 extreme size or combinations of these which make it subject to failure, as
20 determined by the Shoreline Administrator or her/his designee.
- 21 73. “Hazardous substance(s)” means:
- 22 a. A hazardous substance as defined by Section 101(14) of the
23 Comprehensive Environmental Response, Compensation, and Liability
24 Act (CERCLA); any substance designated pursuant to Section
25 311(b)(2)(A) of the Clean Water Act (CWA); any hazardous waste
26 having the characteristics identified under or listed pursuant to Section
27 3001 of the Solid Waste Disposal Act (but not including any waste the
28 regulation of which under the Solid Waste Disposal Act has been
29 suspended by Act of Congress); any toxic pollutant listed under
30 Section 307(a) of the CWA; or any imminently hazardous chemical
31 substance or mixture with respect to which the United States
32 Environmental Protection Agency has taken action pursuant to Section
33 7 of the Toxic Substances Control Act;
- 34 b. Hazardous substances that include any liquid, solid, gas, or sludge,
35 including any material, substance, product, commodity, or waste,
36 regardless of quantity, that exhibits any of the physical, chemical, or
37 biological properties described in WAC 173-303-090 or 173-303-100.
- 38 74. “High-intensity land use” means land uses consisting of commercial, urban,
39 industrial, institutional, retail, residential with more than one unit per acre,
40 agricultural (dairies, nurseries, raising and harvesting crops, requiring annual
41 tilling, raising and maintaining animals), high-intensity recreation (golf
42 courses, ball fields), and hobby farms.

- 1 75. “Heavy equipment” means such construction machinery as backhoes, treaded
2 tractors, dump trucks, and front-end loaders.
- 3 76. “Hydraulic project approval (HPA)” means a permit issued by the state of
4 Washington’s Department of Fish and Wildlife for modification to waters of
5 the state in accordance with Chapter 77.55 RCW.
- 6 77. “Impervious surface area” means any non-vertical surface artificially covered
7 or hardened so as to prevent or impede the percolation of water into the soil
8 mantle including, but not limited to, roof tops, swimming pools, paved or
9 graveled roads and walkways or parking areas, and excluding landscaping and
10 surface water retention/detention facilities.
- 11 78. “In-stream structures” function for the impoundment, diversion, or use of
12 water for hydroelectric generation and transmission (including both public and
13 private facilities), flood control, irrigation, water supply (both domestic and
14 industrial), recreation, or fisheries enhancement.
- 15 79. “Invasive, non-native vegetation species” means the plants listed for Eastern
16 Washington in Washington State Noxious Weed Board Publication # 820-
17 264E (N/6/09), or the latest version of this document.
- 18 80. “Isolated wetland” means those wetlands and their buffers that are outside of
19 the following critical areas and their buffers, where applicable: lake, river,
20 stream, or wetland. Isolated wetlands have no contiguous hydric soil or
21 hydrophytic vegetation between the wetland and any surface water.
- 22 81. “Landslide” means episodic down slope movement of a mass of soil or rock
23 that includes, but is not limited to, rock falls, slumps, mudflows, and earth
24 flows.
- 25 82. “Landslide hazard areas” means areas that are potentially subject to risk of
26 mass movement due to a combination of geologic, topographic, and
27 hydrologic factors.
- 28 83. “Low-intensity land use” includes, but is not limited to, forestry and open
29 space (such as passive recreation and natural resources preservation).
- 30 84. "May" means the action is acceptable, provided it conforms to the provisions
31 of this chapter.
- 32 85. “Mine Hazard Area” - areas underlain by, adjacent to, or affected by, mine
33 workings such as adits, gangways, tunnels, drifts or air shafts.
- 34 86. “Minor utility project” means the placement of a utility pole, street sign,
35 anchor, vault, or other small component of a utility facility, where the
36 disturbance of an area is less than 75 square feet.
- 37 87. “Mitigation sequencing” means the process of avoiding, reducing, or
38 compensating for the adverse environmental impact(s) of a proposal,
39 including the following actions, listed in the order of preference, a. being the
40 most preferred:

- 1 a. avoiding the adverse impact altogether by not taking a certain action or
2 parts of an action;
- 3 b. minimizing adverse impacts by limiting the degree or magnitude of the
4 action and its implementation by using appropriate technology or by
5 taking affirmative steps to avoid or reduce impacts;
- 6 c. rectifying the adverse impact by repairing, rehabilitating, or restoring
7 the affected environment;
- 8 d. reducing or eliminating the adverse impact over time by preservation
9 and maintenance operations during the life of the action;
- 10 e. compensating for the adverse impact by replacing, enhancing, or
11 providing substitute resources or environments; and
- 12 f. monitoring the adverse impact and the compensation projects and
13 taking appropriate corrective measures.
- 14 88. "Moderate-intensity land use" includes, but is not limited to, residential at a
15 density of one unit per acre or less, moderate intensity open space (parks),
16 agriculture (moderate intensity land uses such as orchards and hay fields).
- 17 89. "Monitoring" means the collection of data by various methods for the purpose
18 of understanding natural systems and features, evaluating the impact of
19 development proposals on such systems, and/or assessing the performance of
20 mitigation measures imposed as conditions of development.
- 21 90. "Must" means a mandate; the action is required.
- 22 91. "Native growth protection easement (NGPE)" means an easement granted to
23 the Town of Krupp for the protection of native vegetation within a critical
24 area or its associated buffer.
- 25 92. "Native vegetation" means plant species that are indigenous to the region.
- 26 93. "New agricultural activities" are activities that meet the definition of
27 agricultural activities but are proposed on land not currently in agricultural
28 use.
- 29 94. "Nonconforming use or development" means a shoreline use or development
30 which was lawfully constructed or established prior to the effective date of the
31 act or the applicable master program, or amendments thereto, but which does
32 not conform to present regulations or standards of the program. Residential
33 structures and appurtenant structures that were legally established and are
34 used for a conforming use, but that do not meet standards for the following
35 are considered conforming structures: setbacks, buffers, or yards; area; bulk;
36 height; or density.
- 37 95. "New construction" means structures for which the start of construction
38 commenced on or after the effective date of the ordinance codified in this
39 SMP.

- 1 96. "Non-water-oriented uses" means those uses that are not water-dependent,
2 water-related, or water-enjoyment.
- 3 97. "Normal maintenance" means those usual acts that are necessary to prevent a
4 property's decline, lapse, or cessation from a lawfully established condition.
- 5 98. "Normal repair" means to restore a structure or development to a state
6 comparable to its original condition including, but not limited to, its size,
7 shape, configuration, location and external appearance, within a reasonable
8 period after decay or partial destruction, except where repair causes
9 substantial adverse impacts on shoreline resources or environment.
10 Replacement of a structure or development may be authorized as repair where
11 such replacement is the common method of repair for the type of structure or
12 development, and the replacement structure or development is comparable to
13 the original structure or development including, but not limited to, its size,
14 shape, configuration, location and external appearance and the replacement
15 does not cause substantial adverse impacts on shoreline resources or
16 environment.
- 17 99. "Ordinary high water mark (OHWM)" means that mark that will be found by
18 examining the bed and banks and ascertaining where the presence and action
19 of waters are so common and usual, and so long continued in all ordinary
20 years, as to mark upon the soil a character distinct from that of the abutting
21 upland, in respect to vegetation as that condition exists on June 1, 1971, as it
22 may naturally change or change through Crab Creek hydrology thereafter, or
23 as it may change thereafter in accordance with permits issued by a local
24 government or the department. Where the OHWM cannot be found, it shall be
25 the line of mean high water. For braided streams, the OHWM is found on the
26 banks forming the outer limits of the depression within which the braiding
27 occurs.
- 28 100. "Practical alternative" means an alternative that is available and capable of
29 being carried out after taking into consideration cost, existing technology, and
30 logistics in light of overall project purposes, and having less impact on critical
31 areas.
- 32 101. "Primitive trail" means unimproved, unpaved but physically defined pathway
33 for non-motorized movement.
- 34 102. "Priority habitat" means a habitat type with unique or significant value to one
35 or more species. An area classified and mapped as priority habitat must have
36 one or more of the following attributes: • Comparatively high fish or wildlife
37 density; • Comparatively high fish or wildlife species diversity; • Fish
38 spawning habitat; • Important wildlife habitat; • Important fish or wildlife
39 seasonal range; • Important fish or wildlife movement corridor; • Rearing and
40 foraging habitat; • Refugia habitat; • Limited availability; • High vulnerability
41 to habitat alteration; • Unique or dependent species; or. A priority habitat may
42 be described by a unique vegetation type or by a dominant plant species that is
43 of primary importance to fish and wildlife. A priority habitat may also be
44 described by a successional stage (such as, old growth and mature forests).

- 1 Alternatively, a priority habitat may consist of a specific habitat element (such
2 as caves, snags) of key value to fish and wildlife. A priority habitat may
3 contain priority and/or non-priority fish and wildlife.
- 4 103. "Priority species" means species requiring protective measures and/or
5 management guidelines to ensure their persistence at genetically viable
6 population levels. Priority species are those that meet any of the criteria listed
7 below.
- 8 a. Criterion 1. State-listed or state proposed species. State-listed species
9 are those native fish and wildlife species legally designated as
10 endangered (WAC 232-12-014), threatened (WAC 232-12-011), or
11 sensitive (WAC 232-12-011). State proposed species are those fish and
12 wildlife species that will be reviewed by the department of fish and
13 wildlife (POL-M-6001) for possible listing as endangered, threatened,
14 or sensitive according to the process and criteria defined in WAC 232-
15 12-297.
- 16 b. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include
17 those species or groups of animals susceptible to significant population
18 declines, within a specific area or statewide, by virtue of their
19 inclination to congregate.
- 20 c. Criterion 3. Species of recreational, commercial, and/or tribal
21 importance. Native and nonnative fish, shellfish, and wildlife species
22 of recreational or commercial importance and recognized species used
23 for tribal ceremonial and subsistence purposes that are vulnerable to
24 habitat loss or degradation.
- 25 d. Criterion 4. Species listed under the federal Endangered Species Act as
26 either proposed, threatened, or endangered.
- 27 104. "Provisions" means policies, regulations, standards, guideline criteria or
28 environment designations.
- 29 105. "Public Access" means both physical and visual access. Examples are listed
30 below:
- 31 a. Visual Access. Visual public access may consist of view corridors,
32 viewpoints, or other means of visual approach to public waters.
- 33 b. Physical Access. Physical public access may consist of a dedication of
34 land or easement and a physical improvement in the form of a
35 walkway, trail, bikeway, park, canoe and kayak hand launch site, or
36 other area serving as a means of physical approach to public waters.
- 37 106. "Public agency" means every Town, Town, state, or federal office, every
38 officer, every institution, whether educational, correctional, or other, and
39 every department, division, board, and commission that provides services or
40 recommendations to the public or other such agencies.

- 1 107. “Public utility” means a public service corporation performing some public
2 service subject to special governmental regulations, or a governmental agency
3 performing similar public services, either of which are paid for directly by the
4 recipients thereof. Such services shall include, but are not limited to, water
5 supply, electric power, gas, and transportation for persons and freight.
- 6 108. “Qualified professional” means a person with experience and training in the
7 pertinent discipline, and who is a qualified expert with expertise appropriate
8 for the relevant critical area or shoreline subject. A qualified professional must
9 have obtained a B.S., B.A. or equivalent degree or certification in biology,
10 engineering, environmental studies, fisheries, geomorphology, landscape
11 architecture, forestry or related field, and two years of related work
12 experience.
- 13 a. A qualified professional for wildlife, habitats or wetlands must have a
14 degree in biology, zoology, ecology, fisheries, or related field, and
15 professional experience in Washington State.
- 16 b. A qualified professional for a geological hazard must be a professional
17 engineer or geologist, licensed in the state of Washington.
- 18 c. A qualified professional for critical aquifer recharge areas means a
19 hydrogeologist, geologist, engineer, or other scientist with experience
20 in preparing hydrogeologic assessments.
- 21 d. A qualified professional for vegetation management must be a
22 registered landscape architect, certified arborist, biologist, or
23 professional forester with a corresponding degree or certification.
- 24 109. “Recreational development” means the modification of the natural or existing
25 environment to accommodate commercial and public facilities designed and
26 used to provide recreational opportunities to the public. Commercial
27 recreational development should be consistent with commercial development
28 defined herein.
- 29 110. “Recreational vehicle” means a vehicle designed primarily for recreational
30 camping, travel, or seasonal use that has its own mode of power or is mounted
31 on or towed by another vehicle, including, but not limited, to travel trailers,
32 folding camping trailer, truck camper, motor home, , and multi-use vehicles.
- 33 111. “Residential development” entails one or more buildings, structures, lots,
34 parcels or portions thereof that are designed, used or intended to be used as a
35 place of abode for human beings. These include single-family residences,
36 residential subdivisions, short residential subdivisions, attached dwellings, and
37 all accessory uses or structures normally associated with residential uses.
38 Accessory residential uses include, but are not limited to, garages, sheds,
39 tennis courts, swimming pools, parking areas, fences, cabanas, saunas and
40 guest cottages. Hotels, motels, dormitories or any other type of overnight or
41 transient housing are excluded from the residential category and must be
42 considered commercial uses depending on project characteristics.

- 1 112. "Restore", "Restoration" or "ecological restoration" means the reestablishment
2 or upgrading of impaired natural or enhanced ecological shoreline processes
3 or functions. This may be accomplished through measures including but not
4 limited to re-vegetation, removal of intrusive shoreline structures and removal
5 or treatment of toxic materials. Restoration does not imply a requirement for
6 returning the shoreline area to aboriginal or pre-European settlement
7 conditions.
- 8 113. "Riparian habitat" means areas adjacent to aquatic systems with flowing water
9 that contains elements of both aquatic and terrestrial ecosystems that mutually
10 influence each other.
- 11 114. "Salmonid" means a member of the fish family Salmonidae. In King Town,
12 Chinook, coho, chum, sockeye, and pink salmon; cutthroat, brook, brown,
13 rainbow, and steelhead trout; kokanee; and native char (bull trout and Dolly
14 Varden).
- 15 115. "Section 404 Permit" means a permit issued by the Army Corp of Engineers
16 for the placement of dredge or fill material waterward of the OHWM or
17 clearing in waters of the United States, including wetlands, in accordance with
18 33 United States Code (USC) Section 1344.
- 19 116. "Seismic hazard areas" means areas that are subject to severe risk of damage
20 as a result of earthquake-induced ground shaking, slope failure, settlement, or
21 soil liquefaction.
- 22 117. "Shall" means a mandate; the action must be done.
- 23 118. "Shoreline areas" and "shoreline jurisdiction" means all "shorelines of the
24 state" and "shorelands" as defined in RCW 90.58.030.
- 25 119. "Shoreline master program" or "master program" means the comprehensive
26 use plan for a described area, and the use regulations together with maps,
27 diagrams, charts, or other descriptive material and text, a statement of desired
28 goals, and standards developed in accordance with the policies enunciated in
29 RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a
30 shoreline master program for a Town or Town approved under chapter 90.58
31 RCW shall be considered an element of the Town or Town's comprehensive
32 plan. All other portions of the shoreline master program for a Town or Town
33 adopted under chapter 90.58 RCW, including use regulations, shall be
34 considered a part of the Town or Town's development regulations.
- 35 120. "Shoreline modifications" means those actions that modify the physical
36 configuration or qualities of the shoreline area, usually through the
37 construction of a physical element such as a dike, , weir, dredged basin, fill,
38 bulkhead, or other shoreline structure. They can include other actions, such as
39 clearing, grading, or application of chemicals.
- 40 121. "Shoreline stabilization" means actions taken to address erosion impacts to
41 property and dwellings, businesses, or structures caused by natural processes,
42 such as current, wind, or wave action. These actions include structural and

- 1 nonstructural methods. Nonstructural methods include building setbacks,
2 relocation of the structure to be protected, ground water management,
3 planning and regulatory measures to avoid the need for structural stabilization.
- 4 122. "Should" means that the particular action is required unless there is a
5 demonstrated, compelling reason, based on policy of the Shoreline
6 Management Act and this chapter, against taking the action.
- 7 123. "Significant tree" means any evergreen tree, other than holly, of at least 15
8 inches DSH and any deciduous tree, other than poplar trees, at least 12 inches
9 DSH. Poplar trees, holly, and other invasive trees of any size are not
10 considered significant trees.
- 11 124. "Significant vegetation removal" means the removal or alteration of trees,
12 shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical
13 means, or other activity that causes significant ecological impacts on functions
14 provided by such vegetation. The removal of invasive or noxious weeds does
15 not constitute significant vegetation removal. Tree pruning, not including tree
16 topping, where it does not affect ecological functions, does not constitute
17 significant vegetation removal.
- 18 125. "Snag" means the remaining trunk of a dying, diseased, or dangerous tree that
19 is reduced in height and stripped of all live branches
- 20 126. "Species and habitats of local importance" means those species that may not
21 be endangered, threatened, or critical from a state-wide perspective, but are of
22 local concern due to their population status, sensitivity to habitat
23 manipulation, or other educational, cultural, or historic attributes. These
24 species may be priority habits, priority species, and those habitats and species
25 identified in the critical areas code as having local importance (e.g., elk).
- 26 127. "Species, threatened and endangered" means those native species that are
27 listed by the State Department of Fish and Wildlife pursuant to RCW
28 77.12.070 as threatened (WAC 232-12-011) or endangered (WAC 232-12-
29 014), or that are listed as threatened or endangered under the federal
30 Endangered Species Act (16 U.S.C. 1533).
- 31 128. "Start of construction" means and includes substantial improvement, and
32 means the date the building permit was issued, provided the actual start of
33 construction, repair, reconstruction, placement, or other improvement was
34 within 180 days of the permit issuance date. For cumulative tracking, the
35 permit may extend beyond the specified time frame to the time of permit
36 completion. The actual start means either the first placement of permanent
37 construction of a structure on a site, such as the pouring of slab or footings,
38 the installation of piles, the construction of columns, or any work beyond the
39 stage of excavation, or the placement of a manufactured home on a
40 foundation. Permanent construction does not include land preparation, such as
41 clearing, grading, and filling, nor does it include the installation of streets
42 and/or walkways, nor does it include excavation for a basement, footings,
43 piers, or foundation or the erection of temporary forms, nor does it include the

- 1 installation on the property of accessory buildings, such as garages or sheds
2 not occupied as dwelling units or not part of the main structure. For a
3 substantial improvement, the actual start of construction means the first
4 alteration of any wall, ceiling, floor, or other structural part of a building,
5 whether or not that alteration affects the external dimensions of the building.
- 6 129. "Steep slopes" means those slopes (excluding Town-approved geotechnical
7 engineered slopes) 40 percent or steeper within a vertical elevation change of
8 at least 10 feet. A slope is defined by establishing its toe and top and is
9 measured by averaging the inclination over at least 10 feet of vertical relief.
- 10 130. "Stream" means any portion of a channel, bed, bank, or bottom waterward of
11 the ordinary high water line of waters of the state, including areas in which
12 fish may spawn, reside, or pass, and tributary waters with defined bed or
13 banks, which influence the quality of fish habitat downstream. This includes
14 watercourses which flow on an intermittent basis or which fluctuate in level
15 during the year and applies to the entire bed of such watercourse whether or
16 not the water is at peak level. This definition does not include irrigation
17 ditches, canals, storm water run-off devices, or other entirely artificial
18 watercourses, except where they exist in a natural watercourse that has been
19 altered by humans.
- 20 131. "Structure" means a permanent or temporary edifice or building, or any piece
21 of work artificially built or composed of parts joined together in some definite
22 manner, whether installed on, above, or below the surface of the ground or
23 water.
- 24 132. "Substantial damage" means damage of any origin sustained by a structure
25 whereby the cost of restoring the structure to its before-damaged condition
26 would equal or exceed 50 percent of the assessed value of the structure before
27 the damage occurred.
- 28 133. "Substantial improvement" means any repair, reconstruction, rehabilitation,
29 addition, or improvement of a building or structure, the cost of which exceeds
30 50 percent of the assessed value of the structure before the improvement or
31 repair is started. This term includes structures that have incurred "substantial
32 damage," regardless of the actual repair work performed. The term can
33 exclude:
- 34 a. Any project for improvement of a structure to comply with existing
35 state or local health, sanitary, or safety code specifications that have
36 been identified by the local code enforcement or building official and
37 are the minimum necessary to assure safe living conditions; or
- 38 b. Any alteration of a historic structure; provided, that the alteration will
39 not preclude the structure's continued designation as a historic
40 structure.
- 41 134. "Substantially degrade" means to cause significant ecological impact.

- 1 135. "Thinning" means the evenly spaced noncommercial removal of up to 40
2 percent of trees and woody shrubs.
- 3 136. "Topping" means the severing of main trunks or stems of vegetation at any
4 place above 25 percent of the vegetation height.
- 5 137. "Town" means the Town of Krupp.
- 6 138. "Transportation facilities" are those structures and developments that provide
7 for the movement of people, goods and services. These include roads and
8 highways, railroad facilities, bridges, parking facilities, bicycle paths, trails
9 and other related facilities.
- 10 139. "Tree removal" means the removal of a tree, through either direct or indirect
11 actions, including but not limited to: (a) clearing, damaging or poisoning
12 resulting in an unhealthy or dead tree; (b) removal of at least half of the live
13 crown; or (c) damage to roots or trunk that is likely to destroy the tree's
14 structural integrity.
- 15 140. "Trees" means any living woody plant characterized by one main stem or
16 trunk and many branches and having a diameter of four inches or more
17 measured 24 inches above ground level
- 18 141. "Unavoidable" means adverse impacts that remain after all appropriate and
19 practicable avoidance and minimization have been achieved.
- 20 142. "Understory" means the vegetation layer of a forest that includes shrubs,
21 herbs, grasses, and grass-like plants, but excludes trees.
- 22 143. "Urban Growth" - means activities that make intensive use of land for the
23 location of building, structures, and impermeable surfaces to such a degree as
24 to be incompatible with the primary use of such land for the production of
25 food, other agricultural products, or fiber, or the extraction of mineral
26 resources.
- 27 144. "Urban Growth, characterized by" - means lands having urban growth on it, or
28 to land located in relationship to an area with urban growth on it as to be
29 appropriate for urban growth; or any and all incorporated areas.
- 30 145. "Utility" means a service and/or facility that produces, transmits, carries,
31 stores, processes, or disposes of electrical power, gas, potable water,
32 stormwater, communications (including, but not limited to, telephone and
33 cable), sewage, oil, and the like.
- 34 146. "Vegetation" means plant life growing below, at, and above the soil surface.
- 35 147. "Vegetation alteration" means any clearing, grading, cutting, topping,
36 limbing, or pruning of vegetation.
- 37 148. "Water-dependent use" means a use or portion of a use which cannot exist in a
38 location that is not adjacent to the water and which is dependent on the water
39 by reason of the intrinsic nature of its operations.

- 1 149. "Water-enjoyment use" means a recreational use or other use that facilitates
2 public access to the shoreline as a primary characteristic of the use; or a use
3 that provides for recreational use or aesthetic enjoyment of the shoreline for a
4 substantial number of people as a general characteristic of the use and which
5 through location, design, and operation ensures the public's ability to enjoy the
6 physical and aesthetic qualities of the shoreline. In order to qualify as a water-
7 enjoyment use, the use must be open to the general public and the shoreline-
8 oriented space within the project must be devoted to the specific aspects of the
9 use that fosters shoreline enjoyment.
- 10 150. "Water-oriented use" means a use that is water-dependent, water-related, or
11 water-enjoyment, or a combination of such uses.
- 12 151. "Water quality" means the physical characteristics of water within shoreline
13 jurisdiction, including water quantity, hydrological, physical, chemical,
14 aesthetic, recreation-related, and biological characteristics. Where used in this
15 chapter, the term "water quantity" refers only to development and uses
16 regulated under this chapter and affecting water quantity, such as
17 impermeable surfaces and storm water handling practices. Water quantity, for
18 purposes of this chapter, does not mean the withdrawal of ground water or
19 diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.
- 20 152. "Water-related use" means a use or portion of a use which is not intrinsically
21 dependent on a waterfront location but whose economic viability is dependent
22 upon a waterfront location because:
- 23 153. The use has a functional requirement for a waterfront location such as the
24 arrival or shipment of materials by water or the need for large quantities of
25 water; or
- 26 154. The use provides a necessary service supportive of the water-dependent uses
27 and the proximity of the use to its customers makes its services less expensive
28 and/or more convenient.
- 29 155. "Water resources inventory area (WRIA)" means one of 62 watersheds in the
30 state of Washington, each composed of the drainage areas of a stream or
31 streams, as established in Chapter 173-500 WAC as it existed on January 1,
32 1997.
- 33 156. "WDFW" means the Washington Department of Fish and Wildlife.
- 34 157. "Weir" means a structure generally built perpendicular to the shoreline for the
35 purpose of diverting water or trapping sediment or other moving objects
36 transported by water.
- 37 158. "Wetlands" are areas that are inundated or saturated by surface or ground
38 water at a frequency and duration sufficient to support, and that under normal
39 circumstances do support, a prevalence of vegetation typically adapted for life
40 in saturated soil conditions. Wetlands generally include swamps, marshes,
41 bogs and similar areas. Wetlands do not include those artificial wetlands
42 intentionally created from non-wetland sites, including, but not limited to,

1 irrigation and drainage ditches, grass-lined swales, canals, detention facilities,
2 wastewater treatment facilities, farm ponds, and landscape amenities, or those
3 wetlands created after July 1, 1990, that were unintentionally created as a
4 result of the construction of a road, street, or highway. Wetlands may include
5 those artificial wetlands intentionally created from non-wetland areas to
6 mitigate the conversion of wetlands.

7 **14.19.770 Shoreline Environment Designation Map**