REGIONAL MASTER PROGRAM GOALS AND POLICIES

Introduction

As required by the Shoreline Management Act (as amended), the following goals and policies have been developed to provide the basis for implementation of the Act in Okanogan County and the incorporated communities therein.

Sections

Use Specific Policies

6.01 General Goals and Policies

A. The following goals apply to all shoreline areas, uses and activities.

1. Provide for the use, development, protection and enhancement of shoreline areas in compliance with the requirements of the Shoreline Management Act.

2. Shoreline management planning and regulation take place in a context that includes comprehensive land use, economic development, flood hazard management, salmon recovery, outdoor recreation, public utilities and watershed planning. The intent is to enhance the efficiency and effectiveness of natural resource planning processes through coordination.

3. Provide for reasonable and appropriate use of shoreline and adjacent land areas while:
    a. Protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life;
    b. Minimizing damage to the ecology, environment, and other resources of the shoreline area;
    c. Minimizing interference with the public's use of the water; and
    d. Balancing public interest with protection of private property rights.
4. Encourage a diversity of shoreline uses, consistent with Okanogan County's evolving economy and patterns of land use.
5. Minimize flood damage, including damage resulting from actions outside shoreline areas.

B. The following policies apply to all shoreline areas, uses and activities.

1. This SMP should not deny all economic use of any property, except as the public trust doctrine would limit the use of the property. This policy should be implemented through the appropriate application of methods including but not limited to project design standards, site specific evaluation, mitigation, and variances.
2. In each local jurisdiction's Shoreline Master Program the policies and regulations should be integrated and coordinated with those policies and rules of that jurisdiction's Comprehensive Plan and development regulations.
3. Where practical, shoreline management planning and regulation should be coordinated with other natural resource planning efforts (local, state, federal and tribal) affecting Okanogan County; a comprehensive system of consistent policies and regulations is the desired outcome.
4. Okanogan County recognizes and honors the sovereignty of the Confederated Tribes of the Colville Reservation (CCT) and the tribal government's authority over lands within the exterior boundary of the Colville Indian Reservation.
5. In administering this SMP, Okanogan County should defer to its Intergovernmental Land Use Planning Agreement with the Colville Tribes when addressing shoreline management issues on tribal trust lands outside the boundaries of the Colville Indian Reservation.
6. In designating shoreline areas on state and federally-owned land, Okanogan County should consider the uses planned, local and specific agency plans and potential leases for private uses and activities by the agency with management authority.
7. Development and uses within shoreline areas should be conditioned to ensure that the proposed use or activity does not result in unanticipated or undesired impacts to other property owners (such as increased flood or Geohazards to other properties or result in loss of shoreline ecological functions.

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8. Shoreline uses and activities should be compatible with existing and planned uses on surrounding sites and in adjacent environments.

9. Permitted uses and activities should be located, sited, designed, managed, and maintained to be compatible with the shoreline environment designation where they are located and be protective of shoreline ecological resources, including the following:

    a. Water quality;

    b. Visual, cultural and historic characteristics;

    c. Physical resources (including soils);

    d. Biological resources (including vegetative cover, wildlife, and aquatic life);

    e. Ecological processes and functions; and

    f. The natural character of the shoreline area.

10. Any use or activity that cannot be designed, mitigated and/or managed to prevent a net loss of shoreline ecological functions, values, and resources and that are not designed to protect the integrity of the shoreline environment should be prohibited.

11. Shoreline regulations, including shoreline designations, should favor preservation of resources and values of shorelines for future generations over development that would irrevocably damage shoreline resources.

12. Development standards, including setbacks, densities, height and bulk limits and/or minimum frontage standards, should be established to ensure that new development results in no net loss of shoreline ecological functions. Criteria considered in establishing those standards should include, but not be limited to, the following:

    a. Biophysical limitations and ecological functions and values of the shoreline area;

    b. Surrounding development characteristics and land division pattern;

    c. Level of infrastructure and services available or planned; and

    d. Other comprehensive planning considerations.

13. New uses and activities should be restricted to those that will not require extensive alteration of the land-water interface. Construction of shoreline stabilization works should be avoided. New uses and activities should be designed to preclude the need for such works. In those limited instances in which such works are found to be in the public interest and are allowed, impacts should be mitigated.

14. The scenic and aesthetic quality of shorelines and vistas should be preserved to the greatest extent feasible.

15. Natural plant communities within and bordering shorelines should be

protected and maintained to ensure no net loss of shoreline ecological functions.

16. Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.

17. Restoration of degraded shoreline vegetation, whether by natural or manmade causes, should be encouraged wherever feasible.

18. Non-structural and "soft" methods of shoreline stabilization, such as vegetation enhancement and soil bioengineering, are preferred to hardened structures to diminish ~~arrest~~ the processes of erosion, sedimentation, and flooding. Allowed shoreline stabilization structures should be designed as to not interfere with natural hydrologic and geomorphic processes.

19. Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.

20. The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.

21. Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high water mark.

22. Aquatic weed management should emphasize prevention as a first step in control and utilize science-based monitoring to determine eradication methods.

23. Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications (See Section 6.14).

6.02 Economic Development Goals and Policies

A. The following goal applies to Economic Development within shoreline areas.

1. Ensure healthy, orderly economic growth by providing for economically productive industrial, commercial and mixed uses that are particularly dependent on or related to a shoreline location.

B. The following policies apply to Economic Development within shoreline areas.

1. Activities and uses in shoreline areas should result in long-term over short-term benefits to the local economy.

2. ~~Industries, industrial~~ Projects of statewide significance, hydroelectric and water storage projects of statewide significance, transportation facilities, port facilities, tourist facilities, commerce, agricultural operations, recreational facilities (including sites intended to accommodate passive recreation) and other developments that are particularly dependent on or related to a shoreline

location or use of the shorelines of the state should be accommodated where such uses and the associated activities can be accomplished without irrevocable damage to unique shoreline resources and ecological functions.

3. Proposed hydroelectric projects should be evaluated in the context of shoreline ecological functions, public access, and navigation, and should be accommodated where said projects are consistent with the public interest and the intent of the policies of the SMA.

4. Commercial mixed use developments that include water dependent uses and provide for public access and protect/restore or enhance shoreline resources should be encouraged on shorelines of statewide significance.

5. Provide for flexibility in regulation of shoreline development and redevelopment within the urban centers of Okanogan County.

6.03 Public Access, Circulation and Recreation Goals and Policies

Shoreline public access includes the ~~physical~~ ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and/or the ability to have a view of the water and the shoreline from upland locations. Public access can include (but is not limited to) picnic areas, pathways and trails, floats and docks, viewing towers, bridges, boat launches, street ends, ingress and egress, and parking. Visual access can also include (but is not limited to) view corridors between buildings.

A. The following goals apply to public access, circulation and recreation within shoreline areas.

1. Provide, protect, and enhance physical and visual public access to shoreline areas, consistent with the natural character, features, and resources of the shoreline, private property rights, and public safety.

2. Provide for public and private active and passive recreational use of shoreline areas.

3. A safe, reasonable, and adequate vehicular and pedestrian circulation and access system, designed to minimize adverse effects on shoreline resources and ecological function wherever practical.

4. A multi-modal circulation and access system that, where practical, contributes to the functional and visual enhancement of shoreline resources.

5. Preserve, create, or enhance open space and natural amenities associated with shorelines for the benefit of the public health and wellbeing which are often lost to waterfront development.

6. Protect the rights of navigation and space necessary for water-dependent uses.

7. Promote and enhance the public interest with regard to rights to access waters held in public trust by the state while protecting private property rights and public safety.

8. To the greatest extent feasible consistent with the overall best interest of the state and the people generally, protect the public's opportunity to enjoy the physical and aesthetic qualities of shorelines of the state, including views of the water.

B. The following policies apply to public access, circulation and recreation within shoreline areas.

1. For the purpose of this Regional SMP, locally adopted comprehensive plans and any stand alone elements thereof (e.g. Okanogan County Outdoor Recreation Plan, Douglas PUD Recreation Management Plan, City of Omak Park and Recreation Plan) should be considered the official public access plans.

2. Okanogan County's shoreline area public access systems (including those of the incorporated municipalities within the county) should include provisions for people with disabilities. While it may not be practical to provide specialized facilities at all access points, physical and visual access for people with disabilities should be distributed throughout the system and should provide a variety of opportunities representative of the opportunities available to able-bodied users.

3. Developments, uses, and activities on or near the shoreline should not unnecessarily impair or detract from the public's physical or visual access to the water.

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4. Provision of public access should result in no net loss of shoreline ecological functions.

5. Public access to the shorelines afforded by street ends, public utilities, and rights-of-way should be inventoried, preserved, maintained, and, where consistent with locally adopted access plans, enhanced.

6. Public access facilities should be located and designed to provide for public safety and minimize potential impacts to private property and individual privacy. Where appropriate, there should be a physical separation or other means of clearly delineating public and private space to avoid unnecessary user conflict.

7. Where public access facilities are provided, they should be located and designed to minimize potential impacts to existing and potential uses and activities.

8. Where providing public access on site that would likely cause impacts difficult or impossible to mitigate—for instance, at sites with unique or fragile geological or biological characteristics—the Regional SMP should encourage off-site public access based on opportunities identified in the *Shoreline Characterization Report* and other adopted documents.

9. Public views of the shoreline from upland areas should be protected from new development where not in conflict with permitted uses and activities.

Enhancement of views should not be interpreted as authorizing excessive removal of vegetation that impairs views.

10. When large subdivisions (five or more lots) are proposed in shoreline areas, public open space and shoreline access should be encouraged and commensurate to the impacts of the proposed development on public access as well as, where consistent with locally adopted comprehensive plans, meet new needs that will be generated by the proposed development. Where possible the public open space requirements of this regional SMP should be integrated with any open space requirements in local land use regulations.

6.04 Conservation and Critical Areas Goals and Policies

A. The following goals apply to Conservation and Critical Areas within shoreline areas.

1. Preserve and restore shoreline natural resources, and protect those resources against adverse impacts, including loss of ecological functions necessary to sustain the natural resources.
2. Develop and implement management practices that will guarantee sustainability of natural shoreline systems and preserve, protect and restore unique and non-renewable resources or features including forested areas, wetlands and wildlife habitat.
3. Sustained yield of shoreline natural resources—such as fish, timber, groundwater, mineral resources, and agricultural products—consistent with preservation of ecological functions and protection of the public interest in shorelines of the state.

B. The following policies apply to Conservation and Critical Areas within shoreline areas.

1. Critical areas should be managed to protect against adverse effects to public health and safety and against any loss of shoreline ecological function, including adverse effects on the land, its vegetation and wildlife; and the water and its aquatic life.
2. Unique, rare, and fragile natural and man-made features as well as scenic vistas and valuable wildlife habitats should be preserved and protected from unnecessary degradation or interference.
3. Where shoreline impacts are mitigated, the type of mitigation that will have the least impact on shoreline ecological functions shall be preferred. Mitigation measures are listed below in order of descending preference, and shall be considered in the following sequence:

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

b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

f. Monitoring the impact and taking appropriate corrective measures.

4. The ecosystem-wide impacts of a large development, including the cumulative impacts of exempt uses and activities within the development over time, should be considered in approving, conditionally approving, or denying shoreline permits for multi-lot subdivisions and other large developments.

5. Shoreline uses and activities should protect ecological functions and ecosystem-wide processes and adverse impacts should be mitigated during all phases of development to result in no net loss of ecological function— including but not limited to design, construction, management, and use.

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6. Encourage land use activities and development to incorporate restoration of degraded ecological functions and ecosystem-wide processes in project design.

7. The local government with jurisdiction should require reasonable setbacks, buffers, and stormwater management systems for all shoreline development

8. All runoff treatment measures for the purpose of maintaining and/or enhancing water quality should be conducted on-site and before shoreline development affects waters or shoreline ecological functions off-site.

9. Development should comply with local stormwater management regulations or the Stormwater Management Manual for Eastern Washington (Washington Department of Ecology Publication 04-10-076, as amended); whichever will provide the greatest protection of shoreline functions.

10. Regulations designed to enhance ecological functions over time should be established for all uses and activities (including both development and redevelopment). Specifically, those regulations should address subdivision, vegetation management, critical areas, and water quality; and should include development standards for shoreline modifications.

C. Wetlands

1. Wetlands should be categorized based on the rarity, irreplaceability, or sensitivity to disturbance of a wetland and the functions the wetland provides using the Eastern Washington Wetland rating system.

2. Alteration to wetlands should be designed to avioid impacts to the wetland area functions. Where there is no feasible alternative, impacts should be mitigated to achieve no net loss of wetland functions.

3. Buffers established should be adequate to ensure that wetland functions are protected and maintained in the long term. The requirements for buffers should take into account ecological functions of the wetland, the characteristics and setting of the buffer, the potential impacts associated with adjacent land use, and other factors.

4. Mitigation requirements should be based on the wetland rating.

5. Compensatory mitigation should be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible.

D. Geologically Hazardous Areas

Development in designated geologically hazardous areas should not allow:

1. New development or the creation of new lots that would cause foreseeable risk from geological conditions to people or improvements during the life of the development.

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2. New development that would require structural shoreline stabilization over the life of the development. Exceptions may be made for the limited instances where stabilization is necessary to protect allowed uses where no alternative locations are available and no net loss of ecological functions will result. The stabilization measures shall conform to WAC 173-26-231 and Chapter 14.15.

3. Where no alternatives, including relocation or reconstruction of existing structures are found to be feasible, and less expensive than the proposed stabilization measure, stabilization structures or measures to protect existing primary residential structures may be allowed in strict conformance with WAC 173-26-231 and Chapter 14.15 and then only if no net loss of ecological functions will result.

E. Critical Freshwater Habitats

1. The uses and developments in critical fresh water habitat areas should be regulated to assure no net loss of ecological functions and eco-system wide processes.

2. Regulating uses and development within lake basins and stream channels, associated channel migration zones, wetlands, and the flood plains, to the extent such areas are in the shoreline jurisdictional area, as necessary to assure no net loss of ecological functions, including where applicable the associated hyporheic zone, results from new development.

3. Management of the critical fresh water habitat should include provisions for shoreline stabilization, fill, vegetation conservation, water quality, flood hazard reduction, and specific uses, to protect human health and safety and to

protect and restore the corridor's ecological functions and ecosystem wide processes.

4. Planning for protection, and restoration where appropriate, along the entire length of the corridor from river headwaters to the mouth.
5. Encourage protection of hydrologic connections between water bodies, water courses, and associated wetlands.
6. Develop incentives and other means to restore water connections that have been impeded by previous development, and where appropriate, be based on the information from comprehensive watershed management planning.

F. **Flood Hazard Reduction**: Flood hazard management projects are those actions taken with the primary purpose of preventing or minimizing damage caused by flooding.

1. Prevent and minimize flood damage potential in Okanogan County.
2. The county shall maintain the requirements of the National Flood Insurance Program.
3. New Development shall occur in conformance with applicable flood hazard prevention codes.
4. Assure that flood hazard reduction measures do not result in a net loss of ecological functions associated with lakes, rivers, and streams.
5. Where feasible, give preference to nonstructureal flood hazard redutuion measures over structural measures.
6. Base flood hazard reduction measures on applicable watershed management plans, comprehensive flood hazard management plans, and other comprehensive planning effors, provided those measures are consistent with the Shoreline Management Act and this chapter.
7. Plan for and facilitate returning river and stream corridors to more natural hydrological conditions. Recognize that seasonal flooding is an essential natural process.
8. When developments are evaluating alternate flood control measures, consider the removal or relocation of structures in flood-prone areas.
9. Plan for and facilitate removal of artificial restrictions to natural channel migration, restoration of off channel hydrological connections and return river processes to a more natural state where feasible and appropriate.

G. Vegetation Conservation

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H. Water Quality

1. The location, construction, operation, and maintenance of all shoreline uses and developments should maintain or enhance the quantity and quality of surface and ground water over the long term.

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2. Shoreline use and development should minimize the need for chemical fertilizers, pesticides or other similar chemical treatments to prevent contamination of surface and ground water and/or soils and adverse effects on shoreline ecological functions and values.

3. Appropriate buffers along all wetlands, streams, and lakes should be provided and maintained in a manner that avoids the need for chemical treatment for vegetation management and be consistent with best management practices.

6.05 Historic, Cultural, Scientific, and Educational Goals and Policies

A. The following goal applies to all uses and activities within shoreline areas.

1. Recognize and protect important archaeological, historic, and cultural structures, sites, and areas and other resources having historic, cultural, or educational values that are located in the shoreline area for educational, scientific, and enjoyment uses of the general public.
2. Due to the limited and irreplaceable nature of the resource(s), prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the Washington State Department of Archaeology and Historic Preservation.

B. The following policies apply to all uses and activities within shoreline areas.

1. All uses and activities (public and private) should comply with local, state, federal, and tribal requirements for protection of any resources that have significant archeological, historic, cultural, scientific, or educational value as identified by the relevant authorities, including the Confederated Tribes of the Colville Reservation (CCT) and the Washington State Department of Archaeology and Historic Preservation (DAHP).

2. Where permitted by law, sites containing archaeological, cultural, and historic resources should be identified to avoid damage to the resources and the delay and expense associated with discovery of resources during development. Where disclosure of the location of such sites is restricted, relevant authorities, including the CCT and the DAHP should be notified of permit applications within known archaeological and historic resources.

3. Development within an identified historic, cultural, or archaeological site should be inspected or evaluated by a professional archaeologist, in coordination with affected Indian tribes, and designed and operated to be compatible with continued protection of the historic, cultural, or archaeological resources.

4. Archeological sites located both inside and outside shoreline jurisdiction are subject to RCW 27.44(Indian Graves and Records) and RCW

27.53(Archeological sites and records) and development or uses that may impact such sites shall comply with WAC 25-48 as well as the provisions of this SMP. The provisions of this section apply to archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered.

5. In Shorelines of Statewide Significance and on any other sites identified by the DAHP or the CCT as having a high probability of containing significant archaeological and historic resources, consultation with the DAHP and the CCT should be encouraged before issuance of any permits or exemptions. This policy applies to all uses and activities, including individual single-family residences.

~~6.~~ Opportunities for education related to archeological, historic, and cultural features should be provided where appropriate and be incorporated into public and private programs and development.

7. Access to educational, cultural, or historic sites should not reduce their resource value or degrade the quality of the environment.

8. Historic, cultural, and archaeological site development should be planned and carried out so as to prevent impacts to the resource. Impacts to neighboring properties and other shoreline uses should be limited to temporary and reasonable levels.

6.06 Shorelines of Statewide Significance

A. The legislature declares that the interest of all of the people shall be paramount in the management of shorelines of statewide significance. The Department of Ecology and the County give preference to uses in the following order of preference which:

1. Recognize and protect the statewide interest over local interest;
2. Preserve the natural character of the shoreline;
3. Result in long term over short term benefit;
4. Protect the resources and ecology of the shoreline;
5. Increase public access to publicly owned areas of the shorelines
6. Increase recreational opportunities for the public in the shoreline;
7. Provide for any other element as defined in RCW 90.58.100 deemed appropriate.

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

condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.

6.07 Shoreline Designations

A. Aquatic Designation Policies

1. Developments within the Aquatic Designation should be compatible with the adjoining upland designation.
2. Diverse opportunities for public access to the water should be encouraged and developed where such access is compatible with the existing shoreline and water uses and environment.
3. Over-water structures should be allowed only for water-dependent uses, public access, or ecological restoration. The size of such structures should be limited to the minimum necessary to support the structure's intended use. Structures that are not water-dependent should be prohibited.
4. Multiple-use of over-water facilities should be encouraged.
5. Aquaculture should be allowed where the use can be undertaken without interfering with surface navigation, public access, or shoreline ecological functions.
6. Hydroelectric projects of regional or statewide significance (including development of new hydroelectric projects, renovation of existing hydroelectric facilities, and operation of existing hydroelectric projects) should be allowed where impacts to surface navigation, public access, shoreline ecological functions, and the visual quality of the shoreline area can be adequately mitigated.
7. Fishing and other recreational uses of the water should be protected against competing uses that would interfere with recreation.
8. All developments and activities using navigable water bodies under the jurisdiction of this SMP should be located and designed to minimize interference with surface navigation. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should provide for portage consistent with project operations, safety, and security of the project facilities.
9. All developments and activities using water bodies under the jurisdiction of this SMP should be located and designed to minimize adverse visual impacts and to allow for the safe unobstructed passage of fish and animals, particularly those whose life cycles are dependent on such migration. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should

address visual impacts and fish and wildlife passage while at the same time providing for project operations, safety, and security of the project facilities.

10. Uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

11. Abandoned and neglected structures that cause adverse visual impacts or are a hazard to public health, safety, or welfare should be removed or restored to a usable condition consistent with the provisions of this master program.

12. Activities that substantially degrade priority habitats should not be allowed. Where such activities are necessary to achieve the objectives of the Shoreline Management Act, RCW 90.58.020, their impacts should be mitigated to provide a net gain of critical ecological functions.

13. Shoreline modifications should be considered only when they serve to protect or enhance a significant, unique, or highly valued feature that might otherwise be degraded or destroyed. Exceptions may be made for hydroelectric projects licensed by the Federal Energy Regulatory Commission. Such projects should be located and designed to minimize impacts to shoreline functions and values.

B. Natural

1. Physical alterations, including shoreline modifications, should only be considered when they serve to protect or enhance a significant, unique, or highly-valued feature that might otherwise be degraded or destroyed.

2. Limited access should be permitted for scientific, historical, cultural, educational, and low-intensity water-oriented recreational purposes, provided that no significant adverse impact on the area will result.

3. A conditional use permit should be required for any non-exempt use or activity.

4. Any use that would substantially degrade the ecological functions or natural character of the shoreline, including new development or vegetation removal that would reduce the capability of vegetation to perform normal ecological functions, should be prohibited.

5. The following uses should not be allowed in areas designated “Natural”: residential uses; commercial uses; industrial uses; mining; agriculture; non-water-oriented recreation; golf courses; and roads, utility corridors, and parking areas that can be located elsewhere.

6. Restoration of degraded shorelines should be encouraged.

C. Riverine/Lacustrine Designation

1. Shoreline modifications should only be considered when they serve to protect or enhance a significant, unique, or highly-valued feature that might otherwise be degraded or destroyed.

2. The following uses should not be allowed in shoreline areas designated as "Riverine/Lacustrine": commercial activities, with the exception of lesser-intensity resource-based uses; mining; golf courses; and roads and parking areas that can be located elsewhere.
3. The following uses should be allowed in shoreline areas designated as "Riverine/Lacustrine", provided that no significant adverse impact on the area will result: agriculture; commercial forestry; recreational uses; scientific, historical, cultural, educational, and research uses.
4. Any use that would substantially degrade the ecological functions or natural character of the shoreline, including new development or vegetation removal that would reduce the capability of vegetation to perform normal ecological functions, should be prohibited.
5. Restoration of degraded shorelines should be encouraged.

D. Conservancy Designation

1. Uses and activities that would substantially degrade or permanently deplete the biological resources of the area should not be allowed.
2. Shoreline modifications should only be considered when they serve to protect or enhance a significant, unique, or highly-valued feature that might otherwise be degraded or destroyed.
3. Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands, either directly or over the long term, should be the primary allowed uses. Water-oriented uses should be given priority over non-water oriented uses.
4. The following uses should not be allowed in shoreline areas designated as "Conservancy": new residential uses; commercial or industrial activities, with the exception of commercial forestry; mining, except on lands designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070; golf courses; and roads and parking areas that can be located elsewhere.
5. The following new uses should be allowed in shoreline areas designated as "Conservancy", provided that no significant adverse impact on the area will result: commercial forestry, low intensity agricultural uses; scientific, historical, cultural, educational, and research uses; low-intensity water-oriented recreational uses.
6. Mining and associated uses should be allowed on lands that are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070.
7. Hydroelectric projects of regional or statewide significance (including development of new hydroelectric projects, renovation of existing hydroelectric facilities, and operation of existing hydroelectric projects) should be allowed as a conditional use where impacts to surface navigation, public access, shoreline ecological functions, and the visual quality of the

shoreline area can be adequately mitigated.

E. Rural Resource Designation

1. Uses and activities that would substantially degrade or permanently deplete the biological resources of the area should not be allowed.

2. Construction of new structural shoreline stabilization and flood control works should only be allowed where there is a documented need to protect an existing structure or ecological functions and mitigation is applied, consistent with WAC 173-26-231. Such measures, along with vegetation removal and other shoreline modifications, should be designed and managed to ensure that the natural shoreline functions are protected. New development should be designed and located to preclude the need for such work.

3. The following uses should be allowed in shoreline areas designated as "Rural Resource", provided that no significant adverse impact on the area will result: agriculture; commercial forestry; aquaculture; water-oriented commercial and industrial uses, where those uses already exist or in rural communities that possess shoreline conditions and services to support such development; water-dependent and water-enjoyment recreational facilities; residential development.

4. Mining and associated uses should be allowed on lands that are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070.

5. Hydroelectric projects of regional or statewide significance (including development of new hydroelectric projects, renovation of existing hydroelectric facilities, and operation of existing hydroelectric projects) should be allowed where impacts to surface navigation, public access, shoreline ecological functions, and the visual quality of the shoreline area can be adequately mitigated.

6. Residential development standards should ensure no net loss of shoreline ecological functions and should preserve the existing character of the shoreline consistent with the purpose of the environment.

7. Opportunities for public access to shorelines and water bodies should be encouraged for all developments, including subdivisions, short subdivisions, planned unit developments, commercial uses, public services, and recreational uses, provided any adverse impacts can be mitigated.

8. Public and private recreational facilities and uses that are compatible with residential uses should be encouraged, provided that no net loss of shoreline ecological resources will result.

9. Subdivision should be allowed in shoreline areas designated as "Rural Resource."

F. Rural Residential Designation

1. The following uses should be allowed in shoreline areas designated as "Rural Residential", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: community boating facilities and docks; low- and moderate-intensity recreational uses; residential development; public access.
2. Opportunities for public access should be encouraged for all development.
3. All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.
4. Boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be encouraged.
5. Recreational facilities and uses that are compatible with residential uses and with the applicable comprehensive plan and development regulations should be allowed.
6. Access (including transportation facilities and rights of way or easements), utilities, and public services should be available and adequate to serve any existing needs and planned future development.
7. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.
8. Subdivision should be allowed in shoreline areas designated as "Rural Residential", consistent with applicable comprehensive plans.

G. Shoreline Recreation Designation

1. The following uses should be allowed in shoreline areas designated as "Shoreline Recreation", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development; public access and recreational uses; water-oriented mixed-use development; master-planned resorts, and other development consistent with preservation of low-density recreation-oriented character.
2. Dedication and improvement of public access should be required for development by public entities (including local governments, state agencies, and public utility districts). Where a master-planned public access system, such as a lakeshore trail system, exists or is planned, participation in the system and provision of facilities that promote physical activity should be

encouraged.

3. All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.

4. Boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be encouraged.

5. The number of boating facilities allowed within the Shoreline Recreation designation on each water body should be limited to protect shoreline ecological resources and preserve the character of the shoreline area.

6. Mixed-use water-oriented recreational/residential developments should be encouraged in the Shoreline Recreation designation where such developments are consistent with zoning and comprehensive plan designations and can be accommodated without damage to shoreline ecological resources.

7. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.

8. Adequate public facilities and services should be required in conjunction with development in the Shoreline Recreation designation. Within UGAs, such development should be required to connect to municipal water and sewer utilities. Outside of UGAs, private community utility systems may be allowed. Concurrent development of transportation facilities, including facilities to promote physical activity, should be required.

9. Subdivision should be allowed in shoreline areas designated as "Shoreline Recreation."

H. Urban Conservancy Designation

1. Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands, either directly or over the long term, should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment, the setting, and the local comprehensive plan and development regulations.

2. The following uses should be allowed in shoreline areas designated as "Urban Conservancy", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: aquaculture; low-intensity water-oriented commercial and industrial uses, where those uses already exist; water-dependent and water-enjoyment recreational facilities; residential

development.

3. Mining and associated uses should be allowed on lands that are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070. Otherwise resource extraction should not be allowed.
4. Water-oriented uses should be given priority over non-water oriented uses.
5. Adjacent to navigable waters, water-dependent uses should be given the highest priority.
6. Opportunities for public access to shorelines and water bodies should be encouraged for all developments, including subdivisions, short subdivisions, planned unit developments, commercial uses, public services, and recreational uses, provided any adverse impacts can be mitigated.
7. Public and private recreational facilities and uses that are compatible with residential uses should be encouraged, provided that no net loss of shoreline ecological resources will result.
8. Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications.
9. Subdivision should be allowed in shoreline areas designated as "Urban Conservancy."

I. Shoreline Residential Designation

1. The following uses should be allowed in shoreline areas designated as "Shoreline Residential", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development (including both single and multi-family development); water-oriented commercial uses. .
2. Opportunities for public access to shorelines and water bodies should be encouraged for all developments, including subdivisions, planned developments, commercial uses, and public services.
3. All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.
4. Boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be required.
5. Public and private recreational facilities and uses that are compatible with residential uses and with the applicable comprehensive plan and development regulations should be allowed.
6. Access (including transportation facilities and rights of way or easements),

utilities, and public services should be available and adequate to serve any existing needs and planned future development.

7. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.

8. Subdivision should be allowed in shoreline areas designated as "Shoreline Residential."

J. High Intensity Designation

1. Although they are among the most heavily developed shoreline lands in Okanogan County, High Intensity lands retain resource value and present opportunities for protection and restoration.

2. Because shorelines are a finite resource and because high-intensity uses tend to preclude other shoreline uses, emphasis should be given to directing new development into areas that are already developed or where high-intensity uses can be developed consistent with this master program and the applicable Comprehensive Plan, and to uses requiring a shoreline location. Full utilization of existing high-intensity areas should be encouraged before further expansion is allowed.

3. Priority should be given to water-dependent, water-related, and water-enjoyment uses over other uses, with highest priority given to water-dependent uses. Uses that derive no benefit from a water location should require a shoreline conditional use permit.

4. Where consistent with other policies and with local comprehensive plans and development regulations, the following uses should be allowed in shoreline areas designated as "High Intensity", provided that the use is consistent with maintaining or restoring the ecological functions of the area: water-oriented commercial uses, transportation, navigation, and other high-intensity water-oriented uses, including multi-family residential development.

5. Visual public access should be required, where feasible.

6. Physical public access should be encouraged where it can be accommodated without risk to public safety.

7. Aesthetic objectives should be implemented by means such as sign control regulations; appropriate development siting, screening and architectural standards; and maintenance of natural vegetative buffers.

8. In order to make maximum use of the available shoreline resources and to accommodate future water-oriented uses, the redevelopment and renewal of substandard, degraded, under-used, or obsolete urban shoreline areas should

be encouraged.

9. Subdivision should be allowed in shoreline areas designated as "High Intensity."

SPECIFIC USE AND ACTIVITY POLICIES

6.08 Agriculture

A. New agricultural uses should be allowed where they are consistent with the applicable comprehensive plan and be subject to all applicable provisions of this SMP.

B. A vegetative buffer of native plants should be maintained, or established and maintained between agricultural lands and water bodies or wetlands in order to protect water quality and to maintain habitat for fish and wildlife.

C. Animal feeding operations, retention and storage ponds for agricultural run-off, feed lots, feed lot waste, and manure storage should be located outside of shoreline areas and constructed to prevent contamination of water bodies and degradation of the shoreline environment.

D. Appropriate farm and soil management techniques should be employed to prevent fertilizers, herbicides, and pesticides from contaminating water bodies and wetlands and from having a harmful effect on other shoreline resources such as vegetation and soil.

E. Provisions for public access to shorelines should not restrict agricultural uses.

F. Development on agricultural lands not meeting the definition of agricultural activities, and the conversion of agricultural land to non-agricultural uses, should be consistent with the environment designation and the general and specific use regulations of this SMP and should not result in a net loss of ecological functions.

6.09 Aquaculture

A. Aquaculture is a water-dependent use and should be considered a preferred use of water areas when consistent with control of pollution, avoidance of adverse impact to the environment, navigation, established water-dependent uses, or aesthetic qualities of the shoreline, and preservation of habitat for resident native species.

B. Since areas suitable for aquaculture are limited by specific biophysical requirements, areas with high potential for aquaculture uses should be identified and protected from degradation by other types of land and water uses.

C. All permitted aquaculture projects should be protected from new development that would be likely to damage or destroy them. New shoreline proposals in the vicinity of an experimental aquaculture project should be restricted or denied if they might compromise the monitoring and data collection required under the permit for the experimental project.

D. Aquaculture methods and structures should be chosen to create the least impact on

the visual and environmental qualities of the shorelines. In instances in which a choice of aquaculture methods is available, or where two or more incompatible aquaculture projects are proposed in the same area, preference should be given to those forms of aquaculture that involve lesser environmental and visual impacts. In general:

1. Projects that require submerged structures or no structures should be preferred over those that involve substantial floating structures.
2. Projects that require few land-based facilities should be preferred over those that require extensive facilities.
3. Projects that involve little or no substrate modification should be preferred over those that involve substantial modification.
4. Projects that involve little or no supplemental food sources, pesticides, herbicides, or antibiotic application are preferred over those that involve such practices.

E. Aquaculture should not be allowed in the following areas:

1. Areas that have little natural potential for the type(s) of aquaculture under consideration.
2. Areas that have water quality problems that make the areas unsuitable for the type(s) of aquaculture under consideration.
3. Areas devoted to established uses of the aquatic environment with which the proposed aquaculture method(s) would substantially and materially conflict. Such uses include but are not limited to navigation, moorage, fishing, underwater utilities, and active scientific research.
4. Areas where the design or placement of the facilities would substantially degrade the aesthetic qualities of the shoreline.
5. Areas where an aquaculture proposal would result in any significant adverse environmental impacts that cannot be eliminated or adequately mitigated through enforceable conditions of approval.
6. Areas where the proposed activity would adversely affect critical habitat use or value.

F. Because the technology associated with some forms of aquaculture is still experimental, aquaculture should be given flexibility to experiment with new techniques. However, experimental aquaculture projects should be limited in scale, should be approved for a limited and specified period of time, and should be required to develop and implement a monitoring plan to assess the outcomes of the experiment.

G. Aquaculture that involves significant risk to the environment, including risk of cumulative adverse effects on water quality, sediment, quality, benthic organisms, and/or wild fish populations through potential contribution of antibiotic-resistant bacteria, escapement of non-native species, or other adverse effects on native species should not be permitted.

6.10 Boating Facilities

A. Boating facilities (docks, piers, ramps, marinas, etc…) should be located, designed, and operated to provide maximum feasible protection and enhancement of aquatic and terrestrial life including animals, fish, birds, plants, and their habitats and migratory routes. When plastics and other non-biodegradable materials are used, precautions should be taken to ensure their containment.

B. Boating facilities, including minor accessory buildings and haul-out facilities, shall be in character and scale with the surrounding shoreline and shall be designed so their structures and operations will be aesthetically compatible with or will enhance existing shoreline features and uses.

C. Boating facilities should be located and designed so their structures and operations will be aesthetically compatible with the area visually affected and will not unreasonably impair shoreline views. Use of natural non-reflective materials should be encouraged.

D. Regional as well as local needs should be considered when determining the location of marinas, boat launches and community docks. Potential sites should be identified near high-use or potentially high-use areas.

E. Dry boat storage should not be considered a water-oriented use. Boat hoists, boat launch ramps, and access routes associated with a dry boat storage facility should, however, be considered to constitute a water-oriented use.

~~F.~~ Livaboards should be allowed in accordance with the Department of Natural Resources regulatory standards located in WAC 332-30 and WAC 332-52. For those marinas located outside DNR jurisdictional bed lands, livaboards are limited to 10% of total moorage and the marina should seek to be certified as a clean marina.

G. Because docks can have a significant impact on shoreline habitat and functions the impacts of all docks should be reviewed to ensure that the proposed structure is suitably located and designed and that all potential impacts have been recognized and mitigated.

H. Multiple use and expansions of existing docks should be encouraged over the addition and/or proliferation of new facilities. Joint-use facilities are preferred over new single-use docks. Dock projects should be encouraged to provide for public docking, launching, and recreational access.

I. New commercial docks and marinas should be designed to accommodate public access and enjoyment of the shoreline location.

J. Docks should be designed to cause minimum interference with navigable waters and the public's use of the shoreline.

K. The proposed site of the structure and intensity of use or uses of any dock should be compatible with the surrounding environment and land and water use.

L. Docks not attached to the shoreline should not extend into navigable waters where they pose a hazard to navigation. Such docks may be allowed by conditional use

permit in special situations where the use for such a dock serves a water-dependent or orient use and measures have been taken to reduce the hazard to navigation.

6.11 Commercial Uses

A. New commercial development in shoreline areas should be consistent with the applicable local Comprehensive Plan and should be located to minimize sprawl and inefficient use of shoreline areas and, where applicable, to promote trip reduction.

B. No commercial development should be allowed in the "Natural" designation. Commercial development should not be allowed in wetlands, wetland buffers, and shoreline buffers without following mitigation sequencing.

Deleted: or shoreline areas designated Natural

C. Because shorelines are a limited resource, preference should be given to water-dependent and oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.

D. Over-water construction for non-water-dependent ~~oriented~~ commercial developments should be prohibited.

E. Commercial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities. Where possible, commercial facilities should be designed to permit pedestrian waterfront activities.

F. Site plans for commercial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.

G. Commercial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting, screening and architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

H. Commercial developments should be designed, constructed, operated, and maintained to ensure no net loss of shoreline ecological functions and to protect areas of cultural significance.

I. Commercial developments should include landscaping that will visually enhance the shoreline area and contribute to shoreline functions and values.

6.12 Industrial Uses

A. No non-water-dependent industrial development should be allowed to locate within shoreline areas.

B. New industrial development in shoreline areas should be consistent with the applicable local Comprehensive Plan and should be located to minimize sprawl and inefficient use of shoreline areas and, where applicable, to promote trip reduction.

C. No industrial development should be allowed in wetlands, wetland buffers, or shoreline buffers without following mitigation squencing.

D. New over-water construction for industrial uses should be prohibited unless it can be shown to be essential to a water-dependent industrial use.

E. Industrial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location unless such access would be incompatible for reasons of safety, security, or impact to the shoreline environment. Where public access is incompatible with the proposed use, any loss of public access opportunity should be mitigated. Where public access is provided, it should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities. Where possible, industrial developments should be designed to permit pedestrian waterfront activities.

F. Site plans for industrial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.

G. To the extent feasible, industrial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting, screening and architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

H. Industrial developments should be designed, constructed, operated, and maintained to ensure no net loss of shoreline ecological functions and to protect areas and systems of cultural significance.

I. Industrial developments should include landscaping that will visually enhance the shoreline area and contribute to shoreline functions and values.

6.13 Mining

A. Commercial mining should be allowed only where the use is dependent on a shoreline location. Mineral prospecting and placer mining should be allowed subject to the *Gold and Fish Rules and Regulations* as they now exist or hereinafter amended.

B. Mining and associated activities should result in no net loss of shoreline ecological functions, including impacts to unique or fragile areas and impacts to priority habitats or species and provisions of applicable critical area regulations.

C. All feasible measures should be taken to protect shoreline areas and water bodies from all sources of pollution, including but not limited to sedimentation and

siltation, chemicals and petrochemicals (including both use and spillage), and mining wastes and spoils (including both storage and disposal).

D. All feasible measures should be taken to prevent disruption of ecological processes and functions in shoreline areas and water bodies.

E. Mining uses should allow the natural shoreline systems to function with a minimum of disruption during their operations and should return the site to as near a natural condition as possible upon completion.

F. Adverse impacts of mining operations on surrounding shoreline areas, including visual and noise impacts, should be minimized, and shoreline enhancement should be encouraged.

6.14 Municipal Uses

A. New municipal uses in shoreline areas should be consistent with the comprehensive and recreation plans of the local government with jurisdiction and should be located to minimize sprawl and inefficient use of shoreline areas and, where applicable, to promote trip reduction.

B. No municipal uses should be allowed in wetlands.

C. Because shorelines are a limited resource, preference should be given to water-dependent and oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.

D. Over-water construction for non-water-dependent ~~oriented~~ municipal uses should be prohibited.

E. Where appropriate, municipal uses should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities.

F. Municipal uses should be aesthetically compatible with the surrounding area.

G. Municipal uses should be designed, constructed, operated, and maintained to protect and enhance natural areas and systems.

H. Municipal uses should include shoreline enhancement and restoration activities that will visually enhance the shoreline area and contribute to shoreline functions and values.

I. Municipal uses should be located, designed, operated, and maintained to cause no net loss of shoreline ecological funtions and to be compatible with, and minimize adverse impacts on, valuable cultural and natural

6.15 Recreational Uses

A. The location and design of shoreline recreational developments should be consistent with the comprehensive plan and recreation plan of the local government with jurisdiction.

B. Local, regional, state, and federal recreation planning should be coordinated. Shoreline recreational developments should be consistent with applicable park, recreation, and open space plans of other jurisdictions.

C. A variety of compatible recreational experiences and activities should be encouraged to satisfy diverse recreational needs. However, facilities for recreational activities that do not benefit from a shoreline location should not locate in shoreline areas.

D. Recreational developments should be located, designed, operated, and maintained to cause no net loss of shoreline ecological functions and to be compatible with, and minimize adverse impacts on, valuable cultural and natural features and on nearby land and water uses. Favorable consideration should be given to proposals that complement their environment and surrounding land and water uses, and that protect natural areas.

E. Priority should be given to developments that provide recreational uses and other improvements facilitating public access to shoreline areas.

F. Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas. Removal of healthy native vegetation to enhance views should be discouraged.

G. All recreational developments should make adequate provisions for:

1. Vehicular and pedestrian access, both on and off site, including, where appropriate, access for people with disabilities.
2. Proper water supply and solid and sanitary waste disposal.
3. Security and fire protection for the use and for any use-related impacts to adjacent property.
4. The prevention of overflow and trespass onto adjacent properties, by methods including but not limited to landscaping, fencing, and posting of the property.
5. Buffering from adjacent private property or natural areas.
6. Trails and paths on steep slopes should be located, designed, and maintained to protect bank stability.

6.16 Shoreline Modifications

Comment [CS2]: Move these to the critical area goals and policies above.

Shoreline modifications are generally related to construction of a physical element such as a dike, breakwater, dredged basin, or fill, but they can include other actions such as clearing, grading, application of chemicals, or significant vegetation removal. Shoreline modifications are usually undertaken in support of or in preparation for a shoreline use; for example, dredging (shoreline modification) to allow for a marina (boating facility use). All shoreline uses and activities, even those that are exempt from the requirement to obtain a shoreline substantial development permit, and regardless of the Shoreline Designation in which they are undertaken, must conform to all of the applicable policies and regulations listed in this SMP. For example, a residential development project that

included docks and roads would need to comply with the policies and regulations related to docks and roads as well as those related to residential development.

Shoreline Modification Policies cover the following areas (see Chapter 7 and 8 for regulations):

A. General
B. Clearing and Grading
C. Dredging and Dredge Material Disposal
D. Fill
E. Flood Hazard Management Facilities
F. Shoreline Stabilization
G. Vegetation Conservation

A. *General*:

1 The provisions of this section apply to all shoreline modifications within all shoreline areas.

2 All shoreline modifications should be in support of an allowed shoreline use that is in conformance with the provisions of this master program.

3 Shoreline modifications should cause as few environmental impacts as possible and should be limited in size and number.

4 Shoreline modifications should individually and cumulatively not result in a net loss of ecological functions. This is to be achieved by preferencing those types of shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from shoreline modifications.

5 The type of shoreline and the surrounding environmental conditions should be considered in determining whether a proposed shoreline modification is appropriate.

6 Projects that include shoreline modifications should contribute to enhancement of shoreline ecological functions, when possible.

7 As shoreline modifications are allowed to occur, measures to protect and restore ecological functions should be implemented.

8 In-stream structures should provide for the protection and preservation, of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.

9 The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

B. Clearing and Grading: Clearing and grading are activities associated with developing property for a particular use. Specifically, "clearing" means the destruction, uprooting, scraping, or removal of vegetative ground cover, shrubs,

and trees. "Grading" means the physical manipulation of the earth's surface and/or surface drainage pattern without significantly adding or removing on-site materials. "Fill" means placement of dry fill on existing dry or wet areas and is addressed later in this chapter.

Clearing and grading are regulated because they may increase erosion, siltation, runoff, and flooding, change drainage patterns; reduce flood storage capacity; and damage habitat. All clearing and grading within areas under shoreline jurisdiction, even that which does not require a permit, must be consistent with the Shoreline Management Act, the Department of Ecology rules implementing the Act, and the goals, policies, and regulations of this Master Program.

1. Clearing and grading activities should only be allowed in association with an allowed shoreline use.
2. Clearing and grading in shoreline areas should be limited to the minimum necessary to accommodate permitted shoreline development.
3. Clearing and grading should be discouraged in required shoreline setbacks.
4. All clearing and grading activities should be designed and conducted to minimize sedimentation and impacts to shoreline ecological functions, including wildlife habitat functions and water quality. Negative environmental and shoreline impacts of clearing and grading should be avoided or minimized through proper site planning, construction timing and practices, vegetative stabilization or (where required) soft structural stabilization, use of erosion and drainage control methods, and by adequate maintenance.
5. For clearing and grading proposals, a plan addressing species removal, re-vegetation, irrigation, erosion and sedimentation control, and other plans for protecting shoreline resources from harm should be required.
6. After completion of construction, those cleared and disturbed sites should be promptly re-stabilized, and should be replanted as required by a mitigation management plan. Vegetation from the recommended list is preferred—see Chapter 14.

C. Dredging and Dredge Material Disposal: Dredging is the removal or displacement of earth or sediments such as gravel, sand, mud, silt, and/or other materials or debris from any water body or associated shoreline or wetland. Dredging is normally done for specific purposes such as constructing or maintaining canals, navigation channels, or marinas, for installing pipelines or cable crossings, or for dike or drainage system repair and maintenance. Dredge material disposal is the depositing of dredge materials on land or into water bodies for the purposes of either creating new lands or disposing of the by-products of dredging. Dredge material disposal within shoreline jurisdiction is also subject to the filling policies 6.14(D) later in this section.

1. New development should be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.

2. Dredging and dredge material disposal should be located and conducted in a manner that minimizes damage to existing ecological functions and processes, including those in the area to be dredged, at the dredge material disposal site, and in other parts of the watershed. Impacts that cannot be avoided should be mitigated in a manner that assures no net loss of shoreline ecological functions.

3. Dredging of bottom materials for the primary purpose of obtaining material for fill or other purposes should be prohibited, except when the material is necessary for the restoration of ecological functions.

4. Dredging operations should be planned and conducted to minimize interference with water and shoreline uses, properties, and values.

5. Dredging for the purpose of establishing, expanding, or relocating or reconfiguring navigation channels and basins should be allowed where necessary for assuring safe and efficient accommodation of existing navigational uses, and then only when significant ecological impacts are minimized and when mitigation is provided.

6. Maintenance dredging of established navigation channels and basins should be restricted to maintaining previously dredged and/or existing authorized location, depth, and width.

7. Dredge material disposal in water bodies should be discouraged, except for habitat improvement or where depositing dredge material on land would be more detrimental to shoreline resources than deposition in water areas.

8. Where dredge material has suitable organic and physical properties, dredging operations should be encouraged to recycle dredged material for beneficial use in enhancement of beaches that provide public access, habitat creation or restoration, aggregate, or clean cover material at a landfill.

D. Fill: Fill is the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the ordinary high water mark, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land. Fill does not include sanitary landfills for the disposal of solid waste.

1. Fills waterward of the ordinary high water mark should be allowed only when necessary to facilitate water-dependent use, public access,cleanup and disposal of contaminated sediments as part of an interagency environmental clean up plan, disposal of dredged material considered suitable under, and conducted in accordance with the dredged material management program of the department of natural resources, expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible, mitigation action, environmental restoration, beach nourishment or enhancement projects that are consistent with this master program.

2. Shoreline fills should be designed and located so that there will be no significant damage to existing ecological systems or natural resources, and no alteration of local currents, surface water drainage, or flood waters that would

result in a hazard to adjacent life, property, or natural resource systems.

3. In evaluating fill projects, such factors as potential and current public use of the shoreline and water surface area, navigation, water flow and drainage, water quality, and habitat should be considered and protected to the maximum extent feasible.

4. The perimeter of any fill should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time. Natural-appearing and self-sustaining control methods are preferred over structural methods.

5. Where permitted, fills should be the minimum necessary to provide for the proposed use and should be permitted only when they are part of a specific development proposal that is permitted by this master program. Placing fill in water bodies or wetlands to create usable land should be prohibited.

E. Shoreline Stabilization: Shoreline stabilization includes actions taken primarily to address erosion impacts to upland property and improvements caused by current, wake, or wave action. Those actions include structural, nonstructural, and vegetative methods.

Structural stabilization may be "hard" or "soft." "Hard" structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads, while "soft" stabilization, such as biotechnical vegetation measures, rely on softer materials. There is a range of measures from soft to hard that includes: upland drainage control, biotechnical measures, anchor trees, gravel placement, riprap, retaining walls, and bulkheads. Generally, the harder the stabilization measure, the greater the impact on shoreline processes.

Non-structural methods include placing the development further from the shoreline, planting vegetation,or installing on site drainage improvements, established building setbacks, ground water management, and planning and regulatory measures to avoid the need for structural stabilization as established in this SMP.

Vegetative methods include re-vegetation and vegetation enhancement. In addition, vegetation is often used as part of structural stabilization methods; it is always part of biotechnical stabilization. For the purposes of this section, vegetative methods are considered to include only re-vegetation and vegetation enhancement.

1. Stabilization measures should be designed, located, and constructed primarily to prevent damage to existing development.

2. No structural stabilization measures should be allowed for a vacant lot.

3. New development should be located and designed to eliminate the need for future shoreline stabilization.

4. Shoreline vegetation, both on the bank and in the water, is very effective at

Comment [CS3]: This is moved to critical areas section.

Deleted: <#>**Flood Hazard Management**: Flood hazard management projects are those actions taken with the primary purpose of preventing or minimizing damage caused by flooding.¶
<#>Prevent and minimize flood damage potential in Okanogan County and the cities.¶
<#>The county and cities shall maintain the requirements of the National Flood Insurance Program.¶
<#>New Development shall occur in conformance with applicable flood hazard prevention codes.¶
<#>Assure that flood hazard reduction measures do not result in a net loss of ecological functions associated with lakes, rivers, and streams.¶
<#>~~Construction should not be allowed in flood hazard areas~~

Deleted: <#>.¶

stabilizing shorelines. For this reason, property owners are strongly encouraged to protect existing shoreline vegetation and restore it where it has been removed. Preserving and restoring shoreline vegetation should be the preferred method of shoreline stabilization.

5. Structural solutions to shoreline erosion should be allowed only if non-structural and vegetative methods would not be able to reduce existing or ongoing damage.

6. Public projects should be models of good shoreline stabilization design and implementation.

F. Bulkheads: A bulkhead is a type of hard structural shoreline stabilization measure. Bulkheads are walls, constructed parallel to the shoreline and in contact with the water, whose primary purpose is to contain and prevent the loss of soil caused by erosion or wave action. A bulkhead-like structure used as part of the structure of a cantilevered dock is not regulated as a bulkhead as long as the width is no more than what is required to stabilize the dock.

Exemption: Certain bulkheads are exempt from the requirement to obtain a shoreline substantial development permit. However, all bulkheads must comply with the Shoreline Management Act, the rules implementing the Act, and this Master Program.

1. A bulkhead is not a preferred method of stabilizing the shoreline, because bulkheads tend to significantly degrade fish and wildlife habitat by the removal of shoreline vegetation, increase erosion on neighboring properties, and change the natural sedimentation process.

2. Cumulative impacts of bulkheads should be considered, since over time and as more shoreline is lost to bulkheading, the resulting loss of habitat may have long-term impacts on fish populations as well as to the overall ecological value of the shoreline.

3. Most areas along the shorelines in Okanogan County can be adequately stabilized using softer, more natural means, such as vegetation enhancement, rather than a bulkhead.

4. If the purpose is not stabilization, a retaining wall, set back from shoreline vegetation, should be used rather than a bulkhead at the water's edge. (Retaining walls for purposes other than shoreline stabilization must comply with the setback and buffering requirements under the heading "~~Environmental Impacts and Water Quality" in Chapter 6~~ "Shoreline Modification Measures" section 8.03 of this SMP.)

5. Because a bulkhead on one property can accelerate erosion on adjacent properties, the impacts of a proposed bulkhead on adjacent properties should be analyzed and considered before the bulkhead is approved.

6. A bulkhead should be allowed only for shoreline stabilization, and only if all more ecologically-sound measures are proven infeasible.

7. Property owners are encouraged to remove existing bulkheads and restore the

shoreline to a more natural state. As an incentive, such projects should be processed without a fee charged for the shoreline permit.

8. Breakwaters, jetties, groins, and weirs located waterward of the ordinary high-water mark should be allowed only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.

9. Breakwaters, jetties, groins, weirs, and similar structures should require a conditional use permit, except for those structures installed to protect or restore ecological functions, such as woody debris installed in streams.

10. Breakwaters, jetties, groins, and weirs should be designed to protect critical areas and shall provide for mitigation according to the sequence defined in 14.15.110E(6).

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G. Vegetation Conservation: Vegetation conservation includes activities to prevent the loss of plant communities that contribute to the ecological functioning of shoreline areas. The intent of vegetation conservation is to provide habitat, improve water quality, reduce destructive erosion, sedimentation, and flooding; and accomplish other functions performed by plant communities along shorelines. Vegetation conservation deals with the protection of existing diverse plant communities along the shorelines, aquatic weed control, and the restoration of altered shorelines by reestablishing natural plant communities as a dynamic system that stabilizes the land from the effects of erosion.

Vegetation conservation provisions are important for several reasons, including water quality, habitat, and shoreline stabilization. Shoreline vegetation improves water quality by removing excess nutrients and toxic compounds, and removing or stabilizing sediments. Habitat functions of shoreline vegetation include shade, recruitment of vegetative debris (fine and woody), refuge, and food production. Shoreline vegetation, especially plants with large root systems, can be very effective at stabilizing the shoreline.

Vegetation conservation regulations apply even to those uses that are exempt from the requirement to obtain any sort of shoreline permit.

1. Natural plant communities within and bordering shorelines should be protected and maintained to ensure no net loss of shoreline ecological functions.

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2. Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.

3. Shoreline vegetation degraded by natural or manmade causes should be restored wherever feasible.

4. Non-structural and “soft” methods of shoreline stabilization, such as vegetation enhancement and soil bioengineering, are preferred to hard

structures to arrest the processes of erosion, sedimentation, and flooding.

5. Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.

6. The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.

7. Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high water mark.

8. Aquatic weed management should stress prevention first.

6.17 Parking

Parking is the temporary storage of automobiles or other motorized vehicles. The policies that follow apply to all areas where vehicles are parked, including parking incidental to another permitted use.

A. Parking in shoreline areas should be located upland of the permitted use.

B. Parking facilities should be located, designed and landscaped to minimize adverse impacts, including those related to stormwater runoff, water quality, aesthetics, public access, and vegetation and habitat maintenance.

C. Parking should be planned to achieve optimum use of land within the area under shoreline jurisdiction. Where practical, parking should serve more than one use, such as recreational use on weekends and commercial use on weekdays.

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6.18 Subdivision and Land Segregation

Subdivisions and land segregations are legal divisions of land for the purpose of sale, lease, or transfer of ownership.

A. All lots, whether for agricultural, residential, commercial or industrial uses or activities, should be of sufficient size that development will not cause the need for structural shoreline stabilization.

B. All lots should be designed with enough area to provide a building site with appurtenant uses (parking, outbuildings etc…) to meet the minimum building setback and maximum lot coverage requirements of the shoreline environment within which the lot is located.

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6.19 Signs

A. Signs to be placed or erected in shoreline jurisdiction should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses and in compliance with applicable local sign regulations.

B. Signs should not block or otherwise interfere with visual access to the water or shoreline areas.

C. Generally, signs should be of a permanent nature and be linked to the operation of existing or permitted uses. Temporary signs and interpretive signs related to shoreline functions should be allowed where they comply with the other policies of this SMP and, in the case of temporary signs, where adequate provisions are made for timely removal.

D. Signs attached to buildings are preferred over free-standing signs.

6.20 Accessory Utilities

A. Accessory utilities necessary to serve shoreline uses should be properly installed so as to protect the shoreline and water from contamination and degradation.

B. Accessory utilities and associated rights-of-way should be located outside the shoreline area to the maximum extent feasible. When utility lines require a shoreline location, they should be placed underground.

C. Accessory utilities should be designed and located in a manner that preserves the natural landscape and shoreline ecology and minimizes conflicts with present and planned land uses.

D. Accessory utilities should be designed and located to eliminate the need for topping or pruning trees.

E. Wherever possible, existing utility systems should be improved to enhance shoreline appearance and use.

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6.21 Primary Utilities

A. Primary utilities should be located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.

B. New public or private utility production and processing facilities that are nonwater-oriented should be located outside shoreline jurisdeiction unless the following is demonstrated:

1. Perpendicular water crossings are unavoidable, or

2. Utilities are required for authorized shoreline uses consistent with this Program.

C. Transmission facilities should be located outside of shoreline jurisdiction where feasible and when necessarily located within the shoreline jurisdiction shall assure no net loss of shoreline ecological function.

D. Utilties should be located in existing rights of way and corridors whenever feasible.

E. Development of pipelines and cables on tidelands, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance which disrupt shoreline ecological functions should be discouraged except where no other feasible alternative exists. When permitted,

provisions shall assure that the facilities do not result in a net loss of shoreline ecological functions or significant impacts to other shoreline resources and values.