

1 SNOHOMISH COUNTY COUNCIL  
2 SNOHOMISH COUNTY, WASHINGTON

3  
4 AMENDED ORDINANCE NO. 12-025  
5

6 RELATING TO SNOHOMISH COUNTY SHORELINES OF THE STATE;  
7 REPEALING THE SNOHOMISH COUNTY SHORELINE MANAGEMENT  
8 MASTER PROGRAM AND CHAPTER 30.44 SCC; REPEALING AMENDED ORDINANCE  
9 NO. 10-058; ADOPTING A NEW SNOHOMISH COUNTY SHORELINE MANAGEMENT  
10 PROGRAM INCLUDING SHORELINE ENVIRONMENT DESIGNATION MAPS;  
11 ADOPTING SHORELINE ADMINISTRATIVE PROCEDURES AND SHORELINE  
12 REGULATIONS AND AMENDING CHAPTER 4.28 SCC AND  
13 SEVERAL CHAPTERS OF TITLE 30 SCC  
14

15  
16 WHEREAS, Washington's Shoreline Management Act (SMA) (chapter 90.58 RCW)  
17 was adopted by the public in a 1972 referendum "to prevent the inherent harm in an  
18 uncoordinated and piecemeal development of the state's shorelines"; and

19 WHEREAS, the Snohomish County Shoreline Management Master Program  
20 (SMMP) was adopted by County resolutions on September 25, 1974, and September 30,  
21 1974; and

22 WHEREAS, the SMMP was approved by the Washington State Department of  
23 Ecology (DOE) on December 27, 1974, for unincorporated Snohomish County and for the  
24 following municipalities: Arlington; Brier; Gold Bar; Granite Falls; Index; Lake Stevens;  
25 Monroe; Mountlake Terrace; Sultan; and Woodway; and

26 WHEREAS, subsequent amendments to the SMMP applied only to unincorporated  
27 Snohomish County; and

28 WHEREAS, the SMMP was amended on the following dates: March 1982; May  
29 1983; February 1984; August 1985 (Ordinance No. 85-073); January 1986 (Ordinance No.  
30 86-111); October 1988 (Ordinance No. 88-075); March 1989 (Ordinance No. 89-012); and  
31 June 1993 (Ordinance No. 93-036); and

32 WHEREAS, shoreline master programs are approved and administered jointly by the  
33 DOE and the local jurisdiction pursuant to chapter 90.58 RCW; and

34 WHEREAS, the update of the SMMP is required by the 1995 Washington State  
35 Legislature direction to the DOE to adopt updated shoreline master program guidelines  
36 (Guidelines) (chapter 173-26 WAC (Part III)) consistent with SMA policy. The Guidelines,  
37 effective January 17, 2004, establish minimum standards for local shoreline master programs  
38 and require integration of shoreline and growth management plans and regulations; and

39 WHEREAS, RCW 36.70A.480 provides that the goals and policies contained in a  
40 local shoreline master program shall be considered an element of the local comprehensive  
41 plan required by the Growth Management Act (GMA) (chapter 36.70A RCW). All other

1 portions of the local shoreline master program, including use regulations, are considered a  
2 part of the local development regulations required by the GMA; and

3 WHEREAS, Snohomish County entered into a grant contract with the DOE on March  
4 22, 2004, to update the county's SMMP as an "early adopter" jurisdiction; and

5 WHEREAS, it is proposed that the SMMP be renamed the Snohomish County  
6 Shoreline Management Program (SMP); and

7 WHEREAS, a public participation plan was prepared and followed to facilitate early  
8 and continuous public participation in drafting the new SMP; and

9 WHEREAS, a Snohomish County Shoreline Advisory Committee (SAC) was formed  
10 to assist in the SMP preparation. The SAC was comprised of representatives of key  
11 stakeholder groups, including shoreline property owners, Indian tribes, agriculture producers,  
12 utilities, state agencies, water recreation businesses, environmental advocacy groups, and  
13 land development groups; and

14 WHEREAS, the SAC met 21 times beginning on September 1, 2004, and ending on  
15 July 12, 2006, to identify shoreline issues, and to review, discuss and draft general goals and  
16 policies, shoreline environment designations, and shoreline use and modification policies;  
17 and

18 WHEREAS, the SAC hosted two public open houses in May 2005 to gather  
19 information and to educate the general public about the SMP update; and

20 WHEREAS, a mail-in survey of 4,000 shoreline property owners was conducted to  
21 solicit opinions on shoreline conditions and issues and to inform recipients of the ongoing  
22 update of the SMP; and

23 WHEREAS, the SAC developed shoreline management goals and policies;  
24 environment designations, criteria and management policies; and use and modification  
25 policies consistent with the requirements of the SMA and the Guidelines; and

26 WHEREAS, the County conducted a comprehensive inventory of the ecological  
27 functions and conditions within its shoreline jurisdiction to provide a scientific foundation for  
28 application of the shoreline environment criteria and assignment of the appropriate shoreline  
29 designation; and

30 WHEREAS, the results of this comprehensive inventory are contained in a document  
31 titled, *Summary of Shoreline Ecological Functions and Conditions in Snohomish County*,  
32 February 2006 ("Inventory"); and

33 WHEREAS, the County conducted an analysis of the potential cumulative impacts on  
34 shoreline ecological functions from development activities based on development potential  
35 given existing land use plans and zoning and proposed regulatory offsets to mitigate potential  
36 impacts from development; and

37 WHEREAS, this cumulative impact analysis is contained in a document titled,  
38 *Revised Draft Report – Snohomish County Cumulative Impact Analysis (CIA)*, December,  
39 2009; and

1 WHEREAS, the county utilized the policy recommendations from the SAC, the  
2 scientific information in the Inventory, and the impact assessment and proposed regulatory  
3 offsets from the CIA to draft revisions to the SMMP; and

4 WHEREAS, the new SMP is comprised of the shoreline environment designations  
5 and policies, attached as Exhibit A to this ordinance, a series of 44 maps that depict the  
6 official delineation of the county's shoreline environment designations, attached as Exhibit B  
7 to this ordinance, and the shoreline regulations in new chapter 30.67 SCC; and

8 WHEREAS, the shoreline procedural regulations for administration, enforcement and  
9 permit review are included in new chapter 30.44 SCC but are not included as part of the SMP  
10 as allowed under WAC 173-26-191(2)(a)(iii)(C); and

11 WHEREAS, an environmental impact statement (EIS) was prepared under the State  
12 Environmental Policy Act (SEPA) (chapter 43.21C RCW) to evaluate the proposed SMP and  
13 compare it with a reduced jurisdiction alternative and the existing program. The Draft EIS  
14 was issued on May 1, 2006. The Final EIS was issued on June 28, 2006; and

15 WHEREAS, the Snohomish County Planning Commission held briefings on  
16 November 30, 2004, December 2, 2005, and June 27, 2006, on the proposed SMP; and

17 WHEREAS, the planning commission held a public hearing on July 25, 2006, to hear  
18 public testimony, deliberate and make a recommendation to the Snohomish County Council  
19 on the proposed SMP; and

20 WHEREAS, on July 25, 2006, the planning commission recommended that the  
21 county council adopt the SMP for the reasons specified in its letter of recommendation which  
22 is contained in the legislative record as Exhibit No. 1.3.3.6; and

23 WHEREAS, the county council was briefed on the environmental impact analysis of  
24 the proposed SMP on June 27, 2006. Additional county council briefings on the proposed  
25 SMP were given on September 12, 2006, September 9, 2008, January 26, 2010, July 10, 2010  
26 and July 27, 2010; and

27 WHEREAS, the DOE submitted a letter to the county, dated November 14, 2006,  
28 indicating significant concerns regarding: 1) the degree to which the planning commission's  
29 recommended SMP regulations were integrated into the county code; and 2) use of the latest  
30 data to determine the upstream extent of shoreline jurisdiction on county rivers; and

31 WHEREAS, the county reformatted the planning commission's recommended SMP  
32 and reduced the degree to which the regulations were integrated into the county code to  
33 facilitate the required review by the DOE; and

34 WHEREAS, the state updated WAC 173-18-046 in February, 2007, requiring that  
35 shorelines of the state be defined on rivers and streams based on the rate of flow at or above  
36 20 cubic feet per second (cfs) and that this flow rate data be used instead of the specific list  
37 of stream names included in WAC 173-18-350; and

38 WHEREAS, applying the latest data available, the county revised the shoreline maps  
39 in February, 2009, to extend the shoreline jurisdiction on several rivers upstream to the point

1 where stream flows reach 20 cfs and adding new streams where the data models indicate  
2 flow rates in excess of the 20 cfs standard, resulting in approximately 70 miles of new stream  
3 segments added to the shoreline maps;

4 WHEREAS, given the addition of new stream segments to the shoreline maps and  
5 significant reformatting of the SMP, the county drafted a supplemental EIS (SEIS) to address  
6 potential environmental impacts not evaluated in the earlier environmental review process;  
7 and

8 WHEREAS, the county revised the CIA to address the new stream segments; and

9 WHEREAS, the reformatted version of the SMP, including the updated maps, was  
10 transmitted back to the planning commission; and

11 WHEREAS, the planning commission held a briefing on January 26, 2010; and

12 WHEREAS, the planning commission began a new series of public hearings on  
13 February 23, 2010, and held deliberations on March 23 and April 27, 2010;

14 WHEREAS, the planning commission recommended that the council adopt the SMP  
15 as amended in its new letter of recommendation dated May 14, 2010, and included in the  
16 legislative record as Exhibit No. 2.3.1; and

17 WHEREAS, the county council held public hearings on September 1, 2010,  
18 September 22, 2010 and October 13, 2010; and

19 WHEREAS, estuarine shores, point and channel bars and salmon and trout spawning  
20 areas are particularly important aquatic and terrestrial fish and wildlife habitat calling for  
21 additional protection. These critical habitat areas would be defined in basin salmon recovery  
22 plans and in the *Summary of Shoreline Ecological Functions and Conditions in Snohomish*  
23 *County (February 2006)* report; and

24 WHEREAS, the dynamic physical processes of rivers, including the movement of  
25 water, sediment and wood, cause the river channel in some areas to move laterally, or  
26 "migrate," over time. This is a natural process in response to gravity and topography and  
27 allows the river to release energy and distribute its sediment load. The area within which a  
28 river channel is likely to move over a period of time is referred to as the channel migration  
29 zone (CMZ) or the meander belt. Scientific examination as well as experience has  
30 demonstrated that interference with this natural process often has unintended consequences  
31 for human users of the river and its valley such as increased or changed flood, sedimentation  
32 and erosion patterns. It also has adverse effects on fish and wildlife through loss of critical  
33 habitat for river and riparian dependent species. Failing to recognize the process often leads  
34 to damage to, or loss of, structures and threats to life safety; and

35 WHEREAS, the shoreline guidelines allow the county to adopt different timelines for  
36 shoreline permits from those set forth in WAC 173-27-090(2) or (3) upon a finding of good  
37 cause, based on the requirements and circumstances of the project proposed and consistent  
38 with the policy and provisions of the Shoreline Management Act and the shoreline  
39 guidelines; and

1  
2 WHEREAS, mitigation banks offer valuable resources and opportunities for the  
3 mitigation of impacts to shoreline ecological functions furthering the ecological protection  
4 and restoration goals and the “no net loss” standard of the Shoreline Management Act; and

5 WHEREAS, extended permit renewal opportunities for ecological mitigation banks  
6 supports the multiagency agreements that authorize the mitigation banks and facilitates the  
7 ongoing management for these multi-year, multi-phase projects; and

8 WHEREAS, the county council held deliberations considering the entire record on  
9 the SMP and proposed amendments submitted during the public hearing process on October  
10 13, 2010; and

11 WHEREAS, the county transmitted all of the required shoreline documents to the  
12 state Department of Ecology on December 28, 2010, for review and public process  
13 conducted by the state; and

14 WHEREAS, the state Department of Ecology conducted a public hearing on May 12,  
15 2011, and accepted written comments from the public from May 3, 2011, until June 3, 2011;  
16 and

17 WHEREAS, the state Department of Ecology compiled and summarized all  
18 comments submitted by the public during their public process and transmitted the comments  
19 to the county for review and response on June 17, 2011; and

20 WHEREAS, the county is required to respond to all public comments within forty-  
21 five days in accordance with the requirements in WAC 173-26-120(6); and

22 WHEREAS, because the state Department of Ecology transmitted a large volume of  
23 public comments to the county for response, on July 21, 2011, the county requested, and the  
24 state agreed to extend the deadline for a response from the county until September 3, 2011.

25 WHEREAS, the county prepared individual responses to one hundred, fifty six  
26 comments submitted by the public and transmitted the responses back to the state  
27 Department of Ecology on September 2, 2011; and

28 WHEREAS, after review of the county’s responses to the public comments, the state  
29 Department of Ecology issued a letter of conditional approval with attached lists of required  
30 and recommended changes for the county to address. The lists included both required  
31 changes and recommended changes to the SMP, shoreline maps and shoreline regulations;  
32 and

33 WHEREAS, the county council was briefed on the state Department of Ecology’s  
34 lists of required and recommended changes on March 20, 2012, and May 1, 2012;

35 WHEREAS, on June 6, 2012, the county council conducted a public hearing to accept  
36 public testimony only on the state Department of Ecology’s required and recommended  
37 changes; and

1           WHEREAS, the county council held deliberations considering the testimony and  
2 record related to the state Department of Ecology’s required and recommended changes on  
3 June 6, 2012.

4 NOW, THEREFORE, BE IT ORDAINED:  
5

6 **Section 1.** The foregoing recitals are incorporated herein as findings of fact as if set forth in  
7 full.  
8

9 **Section 2.** The county council makes the following findings of fact:  
10

- 11 A. The county is required to update its SMP pursuant to RCW 90.58.080.
- 12 B. The GMA was amended to include as its fourteenth goal the goals and policies of the  
13 SMA [RCW 36.70A.480(1)]. This means that the goals and policies adopted in the SMP  
14 become part of the county’s GMA comprehensive plan (GMACP) and, as part of the  
15 GMACP, the provisions in the SMP must be consistent with the comprehensive plan  
16 [RCW 36.70A.070].
- 17 C. The county’s updated SMP must be consistent with the policy goals enunciated in RCW  
18 90.58.020 and WAC 173-26-176. The proposed SMP contains goals, policies and  
19 regulations which implement the goals of the SMA as shown in Table C-1 below. Table  
20 C-1 provides some major examples of how the SMP implements the goals of the SMA,  
21 but does not contain an exhaustive list of examples.

22

**Table C-1: SMA Goals Implemented in Proposed SMP**

SMA Goals	Proposed SMP		Other related County policies and regulations
	Policies	Regulations	
The utilization of shorelines for economically productive uses that are particularly dependent on shoreline location or use.	Broad range of economic uses allowed and use preference for water-dependent uses. Land Use Element – Section 3.2.3	Allowed land uses: SCC 30.67.430 Use preference: SCC 30.67.410 Resource, Commercial, Industrial uses in chapter 30.67 SCC, Part 500	GMACP policy: NE 3.F.1
The utilization of shorelines and waters they encompass for public access and recreation.	Public Access Element – Section 3.2.4 Recreation – Section 3.2.5.13	Public access: SCC 30.67.330 Recreation: SCC 30.67.565	GMACP policy: NE 3.F.1 Parks and Recreation Plan
Protection and restoration of the ecological functions of shoreline natural resources.	Conservation Element – Section 1.2.4.1 Restoration – Section 3.2.5.16 Protect ecological functions – Section 3.1.2.2 <i>The Restoration Element</i> – goals and policies	Critical Areas: SCC 30.67.060 Restoration: SCC 30.67.580 No Net Loss: SCC 30.67.320	GMACP policy: NE 3.F.1 <i>The Restoration Element</i> Critical area regulations: chapters 30.62A, 30.62B, 30.62C and 30.65 SCC
Protection of the public right of navigation and corollary uses of the waters of the state.	Protection of navigation - common theme found throughout document, particularly in Aquatic environment management policies, land use element policies and specific land use and modification policies (aquaculture, boating facilities and in-water modifications)	Development standards for in-water uses and modifications: chapter 30.67 SCC, Part 500.	Shoreline permit review criteria: 30.44 SCC

The protection and restoration of buildings and sites having historic, cultural and educational value.	Cultural, Archaeological and Historic Element – Section 1.2.4.2		Chapter 30.32D SCC
Planning for public facilities and utilities correlated with other shoreline uses.	Utilities – Section 3.2.5.18	Utilities: SCC 30.67.595	
Prevention and minimization of flood damage.	Flood Protection Measures – Section 3.2.5.8	Flood protection regulations: SCC 30.67.540	Chapter 30.65 SCC
Recognizing and protecting private property rights.	Policies related to public access and specific shoreline uses – Sections 3.2.4 and 3.2.5	Broad range of uses allowed: SCC 30.67.430 Public Access: SCC 30.67.330	Variance process: SCC 30.44.150 Intent section in critical areas regs: SCC 30.62A.015 and 30.62B.015 GMACP : Objective NE 1.A Policy NE 1.A.3
Preferential accommodation of single-family uses.	Broad-based allowance for single-family use – Sections 3.2.3.2 and 3.2.5.14	Residential: SCC 30.67.570	Flexibility to accommodate sfr: SCC 30.62A.350 and 30.62A.520
Coordination of shoreline management with other relevant local, state and federal programs.			Permit review requirements: chapter 30.44 SCC GMACP: Objective NE 2.A and Policies 2.A.1 thru 2.A.6 <i>The Restoration Element</i>

1

2 D. The county provided opportunities for early and continuous public participation as  
3 required by WAC 173-26-090, RCW 36.70A.130 and subtitle 30.7 SCC as demonstrated  
4 by the following:

5 1. The SAC was formed, met 21 times and hosted two open houses for the general  
6 public. The SAC represented a broad range of stakeholder groups with members  
7 appointed by the County Executive;

- 1           2. A survey of 4,000 shoreline property owners was conducted to identify critical
- 2           shoreline issues;
- 3           3. An EIS and SEIS were prepared which allowed for a public comment period;
- 4           4. The county adoption process included public hearings with the planning
- 5           commission and the county council. These hearings provided opportunities for
- 6           public participation and comment; and
- 7           5. The SMP documents were available for public review and comment on the
- 8           county's web site and in the county planning department office. Public review
- 9           copies were also distributed to public libraries located in Stanwood, Arlington,
- 10          Lake Stevens, Granite Falls, Snohomish and Monroe.
- 11        E. The county performed the following environmental review pursuant to SEPA, chapter
- 12          30.61 SCC and chapter 197-11 WAC.
- 13            1. On July 13, 2005, PDS issued a Determination of Significance and request for
- 14            comments on the scope of the EIS for the SMP update.
- 15            2. During the EIS scoping process, affected tribes, agencies, and members of the
- 16            public were invited to comment on the scope of the EIS, including alternatives
- 17            and probable environmental impacts. Public comments on the scope of the EIS
- 18            were accepted until August 2, 2005.
- 19            3. A Draft Environmental Impact Statement (DEIS) was prepared to analyze the
- 20            potential impacts of the proposed SMP. The DEIS was issued on May 1, 2006.
- 21            4. The text of the DEIS and the public comment schedule were posted and available
- 22            on the County's SMP update web page.
- 23            5. Public comment was accepted on the DEIS for the required 30-day period
- 24            beginning on the date the DEIS was issued and ending on May 30, 2006.
- 25            6. A Final Environmental Impact Statement (FEIS) was prepared to address public
- 26            comments on the DEIS. The FEIS was issued on June 28, 2006.
- 27            7. A Draft Supplemental EIS (SEIS) was prepared and issued on June 21, 2010 with
- 28            public comment accepted until July 23, 2010.
- 29            8. A Final SEIS was issued on August 25, 2010.
- 30
- 31        F. An EIS, which included an economic impact analysis, an inventory of ecological
- 32          functions and conditions, and a cumulative impact analysis (CIA) were prepared for the
- 33          SMP.
- 34            1. An EIS evaluated three alternatives: a no-action alternative evaluating the
- 35            existing SMMP; the proposed alternative; and a reduced jurisdiction alternative.
- 36            The EIS contains an analysis of environmental and economic impacts.

- 1           2. *Summary of Shoreline Ecological Functions and Conditions in Snohomish*  
2            County”, February 2006 (“Inventory”) identified the existing ecological functions  
3            and conditions present for each shoreline segment (or reach) and the degree of  
4            environmental sensitivity of each reach to impacts from potential development  
5            activity. A supplement was prepared in February, 2009, to address the existing  
6            ecological functions of the new streams added to the County’s shoreline  
7            jurisdiction using the 20 cfs data. This Inventory information was used to:
- 8                   a. Develop a classification system and designation criteria for assigning  
9                    shoreline environment designations to each shoreline reach;
- 10                   b. Draft management policies for each shoreline environment that reflect the  
11                    ecological conditions and sensitivity of each unique environment;
- 12                   c. Draft shoreline use and modification policies and regulations which are  
13                    designed to protect existing ecological functions; and
- 14                   d. Identify shoreline areas where existing ecological conditions and functions  
15                    may benefit from restoration opportunities. These restoration  
16                    opportunities are contained in *The Restoration Element*.
- 17           3. The CIA assessed the potential impacts on shoreline ecological functions due to  
18            development activities which may be proposed under the GMACP and zoning.  
19            This report, titled *Revised Draft Report – Snohomish County Cumulative Impact*  
20            *Analysis (CIA)*, December, 2009, also contains recommended regulatory offsets to  
21            mitigate potential impacts from development. Recommendations in the CIA were  
22            used to develop the shoreline regulations in the proposed SMP.
- 23   G. A Restoration Element focusing on priority reaches identified in the Inventory was  
24    prepared to address the provisions outlined in WAC 173-26-201(2)(f).
- 25           1. With the exception of the goals and policies contained in sections 1.2.4.1 and  
26            3.2.5.16 in the policy document titled *Shoreline Management Program:*  
27            *Shoreline Environment Designations, Policies and Regulations*, the remainder of  
28            the Restoration Element are not adopted as part of the SMP.
- 29           2. The restoration element includes a list of the capital projects identified in the  
30            Snohomish County Department of Public Works six-year capital improvement  
31            program (CIP) that are related to restoration of shoreline ecological functions.  
32            This six-year CIP is not part of the SMP.
- 33           3. The county’s shoreline restoration strategy is coordinated with other planning  
34            efforts relating to salmon conservation (WRIA planning), stormwater drainage  
35            (National Pollution Discharge Elimination System) and environmental protection  
36            in general (e.g., the Natural Environment element of the GMACP and  
37            coordination with the Puget Sound Partnership).
- 38   H. The SAC prepared goals and policies consistent with the SMA and the Guidelines that  
39    provide the foundation for the SMP. The SAC goals and policies address:

- 1 1. The elements required under RCW 90.58.100(2), as well as a Resource Lands
- 2 Element;
- 3 2. Designation and management of each of the shoreline environments; and
- 4 3. Standards for shoreline uses and modifications.

5 I. The elements identified in RCW 90.58.100(2), WAC 173-26-186(8)(c), WAC 173-26-  
 6 191 and WAC 173-26-201(2)(f) have been integrated into the SMP pursuant to WAC  
 7 173-26-191(1)(b) which states in part:

8 Local jurisdictions are not required to address the master program elements listed in  
 9 the Shoreline Management Act as discrete sections. The elements may be addressed  
 10 throughout the master program provisions rather than used as a means to organize the  
 11 master program.

12 The goals and policies developed by the SAC for each of the required elements, plus the  
 13 Resource Lands Element, have been integrated into the corresponding SMP sections as  
 14 indicated below:

- 15 1. Economic Element (3.2.3 – Shoreline Use Element; 3.2.5.1 - Agriculture; 3.2.5.2  
 16 – Aquaculture; 3.2.5.5 – Commercial; 3.2.5.9 – Forestry; 3.2.5.10 – Industry and  
 17 Ports; 3.5.2.12 – Mining; and 3.2.5.13 – Recreation)
- 18 2. Public Access Element (3.2.4 – Public Access Element; 3.2.5.5 – Commercial;  
 19 3.2.5.10 – Industry and Ports; 3.2.5.13 – Recreation; 3.2.5.14 - Residential)
- 20 3. Recreation Element (3.2.5.13 – Recreation)
- 21 4. Circulation Element (3.2.5.17 – Transportation, Circulation and Parking;  
 22 3.2.5.18 – Utilities)
- 23 5. Land Use Element (3.2.3 – Shoreline Use Element; 3.2.5 – Specific Uses and  
 24 Modifications including subsections 1 through 19)
- 25 6. Restoration Element (3.2.5.16 – Shoreline Habitat Restoration and  
 26 Enhancement; *The Restoration Element*)
- 27 7. Flood Damage Prevention Element (3.2.5.9 – Flood Protection Measures)
- 28 8. Conservation Element (1.2.4.1 – Conservation and Monitoring element)
- 29 9. Cultural, Archaeological and Historic Element (1.2.4.2 - Cultural,  
 30 Archaeological and Historic Element)
- 31 10. Resource Lands Element (3.2.5.1 – Agriculture; 3.2.5.2 – Aquaculture; 3.2.5.9  
 32 – Forestry; 3.2.5.12 – Mining; 2.2.4 – Municipal Watershed Utility, Management  
 33 Policies)

34 J. The proposed SMP classifies each shoreline reach into one of seven designations: Urban,  
 35 Urban Conservancy, Rural Conservancy, Resource, Municipal Watershed Utility, Natural  
 36 or Aquatic. These designations are based on the ecological functions and conditions  
 37 identified in the Inventory and on the existing and planned development patterns

1 determined by the county's GMACP. These shoreline environment designations are an  
2 overlay to the GMACP's land use designations.

3 K. This classification system in the proposed SMP using the seven shoreline environment  
4 designations differs slightly from the classification system in WAC 173-26-211.  
5 Alterations to the recommended approach are allowed pursuant to WAC 173-26-  
6 211(2)(a) and (4)(c), provided that the alternative approach provides equal or better  
7 implementation of the SMA. The county's proposed system was developed to better  
8 reflect local conditions and maintain consistency with the GMACP as required under  
9 WAC 173-26-211(3).

10 L. The environment descriptions provide the basic intent, purpose and function of the  
11 shoreline environment designations related to land use in the shoreline jurisdiction as  
12 established by the SAC. The seven environment designations are described as:

13 1. Aquatic: The Aquatic shoreline environment designation is intended to protect,  
14 restore, and manage the unique characteristics and resources of the areas waterward  
15 of the ordinary high water mark. This designation is not applied to reservoirs. The  
16 Aquatic shoreline environment designation applies to submerged intertidal lands and  
17 small islands and gravel bars within the outer river banks and stream channel, and  
18 associated wetlands waterward of the ordinary high water mark.

19 2. Natural: The Natural shoreline environment designation applies landward of the  
20 ordinary high water mark to protect or restore shoreline areas that are relatively free  
21 of human influence or that include intact or minimally degraded shoreline functions  
22 that are intolerant of human use. These systems require that only very low intensity  
23 uses be allowed to maintain ecological functions and ecosystem-wide processes.  
24 Uses shall be compatible with the natural characteristics that make these areas unique  
25 and valuable. Land uses that substantially degrade the ecological functions or natural  
26 character of the shoreline area are prohibited.

27 3. Municipal Watershed Utility: The Municipal Watershed Utility shoreline  
28 environment designation is intended to protect public water supply, power generation  
29 and/or flood control reservoirs such as Spada Lake. The designation applies to the  
30 Spada Lake shoreline, as well as to the water body itself. The intent is to permit  
31 operations by the utility that result in changing water levels, while meeting the  
32 requirements of the license issued by the Federal Energy Regulatory Commission.  
33 Although this environment designation applies only to Spada Lake in the proposed  
34 SMP, it could be applied to other reservoirs in the future.

35 4. Resource: The Resource shoreline environment designation applies to areas landward  
36 of the ordinary high water mark that are located outside of designated urban growth  
37 areas and are designated Riverway Commercial Farmland, Upland Commercial  
38 Farmland, Local Commercial Farmland, Commercial Forest, or Commercial Forest –  
39 Forest Transition Area on the county's comprehensive plan future land use map. This  
40 shoreline environment designation is intended for areas within shoreline jurisdiction  
41 that are currently used or planned for agricultural activities, commercial forest

1 practices or mineral extraction. The intent is to conserve existing natural resources  
2 and valuable historic and cultural areas in order to provide for sustained resource use.  
3 Providing additional public access and recreational opportunities that are compatible  
4 with the resource production activity are also an important purpose of this  
5 designation.

6 5. Rural Conservancy. The Rural Conservancy shoreline environment designation  
7 applies to areas located landward of the ordinary high water mark that are located  
8 outside of designated urban growth areas, but are not zoned A-10, F, F&R or MC,  
9 and do not meet the criteria for a Natural designation. The purpose of the Rural  
10 Conservancy designation is to accommodate residential development while protecting  
11 existing ecological functions and restoring ecological functions in areas that have  
12 been previously degraded. Low density residential is the primary land use in these  
13 areas. Providing public access and recreational opportunities is also an important  
14 purpose of this designation. The Rural Conservancy designation also applies to  
15 nonfederal lands lying within the exterior boundaries of federal lands and those  
16 federal lands leased by the federal government to other persons, which fall within the  
17 definition of shorelands and are subject to the SMP.

18 6. Urban Conservancy: The Urban Conservancy shoreline environment designation  
19 applies to areas located landward of the ordinary high water mark within  
20 unincorporated portions of designated urban growth areas (UGAs) that are not  
21 developed with, or planned for more intensive uses. The purpose of the Urban  
22 Conservancy designation is to protect and restore ecological functions of open space,  
23 floodplains and other sensitive lands where they exist in developed urban settings,  
24 while also allowing a variety of compatible uses. The shorelines within the Urban  
25 Conservancy designation include, but are not limited to, open space, floodways,  
26 wetlands, native growth protection areas or other sensitive areas that should not be  
27 more intensively developed.

28 7. Urban: The Urban shoreline environment designation is applied to shoreline areas  
29 landward of the ordinary high water mark within unincorporated portions of  
30 designated UGAs that are developed or planned for more intensive uses under the  
31 GMACP. These areas are predominantly developed as single-family or multi-family  
32 residential use or are within a residential, urban commercial or urban industrial  
33 GMACP designation and are generally unconstrained by environmentally sensitive  
34 areas. The purpose of the Urban designation is to provide for water oriented  
35 commercial, transportation, and industrial uses, and to accommodate residential  
36 development while also protecting existing ecological functions and restoring  
37 ecological functions in areas that have been previously degraded. Shorelines with an  
38 Urban designation should include appropriate public access and recreation uses in  
39 accordance with the management policies developed by the SAC and consistent with  
40 the goals of the SMA.

- 1 M. The general environment designation provisions are consistent with guidelines found in  
2 WAC 173-26-211(4)(a) and the shoreline ecological conditions identified in the  
3 Inventory. For each shoreline environment designation the proposed SMP includes:
- 4 1. A purpose statement describing the shoreline management objectives in a manner that  
5 distinguishes it from other designations. The management objectives take into  
6 account the ecological conditions present;
  - 7 2. Classification criteria that provide a clear basis for assigning the appropriate shoreline  
8 environment designation. Analysis of the ecological functions and conditions is  
9 included as criteria for environment classification;
  - 10 3. Management policies consistent with the purpose of each shoreline environment and  
11 with the GMACP; and
  - 12 4. Environment-specific regulations which take into account the different shoreline  
13 conditions addressing the following:
    - 14 a. Permitted, conditional and prohibited uses and modifications appropriate to the  
15 character of each shoreline environment designation (chapter 30.67 SCC, Parts  
16 400 and 500);
    - 17 b. Bulk and density regulations and development standards sensitive to the  
18 ecological conditions present (SCC 30.67.460 and chapter 30.67 SCC, Part 500);  
19 and
    - 20 c. Other regulations necessary to implement the purpose of the environment  
21 designation (chapter 30.44 SCC and chapter 30.67 SCC, Parts 300, 400 and 500).
- 22 N. While the county’s proposed environment designation system represents an alternative  
23 approach, all of the recommended management policies and designation criteria in WAC  
24 173-26-211(5) have been utilized and incorporated into the proposed classification  
25 system.
- 26 1. The county’s proposed SMP retains the *Natural* environment designation and adds an  
27 *Urban Conservancy* designation to shoreline areas within UGAs which have largely  
28 intact or restorable ecological functions.
  - 29 2. An *Aquatic* designation is applied to lands within the county’s shoreline jurisdiction  
30 that are waterward of the ordinary high water mark, except Spada Lake. The  
31 *Municipal Watershed Utility* designation is specific to Spada Lake and protects its  
32 unique and important role as a reservoir for public water supply, power generation  
33 and flood control.
  - 34 3. The county has chosen to divide the recommended *Rural Conservancy* into two  
35 separate designations: *Rural Conservancy* and *Resource*. The *Resource* designation  
36 reflects the significant land area designated for forestry and agricultural uses in the  
37 GMACP and is zoned primarily for low density development on lots larger than 10  
38 acres. *Resource* uses represent the largest land use component within the county’s  
39 shoreline jurisdiction, accounting for nearly 80% of the total acreage. Some resource-

1 related activities are not compatible with residential uses, the predominant use in the  
2 *Rural Conservancy*, and a separate environment designation is necessary to  
3 accommodate resource uses which should not be allowed in residential areas.

4 4. The management policies and designation criteria for the recommended *High*  
5 *Intensity* category have been folded into the county's proposed *Urban* designation.  
6 Within *Urban* shoreline environments, the locations of the two predominant uses,  
7 high intensity (industrial and commercial) and high density residential, are  
8 determined by GMACP designation and zoning. These high intensity uses represent  
9 only a small segment of the uses found in the county's shoreline jurisdiction.

10 5. Instead of including the recommended *Shoreline Residential* category, the county has  
11 included a residential component in each of the other designations, except *Municipal*  
12 *Watershed Utility*, to reflect actual land use patterns in Snohomish County. Land use  
13 patterns, zoning and comprehensive plan designations do not support a unique  
14 *Shoreline Residential* category since residential uses are found throughout the  
15 county's shoreline jurisdiction. Residential uses are often combined with other uses  
16 (e.g., home-based businesses, agriculture, etc.) on a single site. By folding residential  
17 uses into each of the shoreline environment designations, shoreline residential  
18 policies and development standards can be established that are compatible with the  
19 purpose of each shoreline designation and its ecological character and conditions.

20 O. Maps showing the shoreline environment designations are a component of the SMP and  
21 are attached to this ordinance as Exhibit B and adopted in Section 7 below. The county  
22 used a geographic information system (GIS) to assign the designations and create maps.  
23 The following steps were used to assign environment designations:

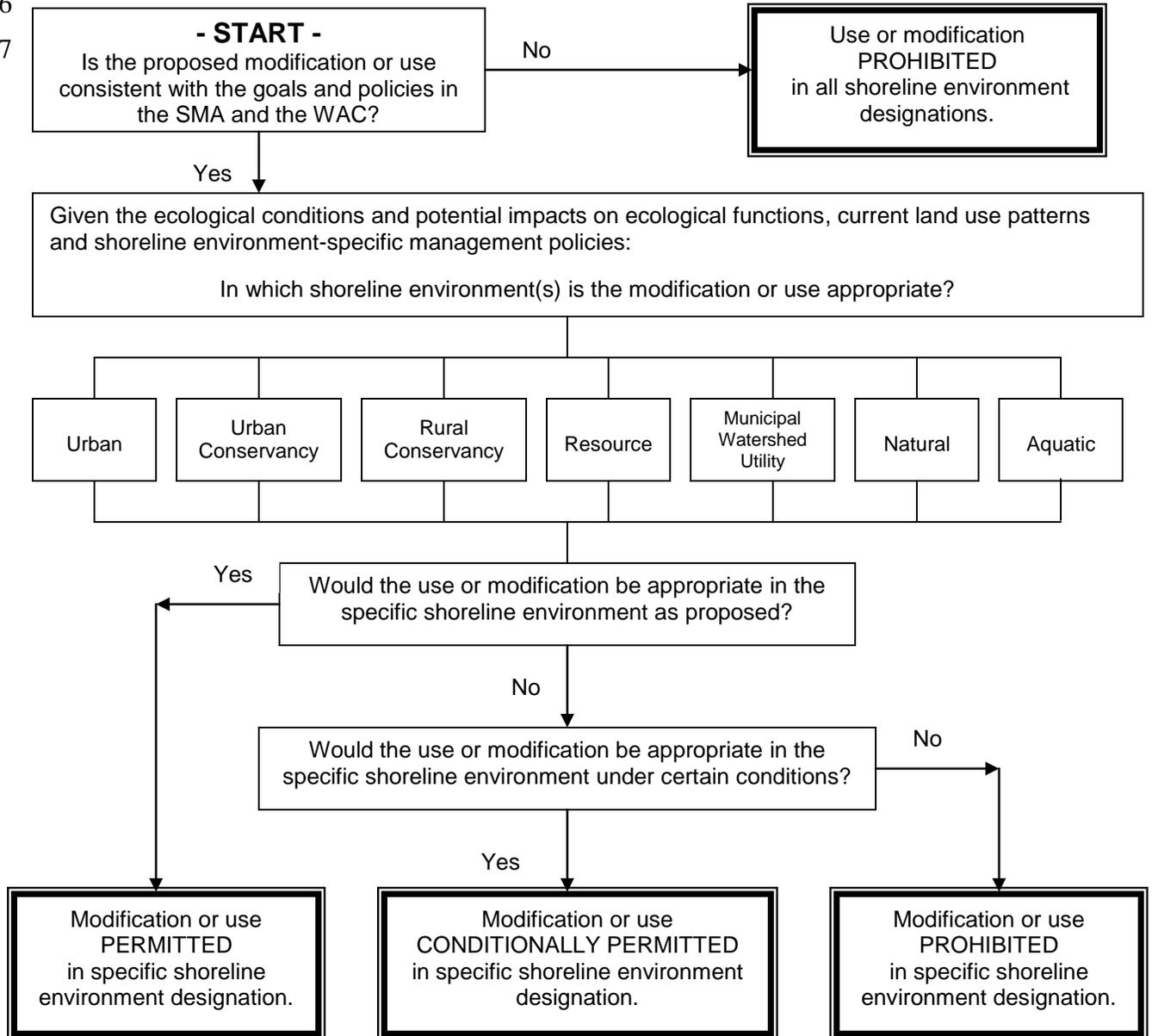
- 24 1. Areas waterward of the OHWM, or between the OHWM on each bank of a river,  
25 were assigned *Aquatic*.
- 26 2. Areas with a natural resource designation on the county's comprehensive plan  
27 (Riverway Commercial Farmland, Upland Commercial Farmland, Local Commercial  
28 Farmland, Commercial Forest and Commercial Forest – Forest Transition Area) were  
29 assigned *Resource*.
- 30 3. All areas within UGAs were assigned *Urban*.
- 31 4. All non-*Resource* areas outside of UGAs were assigned *Rural Conservancy*.
- 32 5. *Urban* environments were then analyzed on a case-by-case basis to determine which  
33 areas satisfied the *Urban Conservancy* criteria.
- 34 6. All *Resource* and *Rural Conservancy* environments were then analyzed on a case-by-  
35 case basis to determine which areas satisfied the *Natural* criteria.

36 Steps 5 and 6 in particular relied heavily on the Inventory of ecological functions and  
37 conditions to determine if the criteria were met for *Urban Conservancy* or *Natural*. Each  
38 reach or shoreline segment was evaluated individually against the designation criteria and  
39 the results are presented in *Shoreline Management Program: Shoreline Environment*  
40 *Designations, Policies and Regulations*, Appendix B, attached to this ordinance as  
41 Exhibit A.

- 1 P. The initial GIS assignments to shoreline environment designations were performed on a  
2 case-by-case assessment of the ecological conditions of each shoreline segment. Based  
3 on the Inventory data, a GIS search for all reaches (water planning areas or segments)  
4 was conducted. GIS data representing the ecological functions and the shoreline  
5 environment designation criteria were applied, resulting in the assignment of shoreline  
6 classification. The Inventory's GIS data includes information about the following:
- 7 1. Lot size;
  - 8 2. Development density and total impervious area;
  - 9 3. Percent of intact shoreline vegetation;
  - 10 4. Percent of linear shoreline / bank armoring;
  - 11 5. Number of docks per 1,000 linear feet of shoreline;
  - 12 6. Location of roads, culverts, railroads and bridges;
  - 13 7. Flood control structures;
  - 14 8. Geological conditions and erosion potential;
  - 15 9. Presence of wetlands and large woody debris; and
  - 16 10. Ecological conditions documented in other research (e.g., pool/riffle ratio, Clean  
17 Water Act section 303d listings, health rating from the State of the Lakes report)
- 18 Q. The SAC developed policies for specific shoreline modifications and uses identified in  
19 WAC 173-26-231 and 173-26-241. These modification and use policies implement the  
20 SMA goals to give preference to water-dependent and water-related uses, provide public  
21 access and recreation opportunities, protect shoreline ecological functions and preserve  
22 private property rights.
- 23 R. The modification and use policies provide the basis for the shoreline regulations. The  
24 shoreline use and modification regulations reflect the ecological conditions within each  
25 of the shoreline environment designations. The ecological conditions were considered in  
26 the assignment of shoreline designations and the determination of which uses are  
27 permitted, conditional or prohibited in any given designation. Except for an outright  
28 prohibition of a specific set of land uses incompatible with shoreline goals and policies,  
29 the types of land uses permitted, conditionally permitted, and prohibited in shoreline  
30 areas is generally determined by the purpose and management policies for each shoreline  
31 environment designation. A series of questions were answered for each type of proposed  
32 land use or shoreline modification:
- 33 1. Is the modification or use consistent with the goals and policies of the SMA?
  - 34 2. Is the modification or use compatible with each of the specific shoreline  
35 environments?
  - 36 3. If not, can it be made compatible by requiring certain conditions related to scale,  
37 scope, location, design or impact mitigation?
- 38

1 Figure R-1 illustrates the county's decision process for determining which modifications  
 2 and uses will be allowed in each shoreline environment and what conditions or standards  
 3 are required to ensure that the modification or use is consistent with the intent of each  
 4 shoreline environment.

5  
 6  
 7



**Figure R-1.**

**Decision process for developing regulations based on shoreline environment designation.**

- 1 S. As a result of the decision process shown in Figure R-1, the shoreline regulations contain  
2 a list of uses prohibited in all shoreline environments, a table showing which specific  
3 uses and modifications are appropriate in which shoreline environments, and both general  
4 and environment-specific regulations to ensure that the modification or use meets the  
5 overall goals of the SMA and is consistent with the purpose of the specific shoreline  
6 environment.
- 7 T. The shoreline use regulations in the proposed SMP are consistent with the requirements  
8 of WAC 173-26-241 and RCW 90.58.100:
- 9 1. The proposed use regulations give preference to uses that are dependent on a  
10 shoreline location (SCC 30.67.410);
- 11 2. The proposed use regulations prohibit uses that could severely degrade water quality  
12 in the event of a spill or other accident (SCC 30.67.420);
- 13 3. Preference is given to water dependent commercial or industrial uses by prohibiting  
14 nonwater-oriented uses unless navigability is limited, the proposal is a mixed use  
15 development, or the proposal is separated from the water by another property or  
16 public right-of-way (SCC 30.67.410, 30.67.525 and 30.67.550); and
- 17 4. The proposed use regulations permit, condition or prohibit uses based on  
18 compatibility with the purpose and management policies for each shoreline  
19 environment (SCC 30.67.420(4)(b)).
- 20 U. The proposed shoreline modification regulations are sufficient in scope and detail to  
21 ensure implementation of the SMA and requirements specified in WAC 173-26-231:
- 22 1. The proposed shoreline modification regulations allow only those modifications that  
23 are appropriate for the biophysical characteristics and development patterns of each  
24 shoreline environment designation; and
- 25 2. The modification standards in the proposed SMP reduce the adverse effects of and  
26 limit the number of modifications by:
- 27 a. Requiring analysis of impacts to ecological functions and alternative alignments  
28 to avoid impacts;
- 29 b. Requiring joint use of docks, floats, piers and boat ramps, where feasible;
- 30 c. Limiting modifications waterward of the ordinary high water mark to those  
31 necessary to support water-dependent uses, essential public facilities, or  
32 restoration or enhancement of wetlands and fish and wildlife habitat; and
- 33 d. Requiring that modifications proposed within critical areas first avoid, then  
34 minimize, mitigate and monitor impacts to shoreline ecological functions  
35 according to the mitigation sequence in WAC 173-26-201(2)(e).
- 36
- 37 V. WAC 173-26-201(2)(a) requires that local jurisdictions identify and assemble the most  
38 current, accurate and complete scientific and technical information that is applicable to  
39 the issues of concern.

- 1 1. The county made use of and relied on current local scientific research, aerial  
2 photography, inventory data, technical assistance materials and manuals, services and  
3 direct input from reliable sources of science, government, tribal agencies and private  
4 parties. The county’s SMP provisions are based on the scientific information  
5 contained in the following documents produced by Snohomish County:
  - 6 a. *Summary of Shoreline Ecological Functions and Conditions in Snohomish*  
7 *County*, February 2006 (Inventory) and *Revised Summary of Best Available*  
8 *Science for Critical Areas*, March 2006 (BAS). [Note that each of these  
9 documents is based on an extensive bibliography of scientific research]; and
  - 10 b. *Lake Designation Project – Shoreline Environment Designation*  
11 *Recommendation*, July 1994.
  - 12 c. *Revised Draft Summary of Best Available Science for Critical Areas*, March,  
13 2006.
- 14 2. Appendix F of the Inventory identifies assumptions and data gaps in the scientific  
15 information. Appendix F indicates which information has been generalized at a  
16 subbasin level and which data sets are incomplete.
- 17 3. The county analyzed shoreline issues of concern and addressed potential risks as  
18 required under WAC 173-26-201(3)(d) as demonstrated by the following:
  - 19 a. In developing the Inventory, information was gathered and analyzed including,  
20 but not limited to, data on: land use patterns; impervious surface; vegetation;  
21 transportation facilities; shoreline modifications; critical areas; degraded areas;  
22 important habitat areas; and channel migration zones.
  - 23 b. Analysis of the Inventory data allowed shoreline systems to be characterized as  
24 “healthy”, “impaired” or “missing” based on the ecological functions and relative  
25 health of the shoreline.
  - 26 c. The county conducted an analysis to estimate the future demand for shoreline  
27 property and projected growth and development trends given full implementation  
28 of the GMACP. The county prepared a CIA to analyze potential impacts to  
29 shoreline ecological functions from development given the development potential  
30 expected based on the GMACP.
  - 31 d. The CIA contains both regulatory and non-regulatory management  
32 recommendations to mitigate potential impacts on shoreline ecological functions  
33 from development activities.
  - 34 e. An EIS was prepared to compare three alternatives of the SMP: no action  
35 alternative, a reduced jurisdiction alternative, and the proposed alternative. The  
36 analysis compared the relative impacts of each alternative’s policies and  
37 regulations on the shoreline ecological functions.
- 38 W. The ecological functions of aquatic shoreline areas and their buffers, as identified in  
39 WAC 173-26-201(3)(d)(i)(C) and analyzed in the shoreline Inventory, are equivalent to

1 the “functions and values” of critical areas analyzed in the BAS and identified in SCC  
 2 30.62A.220 as demonstrated below in Table W-1:

3 **Table W-1: Comparison of Ecological Functions Under GMA and SMA**  
 4

<b>Critical Areas / Shorelines &amp; Buffers</b>	<b>GMA Critical Area Functions &amp; Values [SCC 30.62A.220]</b>	<b>SMA Shoreline Ecological Functions [WAC 173-26-201(3)(d)(i)(C)]</b>
<b>Streams</b>	Fish and wildlife habitat; transport of water, sediment and organic material; floodwater storage and attenuation.	<p>Hydrologic: Transport of water and sediment across the natural range of flow variability; attenuating flow energy; developing pools, riffles, gravel bars, recruitment and transport of large woody debris and other organic material.</p> <p>Habitat for native aquatic and shoreline-dependent birds, invertebrates, mammals; amphibians and anadromous and resident native fish.</p>
<b>Wetlands</b>	Fish and wildlife habitat; pollution assimilation; sediment retention; shoreline stabilization; floodwater storage, attenuation and conveyance; wave energy attenuation; stream base-flow maintenance; and groundwater discharge/recharge.	<p>Hydrologic: Storing water and sediment, attenuating wave energy; removing excessive nutrients and toxic compounds; recruiting woody debris and other organic material.</p> <p>Habitat for aquatic and shoreline-dependent birds; invertebrates, mammals, amphibians and anadromous and resident native fish.</p>
<b>Lakes</b>	Fish and wildlife habitat; sediment retention; pollution assimilation; and floodwater attenuation, storage and conveyance.	<p>Hydrologic: Storing water and sediment, attenuating wave energy; removing excessive nutrients and toxic compounds; recruitment of large woody debris and other organic material.</p> <p>Habitat for aquatic and shoreline-dependent birds; invertebrates, mammals, amphibians and anadromous and resident native fish.</p>
<b>Marine waters</b>	Fish and wildlife habitat; wind, wave and current attenuation; sediment supply; longshore transport of sediment; and pollution assimilation.	<p>Hydrologic: Transporting and stabilizing sediment; attenuating wave and tidal energy; removing excessive nutrients and toxic compounds; recruitment, redistribution and reduction of woody debris and other organic material.</p> <p>Habitat for aquatic and shoreline-dependent birds, invertebrates, mammals; amphibians; and anadromous and resident native fish.</p>
<b>Primary association areas of critical species</b>	Fish and wildlife habitat.	Habitat functions may include, but are not limited to, space or conditions for reproduction, resting, hiding and migration; and food production and delivery.

<p><b>Buffers</b></p> <p><b>(NOTE: buffers are NOT designated as critical areas)</b></p>	<p><b>Buffers.</b> Habitat for water associated and riparian associated wildlife; wildlife movement corridors; noise and visual screening; large woody debris and other natural organic matter recruitment; floodwater attenuation and storage; temperature maintenance; pollution assimilation; streambank stabilization; and supply of sediments and nutrients.</p>	<p>Shoreline vegetation: Maintaining temperature; removing excessive nutrients and toxic compounds; sediment removal and stabilization; attenuation of flow, wave or flood energy; and provision of large woody debris and other organic matter.</p> <p>Hyporheic functions: Removing excessive nutrients and toxic compounds; water storage; support of vegetation; sediment storage; maintenance of base flows and support of vegetation.</p>
--	---	---

1

2 X. WAC 173-26-186(8)(b) states that, “Local master programs shall include policies and  
3 regulations designed to achieve no net loss of those ecological functions.” Given that the  
4 shoreline ecological functions are the same as the critical area functions and values as  
5 demonstrated in Table W-1, this no net loss standard for shoreline ecological functions is  
6 comparable to the no net loss standard under the GMA for critical area functions and  
7 values.

8 Y. The county has designated streams, lakes, marine waters, and primary association areas  
9 for critical species as critical areas, and more specifically, as fish and wildlife habitat  
10 conservation areas (SCC 30.62A.010 and 30.91C.340). Shorelines of the state, as a  
11 subset of the county’s streams, lakes and marine waters would by definition be included  
12 as fish and wildlife habitat conservation areas.

13 1. The county designates fish and wildlife habitat conservation areas by definition and  
14 provides criteria for their identification and for the functions and values to be  
15 protected (SCC 30.62A.210). Streams, lakes and marine waters are classified  
16 according to the water typing rules contained in WAC 222-16-030. Shorelines of the  
17 state are designated by definition and clearly classified as Type S in SCC 30.62A.230,  
18 Table 1.

19 2. The inclusion of streams, lakes, marine waters, and primary association areas for  
20 critical species in the county’s definition of fish and wildlife habitat conservation  
21 areas and the functions and values of these areas identified in SCC 30.62A.220 are  
22 supported by the best available science as required by RCW 36.70A.172.

23 3. Development and adoption of the county’s critical area regulations complied with the  
24 public participation requirements of the Growth Management Act as documented in  
25 Snohomish County Ordinance No. 06-061, included in the legislative record as  
26 Exhibit 1.3.3.4.

27 Z. The county has designated shorelines of the state as critical areas based on the following:

28 1. RCW 36.70A.480(5) allows the county to designate as critical areas those portions of  
29 shorelines of the state which meet the definition of critical areas. The streams, lakes

- 1 and marine waters and their associated wetlands under shoreline jurisdiction meet the  
2 definition of “critical areas” under RCW 36.70A.030(5) and SCC 30.91C.340.  
3 Designation of shorelines of the state as fish and wildlife habitat conservation areas is  
4 consistent with the guidelines in WAC 365-190-080(5)(a). Critical area designation  
5 of wetlands associated with shorelines of the state is consistent with WAC 365-190-  
6 080(1).
- 7 2. Shorelines of the state perform ecological functions equivalent to the critical area  
8 functions and values protected pursuant to the requirements in chapter 36.70A RCW.  
9 Shorelines of the state provide habitat for critical species. In addition, hydrologic  
10 functions are performed over the entire reach of all shorelines of the state in  
11 Snohomish County contributing to habitat formation, migratory connections and flow  
12 maintenance over the entire hydrologic network. Because these functions occur  
13 throughout the entire extent of the shorelines of the state in Snohomish County, the  
14 streams, lakes and marine waters are designated in their entirety as fish and wildlife  
15 habitat conservation areas.
- 16 3. The Inventory of shoreline ecological functions and conditions documents the  
17 functions performed by shoreline reach for every shoreline of the state located in  
18 Snohomish County. The Inventory supports the designation of shorelines of the state  
19 within the county as critical areas under RCW 36.70A.480.
- 20 AA. The record supporting the critical area regulations (CAR) update adopted by  
21 Amended Ordinance No. 06-061 on August 1, 2007, is incorporated into and included as  
22 part of the record for the county’s SMP. The index to the CAR update is included as a  
23 legislative record to the SMP update and the SMP record includes all documents cited  
24 therein.
- 25 BB. To meet the no net loss standard for critical area functions and values, and  
26 subsequently for shoreline ecological functions, the county adopted policies in the  
27 Natural Environment Element of the GMACP as required pursuant to RCW 36.70A.130  
28 in December, 2005, including goals, objectives and policies establishing the county’s  
29 overall approach to environmental protection.
- 30 1. The goals, objectives and policies in the Natural Environment Element of the  
31 GMACP establish a multifaceted approach to environmental protection including  
32 both regulatory and non-regulatory programs. This multi-faceted approach includes  
33 planning; intergovernmental coordination; development of regulation; enforcement;  
34 improved protection of ecological functions and values through non-regulatory  
35 incentive-based means, such as voluntary enhancement and restoration, public  
36 education and other voluntary activity; and monitoring and adaptive management.  
37 The county’s strategy for protecting critical areas through both regulatory and non-  
38 regulatory means is consistent with WAC 365-195-410(2)(d), which states that “[i]n  
39 connection with critical area protection, the department recommends that planning  
40 jurisdictions identify the policies by which decisions are made on when and how  
41 police powers will be used (regulation) and when and how other means will be  
42 employed (purchases, development rights, etc.).”

- 1           2. Taken as a whole, the county’s multifaceted approach to environmental preservation  
2 accounts for no net loss of critical area functions and values. The critical area  
3 regulations have been designed to prevent loss of ecological functions at the project  
4 level. Project applicants are required to make all reasonable efforts to avoid impacts  
5 and where impacts are unavoidable, they should be minimized and mitigated such  
6 that the no net loss standard is met [SCC 30.62A.310(3)]. By also utilizing non-  
7 regulatory programs (e.g., restoration, enhancement, acquisition, open space  
8 incentives, education and stewardship opportunities, and other similar programs), the  
9 county can offset any unavoidable cumulative impacts resulting from growth and  
10 development that the regulations may not be able to fully address at the project level.
- 11           3. The Natural Environment Element of the GMACP provides a consistent policy  
12 framework to coordinate and focus the various policies, plans and programs, with a  
13 guiding principle that the cumulative effect of the county’s efforts and programs  
14 should result in no net loss of ecological functions and values consistent with the  
15 requirements of state law. The county’s program and particular mix of regulatory and  
16 other means for protecting the functions and values of critical areas is a result of  
17 balancing of the goals of the GMA (e.g., private property rights and environmental  
18 protection) in a manner that is unique to the local circumstances found in Snohomish  
19 County. Regulations for the protection of critical areas comprise only one segment of  
20 the county’s approach for preserving the natural environment. There are several other  
21 regulatory components identified in the Natural Environment policies that contribute  
22 to the county’s overall approach to environmental protection including: forest  
23 practices, National Pollution Discharge Elimination System, shorelines and code  
24 enforcement. In addition, the county’s grading, drainage and SEPA codes also  
25 provide protection for critical area functions and values.
- 26           4. The Natural Environment Element of the GMACP supports several existing programs  
27 which restore and improve environmental functions and values, including: parks  
28 enhancement, restoration and acquisition programs, lake and water quality  
29 stewardship programs, fish habitat enhancement and removal of barriers to migration,  
30 educational programs, and cooperative bank stabilization programs.
- 31           5. The county’s current implementation and enforcement procedures contribute to the  
32 effectiveness of the multifaceted approach to environmental preservation by  
33 encouraging permit pre-application conferences and offering services to assist with  
34 critical area submittal requirements, verifying the presence and location of critical  
35 areas, and monitoring the installation and success of mitigation measures.
- 36           6. The county’s new monitoring and adaptive management program developed and  
37 implemented pursuant to SCC 30.62A.710, included in the legislative record as  
38 Exhibit 1.3.3.5, will allow the county to determine the effectiveness of the multi-  
39 faceted approach by establishing a baseline of environmental conditions and  
40 monitoring critical area functions, including shoreline ecological functions, at a  
41 landscape scale.

42

1 7. This multifaceted approach is supported by the Guidelines which recognize that other  
2 means, in addition to regulation, may be necessary to achieve shoreline policy  
3 objectives. [WAC 173-26-186(4), (5) and (8)(c)].

4 CC. Shorelines of the state are not considered critical areas except to the extent that specific  
5 areas located within shorelines of the state qualify for critical area designation based on  
6 the definition of critical areas provided by RCW 36.70A.030(5) and have been designated  
7 as such by the county [RCW 36.70A.480(5)]. The county has designated critical areas by  
8 definition pursuant to chapters 30.62, 30.62A, 30.62B, 30.62C, 30.64, 30.65 and 30.91  
9 SCC. Areas within shoreline jurisdiction that meet the definition of critical areas  
10 pursuant to SCC 30.91C.340 include:

- 11 1. Wetlands;
- 12 2. Areas with a critical recharging effect on aquifers used for potable water, including:
  - 13 a. Sole source aquifers,
  - 14 b. Group A well head protection areas, and
  - 15 c. Critical aquifer recharge areas;
- 16 3. Fish and wildlife habitat conservation areas, including:
  - 17 a. Streams,
  - 18 b. Lakes,
  - 19 c. Marine waters, and
  - 20 d. Primary association areas for critical species;
- 21 4. Frequently flooded areas; and
- 22 5. Geologically hazardous areas, including:
  - 23 a. Erosion hazard areas,
  - 24 b. Landslide hazard areas,
  - 25 c. Seismic hazard areas,
  - 26 d. Mine hazard areas,
  - 27 e. Volcanic hazard areas, and
  - 28 f. Tsunami hazard areas.

29 DD. The SMA and the Guidelines require that local master programs contain provisions  
30 for the protection of critical areas pursuant to RCW 90.58.090(4) and WAC 173-26-  
31 221(2).

32 EE. The GMA, pursuant to RCW 36.70A.480(3)(b), transfers regulatory authority with  
33 respect to critical area protection to the SMA for critical areas within shoreline  
34 jurisdiction, provided:

35 (4) Shoreline master programs shall provide a level of protection to critical areas located within  
36 shorelines of the state that assures no net loss of shoreline ecological functions necessary to  
37 sustain shoreline natural resources as defined by department of ecology guidelines adopted  
38 pursuant to RCW 90.58.060. [RCW 36.70A.480(4)]

39 And further provided:

1 (6) If a local jurisdiction's master program does not include land necessary for buffers for critical  
2 areas that occur within shorelines of the state, as authorized by \*RCW 90.58.030(2)(f), then the  
3 local jurisdiction shall continue to regulate those critical areas and their required buffers  
4 pursuant to RCW 36.70A.060(2). [RCW 36.70A.480(6)]

5 FF. The county's recently updated critical area regulations, chapters 30.62A, 30.62B and  
6 30.62C SCC, were drafted and adopted with the intent of meeting the requirements of  
7 both the GMA and the SMA with respect to critical area protection and the "no net loss"  
8 standards of both statutes. The county staff working on the development of the SMP  
9 reviewed drafts of the proposed CAR and recommended amendments to the CAR  
10 provisions which were incorporated into the final adopted version of the CAR to  
11 implement the requirements for critical area protection under the SMA. The specific  
12 critical area provisions which meet the requirements of both the GMA and the SMA are  
13 documented in the findings and conclusions of the CAR adopting ordinance (Amended  
14 Ordinance No. 06-061, Sections 2 and 3), which is included in the legislative record as  
15 Exhibit 1.3.3.4. Some of the specific provisions that were included in CAR to meet the  
16 requirements for protection of critical areas under the SMA include the following:

- 17 1. The definition of "critical area" includes the water areas and associated wetlands  
18 within the shorelines [SCC 30.91C.340(1) and (3), SCC 30.62A.230];
- 19 2. The ecological functions subject to the "no net loss" standard [30.62A.220 and SCC  
20 30.62A.310(3)];
- 21 3. Required to follow mitigation sequence: avoid, then minimize and mitigate impacts  
22 [SCC 30.62A.310(3)(a)];
- 23 4. Limitations on the development of new shoreline and streambank stabilization  
24 measures and flood protection measures [SCC 30.62A.330(2)(b)];
- 25 5. Design and construction standards for in-water structures such as docks, piers and  
26 floats [SCC 30.62A.330(2)(f)];
- 27 6. Standards to accommodate access requirements under SMA [SCC 30.62A.320(2)(c)  
28 and (d)];
- 29 7. Provisions to prevent or minimize damage from channel migration or shoreline  
30 erosion [SCC 30.62B.330]; and
- 31 8. Critical area buffer requirements [SCC 30.62A.320].
- 32 9. Section 30.67.060 SCC has been included in the SMP regulations to clarify how  
33 specific critical area regulations should be applied within shoreline jurisdiction.

34 GG. After adoption in 2007, the county's CAR were challenged before the Central Puget  
35 Sound Growth Management Hearings Board on the basis that the adopted code  
36 provisions did not accurately reflect the best available science (BAS) and therefore the  
37 county did not satisfy the no net loss standard for critical area functions and values. In its  
38 final decision, the CPSGMHB upheld the CAR and the county's BAS as meeting the  
39 requirements under the GMA [*Pilchuck VII v. Snohomish County, CPSGMHB, 07-3-*  
40 *0033, Final Decision, April 1, 2008*].

1 HH. The Guidelines contain several provisions which require a monitoring component to  
2 assess the adequacy of the SMP provisions at both a programmatic and project level.  
3 [WAC 173-26-191(2)(a)(iii)(D), 173-26-201(2)(b), 173-26-201(2)(e)(i)(f), 173-26-  
4 221(2)(c)(i)(F)(III), 173-26-221(2)(c)(iii)(B)]. These monitoring requirements are  
5 similar to those required under the GMA in that they require:

- 6 1. Monitoring of ecological functions and conditions;
- 7 2. An assessment of both program and project level impacts to determine that the no net  
8 loss standard is being met, including an analysis to determine the following:
  - 9 a. If the regulatory program is adequate to meet the no net loss standard;
  - 10 b. If the compensatory mitigation is successful at replacing impacted or lost  
11 ecological functions; and
  - 12 c. The cumulative impacts from development; and
- 13 3. An adaptive management strategy that can be employed to revise programs and  
14 regulations to meet the statutory requirements.

15 The county will monitor permit issuance within shoreline jurisdiction, including projects  
16 that are exempt from shoreline permit requirements but where other non-shoreline  
17 permits have been issued (SCC 30.44.040).

18 II. Monitoring and adaptive management are components of the county's adopted strategy  
19 for achieving "no net loss" through a multifaceted approach to environmental protection.  
20 [GMACP – Natural Environment Element, NE Policy 1.C.2(d), NE Goal 7, NE  
21 Objectives 7.A and 7.B, and NE Policies 7.A.1 through 5, and 7.B.1 and 2].

22 JJ. SCC 30.62A.710 requires that the county develop and implement a monitoring and  
23 adaptive management program to establish a baseline and provide performance measures  
24 to determine whether the county is achieving no net loss through its policies and  
25 programs affecting wetlands and fish and wildlife habitat conservation areas, in  
26 conformance with the Natural Environment Element of the GMACP. As demonstrated in  
27 Table W-1 above, the functions and values of critical areas regulated under CAR are the  
28 same as the ecological functions of shorelines. Therefore, a monitoring program  
29 designed to monitor critical area functions and values will also monitor shoreline  
30 ecological functions and conditions.

31 KK. The planning commission held a public hearing on June 25, 2006, and recommended  
32 approval of Ordinance No. 06-094. The shoreline regulations proposed in Ordinance No.  
33 06-094 were fully integrated into the county's Unified Development Code (UDC) in  
34 accordance with WAC 173-26-191(2)(c) which states:

35 **Incorporating master program provisions into other plans and regulations.** Local  
36 governments may integrate master program policies and regulations into their  
37 comprehensive plan policies and implementing development regulations rather than  
38 preparing a discrete master program in a single document. Master program provisions  
39 that are integrated into such plans and development regulations shall be clearly

1 identified so that the department can review these provisions for approval and evaluate  
2 development proposals for compliance. RCW 90.58.120 requires that all adopted  
3 regulations, designations, and master programs be available for public inspection at the  
4 department or the applicable county or city. Local governments shall identify all  
5 documents which contain master program provisions and which provisions constitute  
6 part of the master program. Clear identification of master program provisions is also  
7 necessary so that interested persons and entities may be involved in master program  
8 preparation and amendment, as called for in RCW 90.58.130.

9 Local governments integrating all or portions of their master program provisions  
10 into other plans and regulations shall submit to the department a listing and copies of  
11 all provisions that constitute the master program. The master program shall also be  
12 sufficiently complete and defined to provide:

- 13 (i) Clear directions to applicants applying for shoreline permits and exemptions; and
- 14 (ii) Clear evaluation criteria and standards to the local governments, the department,  
15 other agencies, and the public for reviewing permit applications with respect to state  
16 and local shoreline management provisions.

17 LL.DOE reviewed the planning commission's recommended ordinance (Draft Ord. No. 06-  
18 094, Exhibit 1.3.3.6) and submitted comments to the county in a letter dated November  
19 14, 2006, which is included in the legislative record at Exhibit 1.3.2.1, indicating their  
20 concerns regarding the level of integration of the regulations into the county's UDC.

21 MM. In response to the DOE's concerns, the county has revised and reformatted the SMP  
22 and the adopting ordinance. The revised SMP integrates shoreline regulations into the  
23 UDC to a lesser degree than originally proposed. The substantive content of the  
24 proposed shoreline policies and regulations is largely unchanged. Changes that do exist  
25 between the original ordinance recommended by the planning commission and the new  
26 ordinance are summarized as follows. The new ordinance:

- 27 1. Reduces the level of integration of the proposed shoreline regulations into the UDC  
28 by including all shoreline regulations in two new chapters of title 30 SCC: chapter  
29 30.44 SCC, which contains the shoreline permit requirements and procedures; and  
30 chapter 30.67 SCC, which contains the land use and modification regulations,  
31 shoreline development standards and shoreline environment-specific regulations;
- 32 2. Incorporates the regulations from the original proposal (draft Ord. No. 06-094) with  
33 only minimal changes to improve clarity;
- 34 3. Responds to DOE's comments;
- 35 4. Amends terms to clarify regulatory meaning for agricultural uses, commercial uses  
36 and industrial uses; and
- 37 5. Revises regulatory requirements for agriculture, forestry and mineral resource uses as  
38 follows:
  - 39 a. Several provisions in the county's original SMMP for agricultural and forestry  
40 activities are reinstated; and

- 1           b. The provisions for mining have been revised to reconcile the relationship between  
2           mining activities and similar activities or modifications undertaken in conjunction  
3           with dredging, flood protection or restoration projects.
- 4    NN. The planning commission recommended that shoreline and bank stabilization and flood  
5    protection measures be allowed when necessary to protect agricultural lands. This  
6    provision goes beyond the requirement in WAC 173-26-231(3)(a)(iii)(B) to limit use of  
7    new stabilization structures. The planning commission’s recommendation has been  
8    carried forward in the new ordinance for the following reasons:
- 9           1. RCW 90.58.065(1) says, “(t)he guidelines adopted by the department and master  
10          programs developed or amended by local governments according to RCW 90.58.080  
11          shall not require modification of or limit agricultural activities occurring on  
12          agricultural lands.”
- 13          2. The importance of agricultural activities in Snohomish County is well documented in  
14          the findings and conclusions of adopted Ordinance Nos. 06-061 and 04-074.
- 15          3. RCW 36.70A.020 establishes thirteen goals of the GMA without establishing an  
16          order of priority among the adopted goals. Goal 8 requires protection of agricultural  
17          lands of long-term significance. RCW 36.70A.480 adopts the goals of the SMA from  
18          RCW 90.58.020 as the fourteenth goal of the GMA, again with no established order  
19          of priority.
- 20          4. Both the GMA and the SMA have established a no net loss standard for ecological  
21          functions and the SMA promotes restoration of lost functions.
- 22          5. Active agricultural lands may not perform the same ecological functions that  
23          undisturbed, naturally vegetated lands perform, such as recruitment of large woody  
24          debris or shading and subsequent control of water temperature.
- 25          6. Non-structural shoreline and bank stabilization relies on preservation or enhancement  
26          of natural hydrological and biological processes by employing methods such as  
27          vegetation retention and soil bioengineering techniques. The non-structural methods  
28          are often used in habitat restoration projects as allowed in WAC 173-26-  
29          231(3)(a)(iii)(B)(IV).
- 30          7. Shoreline and bank stabilization, particularly non-structural techniques, may improve  
31          or restore ecological functions of agricultural lands as well as protect these productive  
32          lands from loss due to erosion thereby accomplishing both GMA and SMA goals and  
33          a potential net gain in shoreline ecological functions.
- 34          8. The county’s CAR require that non-structural techniques be used unless a  
35          geotechnical study shows that structural techniques are necessary to accomplish the  
36          protection goals [SCC 30.62B.320(2)].
- 37    OO. Chapter 30.44 SCC is adopted separate from the SMP as allowed under WAC 173-26-  
38    191(2)(a)(iii)(C). Keeping these procedural and administrative requirements separate from

1 the SMP allows the county to revise these regulations more expeditiously to coordinate with  
2 other permit processes.

3 PP. Washington State Department of Ecology, in a letter to the County Council dated  
4 February 28, 2012, identified the final changes necessary to bring the proposed SMP into full  
5 compliance with the SMA, the Guidelines and the “no net loss” standard for shoreline  
6 ecological functions. Ecology’s required changes and recommended changes have been  
7 incorporated into the proposed SMP policies and regulations.

8  
9 **Section 3.** The county council makes the following conclusions:  
10

11 A. The proposed SMP is consistent with the SMA, the Guidelines, the Shoreline Master  
12 Program Grant Agreement No. G0400121, and the “no net loss” standard for shoreline  
13 ecological functions.

14 B. The county’s SMP contains the required contents identified in WAC 173-26-191(2)(a):

- 15 1. Master program policies which are consistent with the goals and policies in the SMA  
16 and the Guidelines; address the master program elements of RCW 90.58.100 and the  
17 environment designations as described in WAC 173-26-211; and are consistent with  
18 all relevant constitutional and other legal limitations on the regulation of private  
19 property;
- 20 2. Maps or a physical description of the schematic environment designation boundaries;
- 21 3. Master program regulations that are sufficient to implement the directives of the SMA  
22 and statewide and local policies; apply to specific shoreline environments and include  
23 both general standards and use- or modification-specific standards; and are consistent  
24 with all constitutional and other legal limitations on the regulation of private property;  
25 and
- 26 4. Administrative provisions directing the review process and standards for approving  
27 uses or modifications within shoreline jurisdiction; enforcement procedures to ensure  
28 compliance with the SMP; and standards for documentation of all project review  
29 actions within shoreline areas.

30 C. The criteria used to assign the shoreline environment designations are consistent with the  
31 provisions in WAC 173-26-211.

32 D. The county complied with SEPA (chapter 43.21 RCW), when it issued a determination of  
33 significance and scoping notice on July 13, 2005; a DEIS on May 1, 2006, with a 30-day  
34 comment period ending May 30, 2006; an FEIS responding to written comments on the  
35 DEIS on June 28, 2006; a DSEIS on June 21, 2010, with a 30-day comment period  
36 ending on July 23, 2010; and a FSEIS issued on August 25, 2010.

37 E. The county complied with the requirements of WAC 173-26-090, RCW 36.70A.130 and  
38 subtitle 30.7 SCC to provide early and continuous opportunities for public participation  
39 and input.

- 1 F. The proposed SMP is consistent with the GMACP.
- 2 1. The shoreline environment classification system in the proposed SMP is coordinated  
3 with the county's comprehensive plan land use designations and planned  
4 development density.
- 5 2. Land use designations from the comprehensive plan are a factor in the assignment of  
6 the shoreline environment designations to each shoreline segment and the application  
7 of the shoreline management policies to each shoreline environment.
- 8 3. Comprehensive plan policies in the Natural Environment Element provide the  
9 foundation for the proposed SMP and establish the county's strategy for meeting the  
10 SMA's "no net loss" standard.
- 11 G. The proposed SMP is a regulatory component of the county's multifaceted approach to  
12 environmental protection, which approach ensures that the county will meet the  
13 requirement for no net loss of shoreline ecological functions.
- 14 H. The proposed SMP is based on a scientific foundation as required under RCW  
15 90.58.100(1) and WAC 173-26-201(2)(a).
- 16 I. The county's existing CAR fulfill the requirements for critical area protection within the  
17 county's shoreline jurisdiction. The CAR meet the requirements in the SMA and the  
18 Guidelines:
- 19 1. The CAR are based on the best available science, which standard meets or exceeds  
20 the requirements in RCW 36.70A.172(1), 90.58.100(1) and WAC 173-26-201(2)(a);
- 21 2. The critical area functions and values protected by the CAR are the same ecological  
22 functions identified for shorelines in WAC 173-26-201(3)(d)(i)(C);
- 23 3. The CAR were developed in coordination with the updates to the SMP and contain  
24 regulatory standards addressing the requirements in the Guidelines;
- 25 4. The CAR are consistent with the requirements in WAC 173-26-221(2) and (3) as  
26 demonstrated in the Shoreline Master Program Submittal Checklist which is  
27 contained in the legislative record as Exhibit No. 1.3.3.2;
- 28 5. Since the CAR applicable within shoreline jurisdiction are the same as the CAR that  
29 apply outside of shoreline jurisdiction, the SMP provides critical area protection that  
30 is at least equivalent to the county's adopted CAR in compliance with RCW  
31 36.70A.480(4); and
- 32 6. The CAR provide buffers as required pursuant to RCW 36.70A.480(6).
- 33 J. Given that the ecological functions are the same for critical areas as for shorelines, the  
34 monitoring plan required pursuant to SCC 30.62A.710, designed to collect and analyze  
35 data relevant to critical areas functions and values, will also evaluate the ecological  
36 functions and conditions of shorelines. The monitoring plan includes an adaptive  
37 management strategy to be used to adjust the regulatory and non-regulatory programs if  
38 necessary to satisfy the no net loss standard for critical areas and shorelines.

1 K. The administrative, enforcement and permit review procedures in new chapter 30.44 SCC  
2 are consistent with the requirements in chapter 173-27 WAC.

3  
4 **Section 4.** The county council bases its findings and conclusions on the entire record of the  
5 planning commission and the county council, including all testimony and exhibits. Any  
6 finding which should be deemed a conclusion and any conclusion which should be deemed a  
7 finding is hereby adopted as such.

8  
9 **Section 5.** The Snohomish County Shoreline Management Master Program, adopted by  
10 resolution on September 25, 1974, and September 30, 1974, and last amended by Ordinance  
11 No. 93-036 in June 9, 1993, is repealed.

12  
13 **Section 6.** Amended Ordinance No. 10-058, adopted October 13, 2010, is repealed.

14  
15 **Section 7.** A new Shoreline Management Program is adopted and consists of the following  
16 components:

- 17 a. A document titled, *Shoreline Management Program: Shoreline Environment*  
18 *Designations, Policies and Regulations*, dated June 6, 2012, attached hereto as  
19 Exhibit A and incorporated herein as though set forth in full;
- 20 b. Shoreline environment designation maps, dated June 6, 2012, and attached hereto as  
21 Exhibit B and incorporated herein as though set forth in full;
- 22 c. Shoreline regulations contained in new chapter 30.67 SCC, as adopted herein; and
- 23 d. Critical area regulations in chapters 30.62A, 30.62B and 30.62C SCC as adopted in  
24 Amended Ordinance 06-061 on August 1, 2007, and chapter 30.65 SCC as adopted  
25 in Amended Ordinance 07-005 on February 21, 2007.

26  
27 **Section 8.** Snohomish County Code Section 4.28.040, adopted by Amended Ordinance No.  
28 92-080 on July 23, 1992, is amended to read:

29 **4.28.040 Designation criteria and standards - Open space-general.**

30 The following areas may be considered for designation as open space-general:

- 31 (1) Urban areas where the entire site is in an undeveloped, natural state and has slopes  
32 of 25 percent or greater or where at least one-half of the total site area is in slopes of at least  
33 35 percent in gradient.
- 34 (2) Areas designated on the comprehensive land use plan or the county park and  
35 recreation plan as potential parks, trails, or open space, or designated as a critical area or  
36 environmentally sensitive area.
- 37 (3) Areas which have plant or animal species which are considered rare, sensitive,  
38 threatened or endangered by an authority recognized by the county.

1 (4) Sites within urban areas to be left in their natural state where the site is of at least  
2 one acre in size and is predominantly forested with mature, specimen trees.

3 (5) Areas which are in an undeveloped, natural state and are not under the jurisdiction  
4 of the state shoreline management act and are situated within stream corridors, i.e., streams  
5 and/or their associated stream buffers of 50 feet on either side of the stream. Buffer width  
6 may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat  
7 features which would logically suggest a wider buffer.

8 (6) Undeveloped, natural areas adjacent to water bodies which come under the  
9 jurisdiction of the state shoreline management act and are designated by the shoreline  
10 management program (~~master plan as a "natural", "conservancy", "rural", "suburban", or~~  
11 ~~"urban" type environment~~)).

12 (7) Sites within an urban area which would serve as a buffer between residential  
13 development and tracts of land in excess of five acres which are designated on an adopted  
14 comprehensive plan for commercial or industrial development:

15 (a) Where the site area is covered by stands of trees in excess of 20 feet in height;  
16 and

17 (b) Where the ground vegetation creates a visual separation of at least 50 feet  
18 between the residential tracts of land and the commercial or industrial lands; or

19 (c) Where the topographic features of the site form a physical separation from the  
20 abutting commercial or industrial lands by reason of a gully or ravine or similar land  
21 condition.

22 (8) Areas that would safely provide either public vehicular or pedestrian access to  
23 public bodies of water:

24 (a) Where the site area abutting the water is at least 60 feet in width for vehicular  
25 access; or

26 (b) Where the site area abutting the water is at least 25 feet in width for pedestrian  
27 access.

28 (9) Areas which provide a scenic vista to which the general public has safe vehicular or  
29 pedestrian access.

30 (10) Sites devoted to private outdoor recreational pursuits such as golf courses, riding  
31 stables, lakes, etc., PROVIDED That access to such facilities and areas is provided to the  
32 general public free of charge or at reasonable, customary rates.

33 (11) Areas which contain features of unique historic, cultural or educational values  
34 which are open to the public's use, (e.g., public access to displays, interpretive centers, etc.),  
35 free of charge or at reasonable, customary rates:

36 (a) Where there are several varieties or species of flora, fauna, or both present on the  
37 site making it desirable for educational study; or

38 (b) Where there are habitats or species of plant life which are considered rare,  
39 sensitive, threatened or endangered by an authority recognized by the county; or

40 (c) Where there is or are recognized landmarks present on the site which provide  
41 visual reference and orientation for surrounding terrain (would include major promontories  
42 and rock formations but would exclude mountain forms and ranges); or

1 (d) Where there are historic or archeological features on the site of at least 50 years  
2 of age, which would have value to future generations due to the uncommon nature or rare  
3 representation of past times and events.

4 (12) Areas located adjacent to public parks, public trails or other public lands which  
5 would materially add to or enhance the recreational opportunities of that facility:

6 (a) Where such a site would constitute a logical extension of the park or other public  
7 lands including provisions for public use but had been excluded principally by lack of funds;  
8 or

9 (b) Where the site would provide additional public access to such lands during the  
10 duration of its open space classification; or

11 (c) Where the site contains unique features of recreational value which if public use  
12 of the site were allowed would expand the variety of recreational opportunities contained in  
13 the park or public lands; or

14 (d) Where the site would act as a buffer between the park and surrounding  
15 development.

16 (13) Areas which contain or abut managed or monitored wildlife preserves or  
17 sanctuaries, arboretums or other designated open space and which will enhance the value of  
18 those resources:

19 (a) Where the open space designation would encompass a minimum of 10 acres in  
20 land area; and

21 (b) Where plant life and/or animal life contained within the site are found in  
22 abundant varieties; or

23 (c) Where the site area can be distinguished from surrounding lands due to the  
24 unusualness of the vegetation or the animal life inhabitants.

25 (14) Wetland areas of at least one-fourth acre in size. Associated wetland buffers of 50  
26 feet may also be included. The wetland buffer width may be increased from the 50-foot  
27 standard due to topographic, vegetative or wildlife habitat features which would logically  
28 suggest a wider buffer.

29 (15) Areas which lie adjacent to scenic highways which if not designated as open space  
30 would otherwise be subject to pressures for intense development:

31 (a) Where such highways have been designated by a city, the county or the state as  
32 scenic; and

33 (b) Where at least one-half of the total site lies within 200 feet of the highway; and

34 (c) Where pressures for urbanization are evident either due to provision of public  
35 water and sewer facilities to the area, subdivision activity in the immediate vicinity of the  
36 site, or the development of previously platted lands.

37 (16) Undeveloped areas, five acres and larger which are not within the 100-year flood  
38 plain, suitable for agricultural pursuits which may not currently be devoted to such use:

39 (a) Where the comprehensive land use plan or the agricultural preservation plan  
40 designates the site as suitable for agricultural development; or

41 (b) Where more than 75 percent of the total site area contains tillable class II or III  
42 variety soils as classified by the soil conservation service.

1 (17) Undeveloped areas which contain a minimum of five acres which are located  
2 within the 100-year flood plain as established by the U.S. Army Corps of Engineers of  
3 Snohomish county.

4 (18) Areas where the entire site is in an undeveloped, natural state and is considered  
5 geologically hazardous by an authority recognized by the county.

6 (19) Areas which are protective buffers as required by development regulations  
7 implementing the growth management act.

8  
9 **Section 9.** A new section is added to chapter 30.10 of the Snohomish County Code to read:

10 **30.10.065 Snohomish County Shoreline Management Program (SMP) – a component**  
11 **of the comprehensive plan.**

12 The goals and policies of the Snohomish County Shoreline Management Program (SMP),  
13 adopted pursuant to chapter 90.58 RCW and chapter 173-26 WAC, are considered an  
14 element of the comprehensive plan. The SMP consists of the following:

15 (1) A document titled, *Shoreline Management Program: Shoreline Environment*  
16 *Designations, Policies and Regulations*, dated June 6, 2012;

17 (2) Shoreline environment designation maps, dated June 6, 2012;

18 (3) Shoreline regulations contained in chapter 30.67 SCC; and

19 (4) Critical area regulations in chapters 30.62A, 30.62B and 30.62C SCC as adopted in  
20 Amended Ordinance 06-061 on August 1, 2007, and chapter 30.65 SCC as adopted in  
21 Amended Ordinance 07-005 on February 21, 2007.

22  
23 **Section 10.** Snohomish County Code Section 30.10.080, last amended by Amended  
24 Ordinance No. 12-018 on May 2, 2012, is amended to read:

25 **30.10.080 GMA development regulations.**

26 The UDC is adopted as a development regulation under RCW 36.70A.040, except for the  
27 following: subtitle 30.5 SCC (construction codes)~~((;))~~; chapter 30.61 SCC (SEPA); chapter  
28 30.86 SCC (fees); ~~((and))~~ chapter 30.44 SCC (shoreline ~~((management))~~ permits); and  
29 chapter 30.67 (shoreline management program).

30  
31 **Section 11.** Snohomish County Code Section 30.22.010, last amended by Amended  
32 Ordinance No. 07-029 on April 25, 2007, is amended to read:

33 **30.22.010 Purpose and applicability.**

34 This chapter establishes which uses or types of uses are permitted, which require special  
35 approvals, and which are prohibited in the various county zones. Zones are grouped into four  
36 categories, as shown below, with each of the zones listed from left to right in increasing  
37 intensity of use in a matrix. Some uses have additional or special requirements that are listed  
38 by numbered reference notes in SCC 30.22.130. Proposed uses on lands subject to the

1 shoreline management program shall meet the requirements in chapter 30.67 SCC in addition  
2 to the requirements of this chapter. Where conflicts may exist, the provisions that are more  
3 protective of ecological functions shall apply. The categories and zones are as follows:

4 (1) Urban Zones - R-9,600, R-8,400, R-7,200, T, LDMR, MR, NB, PCB, CB, GC, FS, IP,  
5 BP, LI, HI, MHP;

6 (2) Rural Zones - RD, RRT-10, R-5, RB, CRC, RFS, RI;

7 (3) Resource Zones - F, F&R, A-10, MC; and

8 (4) Other Zones - SA-1, RC, RU, R-20,000, R-12,500, WFB.

9 For a description of each zone, see SCC 30.21.025.

10  
11 **Section 12.** Snohomish County Code Section 30.22.130, last amended by Ordinance No. 11-  
12 076, on January 11, 2012, is amended to read:

13 **30.22.130 Reference notes for use matrix.**

14 (1) Airport, Stage 1 Utility:

15 (a) Not for commercial use and for use of small private planes;

16 (b) In the RU zone, they shall be primarily for the use of the resident property owner;  
17 and

18 (c) When the airport is included in an airpark, the disclosure requirements of SCC  
19 30.28.005 shall apply.

20 (2) Day Care Center:

21 (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall  
22 only be permitted in connection with and secondary to a school facility or place of worship;  
23 and

24 (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering  
25 provided to protect adjoining residences.

26 (3) Dock and Boathouse, Private, Non-commercial: The following standards apply  
27 outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards  
28 in SCC 30.67.515 apply instead.

29 (a) The height of any covered over-water structure shall not exceed 12 feet as  
30 measured from the line of ordinary high water;

31 (b) The total roof area of covered, over-water structures shall not exceed 1,000 square  
32 feet;

33 (c) The entirety of such structures shall have a width no greater than 50 percent of the  
34 width of the lot at the natural shoreline upon which it is located;

35 (d) No over-water structure shall extend beyond the mean low water mark a distance  
36 greater than the average length of all preexisting over-water structures along the same  
37 shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting  
38 structures exist within 300 feet, the pier length shall not exceed 50 feet;

39 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat  
40 moored at any wharf be used as a dwelling while so moored; and

41 (f) Covered structures are subject to a minimum setback of three feet from any side lot

1 line or extension thereof. No side yard setback shall be required for uncovered structures.  
2 No rear yard setback shall be required for any structure permitted hereunder.

3 (4) Dwelling, Single family: In PCB zones, shall be allowed only if included within the  
4 same structure as a commercial establishment. In the MHP zone, single family detached  
5 dwellings are limited to one per existing single legal lot of record.

6 (5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC  
7 for design standards applicable to townhouse and attached single-family dwelling  
8 development. .

9 (6) Dwelling, Mobile Home:

10 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along  
11 its entire body length;

12 (b) Shall be constructed with a non-metallic type, pitched roof;

13 (c) Except where the base of the mobile home is flush to ground level, shall be  
14 installed either with:

15 (i) skirting material which is compatible with the siding of the mobile home; or

16 (ii) a perimeter masonry foundation;

17 (d) Shall have the wheels and tongue removed; and

18 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000  
19 square feet.

20 (7) Fallout Shelter, Joint, by two or more property owners:

21 Side and rear yard requirements may be waived by the department along the boundaries  
22 lying between the properties involved with the proposal, and zone; provided that its function  
23 as a shelter is not impaired.

24 (8) Family Day Care Home:

25 (a) No play yards or equipment shall be located in any required setback from a street;  
26 and

27 (b) Outdoor play areas shall be fenced or otherwise controlled.

28 (9) Farm Stand:

29 (a) There shall be only one stand on each lot; and

30 (b) At least 50% by farm product unit of the products sold shall be grown, raised or  
31 harvested in Snohomish County, and 75% by farm product unit of the products sold shall be  
32 grown, raised or harvested in the State of Washington.

33 (10) Farm Worker Dwelling:

34 (a) At least one person residing in each farm worker dwelling unit shall be employed  
35 full time in the farm operation;

36 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded  
37 with the county attesting to the need for such dwellings to continue the farm operation;

38 (c) The number of farm worker dwellings shall be limited to one per each 40 acres  
39 under single contiguous ownership to a maximum of six total dwellings, with 40 acres being  
40 required to construct the first accessory dwelling unit. Construction of the maximum number  
41 of dwelling units permitted shall be interpreted as exhausting all residential potential of the  
42 land until such time as the property is legally subdivided; and

43 (d) All farm worker dwellings must be clustered on the farm within a 10-acre  
44 farmstead which includes the main dwelling. The farmstead's boundaries shall be designated

1 with a legal description by the property owner with the intent of allowing maximum  
2 flexibility while minimizing interference with productive farm operation. Farm worker  
3 dwellings may be located other than as provided for in this subsection only if environmental  
4 or physical constraints preclude meeting these conditions.

5 (11) Home Occupation: See SCC 30.28.050.

6 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in  
7 the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

8 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals  
9 comprising the kennel are housed within the dwelling, the yard or some portion thereof shall  
10 be fenced and maintained in good repair or to contain or to confine the animals upon the  
11 property and restrict the entrance of other animals.

12 (14) Parks, Publicly-owned and Operated:

13 (a) No bleachers are permitted if the site is less than five acres in size;

14 (b) All lighting shall be shielded to protect adjacent properties; and

15 (c) No amusement devices for hire are permitted.

16 (15) Boarding House: There shall be accommodations for no more than two persons.

17 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord.  
18 04-010 effective March 15, 2004)

19 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of  
20 occupants and guests:

21 (a) No part of the pool shall project more than one foot above the adjoining ground  
22 level in a required setback; and

23 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient  
24 design and strength to keep out children.

25 (18) Temporary Dwelling for a relative:

26 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the  
27 occupant(s) of the permanent dwelling;

28 (b) The relative must receive from, or administer to, the occupant of the other  
29 dwelling continuous care and assistance necessitated by advanced age or infirmity;

30 (c) The need for such continuous care and assistance shall be attested to in writing by  
31 a licensed physician;

32 (d) The temporary dwelling shall be occupied by not more than two persons;

33 (e) Use as a commercial rental unit shall be prohibited;

34 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent  
35 dwelling on the same lot and shall not be located in any required yard of the principal  
36 dwelling;

37 (g) A land use permit binder shall be executed by the landowner, recorded with the  
38 Snohomish County Auditor and a copy of the recorded document submitted to the  
39 department for inclusion in the permit file;

40 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to  
41 SCC 30.25.028 to protect surrounding property values and ensure compatibility with the  
42 immediate neighborhood;

43 (i) An annual renewal of the temporary dwelling permit, together with recertification  
44 of need, shall be accomplished by the applicant through the department in the same month of

1 each year in which the initial mobile home/building permit was issued;

2 (j) An agreement to terminate such temporary use at such time as the need no longer  
3 exists shall be executed by the applicant and recorded with the Snohomish County Auditor;  
4 and

5 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling  
6 shall not be located on a lot on which a detached accessory apartment is located.

7 (19) Recreational Vehicle:

8 (a) There shall be no more than one per lot;

9 (b) Shall not be placed on a single site for more than 180 days in any 12-  
10 month period; and

11 (c) Shall be limited in the floodways to day use only (dawn to dusk) during  
12 the flood season (October 1 through March 30) with the following exceptions:

13 (i.) Recreational vehicle use associated with a legally occupied  
14 dwelling to accommodate overnight guests for no more than a 21-day period;

15 (ii.) Temporary overnight use by farm workers on the farm where  
16 they are employed subject to SCC 30.22.130(19)(a) and (b) above; and

17 (iii) Subject to SCC 30.22.130(19)(a) and (b) above and SCC  
18 30.22.120(7)(b), temporary overnight use in a mobile home park, which has been in  
19 existence continuously since 1970 or before, that provides septic or sewer service, water and  
20 other utilities, and that has an RV flood evacuation plan that has been approved and is on file  
21 with the Department of Emergency Management and Department of Planning and  
22 Development Services.

23 (20) Ultralight Airpark:

24 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all  
25 buildings, ground circulation, and parking areas, common flight patterns, and arrival and  
26 departure routes;

27 (b) Applicant shall describe in writing the types of activities, events, and flight  
28 operations which are expected to occur at the airpark; and

29 (c) Approval shall be dependent upon a determination by the county decision maker  
30 that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are  
31 compatible with the site and neighboring land uses, particularly those involving residential  
32 uses or livestock or small animal husbandry; and further that the proposed use can comply  
33 with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight  
34 vehicle operations will not:

35 (i) create a hazard for other persons or property;

36 (ii) occur between sunset and sunrise;

37 (iii) occur over any substantially developed area of a city, town, or settlement,  
38 particularly over residential areas or over any open air assembly of people; or

39 (iv) occur in an airport traffic area, control zone, terminal control area, or positive  
40 control area without prior authorization of the airport manager with jurisdiction.

41 (21) Craft Shop:

42 (a) Articles shall not be manufactured by chemical processes;

43 (b) No more than three persons shall be employed at any one time in the fabricating,  
44 repair, or processing of materials; and

1 (c) The aggregate nameplate horsepower rating of all mechanical equipment on the  
2 premises shall not exceed two.

3 (22) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor  
4 area limitation.

5 (23) Motor Vehicle and Equipment Sales: In the CB and CRC zone, all display,  
6 storage, and sales activities shall be conducted indoors.

7 (24) Race Track: The track shall be operated in such a manner so as not to cause  
8 offense by reason of noise or vibration beyond the boundaries of the subject property.

9 (25) Rural Industry:

10 (a) The number of employees shall not exceed 10;

11 (b) All operations shall be carried out in a manner so as to avoid the emission or  
12 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water  
13 drainage, sewage, water pollution, or other emissions which are unduly or unreasonably  
14 offensive or injurious to properties, residents, or improvements in the vicinity;

15 (c) The owner of the rural industry must reside on the same premises as the rural  
16 industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and

17 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot  
18 wide Type A landscaping as defined in SCC 30.25.017.

19 (26) Sawmill, Shake and Shingle Mill:

20 (a) Such uses shall not include the manufacture of finished wood products such as  
21 furniture and plywood, but shall include lumber manufacturing;

22 (b) The number of employees shall not exceed 25 during any eight-hour work shift;

23 (c) All operations shall be carried out in a manner so as to avoid the emission or  
24 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water  
25 drainage, sewage, water pollution, or other emissions which are unduly or unreasonably  
26 offensive or injurious to properties, residents or improvements in the vicinity; and

27 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide  
28 25 feet of Type A landscaping as defined in SCC 30.25.017.

29 (27) Governmental and Utility Structures and Facilities:

30 Special lot area requirements for this use are contained in SCC 30.23.200.

31 (28) Excavation and Processing of Minerals:

32 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones  
33 only where these zones coincide with the mineral lands designation in the comprehensive  
34 plan (mineral resource overlay or MRO), except for the MC zone where mineral lands  
35 designation is not required.

36 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required  
37 pursuant to SCC 30.31D.030.

38 (c) Excavation and processing of minerals exclusively in conjunction with forest  
39 practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.

40 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted  
41 when located within the main building containing licensed practitioner(s).

42 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to  
43 property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in  
44 SCC 30.25.017.

- 1 (31) Boat Launch Facilities, Commercial or Non-commercial:
- 2 (a) The hearing examiner may regulate, among other factors, required launching
- 3 depth, lengths of existing docks and piers;
- 4 (b) Off-street parking shall be provided in an amount suitable to the expected usage of
- 5 the facility. When used by the general public, the guideline should be 32 to 40 spaces
- 6 capable of accommodating both a car and boat trailer for each ramp lane of boat access to the
- 7 water;
- 8 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be
- 9 provided;
- 10 (d) Pedestrian access to the water separate from the boat launching lane or lanes may
- 11 be required where it is deemed necessary in the interest of public safety;
- 12 (e) Safety buoys shall be installed and maintained separating boating activities from
- 13 other water-oriented recreation and uses where this is reasonably required for public safety,
- 14 welfare, and health; and
- 15 (f) All site improvements for boat launch facilities shall comply with all other
- 16 requirements of the zone in which it is located.
- 17 (32) Campground:
- 18 (a) The maximum overall density shall be seven camp or tent sites per acre; and
- 19 (b) The minimum site size shall be 10 acres.
- 20 (33) Commercial Vehicle Home Basing:
- 21 (a) The vehicles may be parked and maintained only on the property wherein resides a
- 22 person who uses them in their business;
- 23 (b) Two or more vehicles may be so based; and
- 24 (c) The vehicles shall be in operable conditions.
- 25 (34) Distillation of Alcohol:
- 26 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for
- 27 the production of methane from animal waste produced on the premises;
- 28 (b) Such distillation shall be only one of several products of normal agricultural
- 29 activities occurring on the premises; and
- 30 (c) By-products created in this process shall be used for fuel or fertilizer on the
- 31 premises.
- 32 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-
- 33 010 effective March 15, 2004)
- 34 (36) Mobile Home and Travel Trailer Sales:
- 35 (a) Property shall directly front upon a principal or minor arterial in order to reduce
- 36 encroachment into the interior of IP designated areas;
- 37 (b) The hearing examiner shall consider the visual and aesthetic characteristics of the
- 38 use proposal and determine whether nearby business and industrial uses, existing or
- 39 proposed, would be potentially harmed thereby. A finding of potential incompatibility shall
- 40 be grounds for denial;
- 41 (c) The conditional use permit shall include a condition requiring mandatory review
- 42 by the hearing examiner at intervals not to exceed five years for the express purpose of
- 43 evaluating the continued compatibility of the use with other IP uses. The review required
- 44 herein is in addition to any review which may be held pursuant to SCC 30.42B.100, SCC

1 30.42C.100 and SCC 30.43A.100;

2 (d) Such use shall not be deemed to be outside storage for the purpose of SCC

3 30.25.024; and

4 (e) Such use shall be temporary until business or industrial development is timely on

5 the site or on nearby IP designated property.

6 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.

7 (38) Mobile Home Park: Such development must fulfill the requirements of chapter

8 30.42E SCC.

9 (39) Sludge Utilization: See SCC 30.28.085.

10 (40) Homestead Parcel: See SCC 30.28.055.

11 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC

12 30.67.515 if within shoreline jurisdiction.

13 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot

14 size for single family dwellings. In the RU zone, this provision only applies when the

15 minimum lot size for single family dwellings is 12,500 square feet or less.

16 (43) Petroleum Products and Gas, Bulk Storage:

17 (a) All above ground storage tanks shall be located 150 feet from all property lines;

18 and

19 (b) Storage tanks below ground shall be located no closer to the property line than a

20 distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

21 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of

22 seven feet high shall be established and maintained in the LI zone. For requirements for this

23 use, SCC 30.25.020 and 30.25.050 applies.

24 (45) Antique Shops when established as a home occupation as regulated by SCC

25 30.28.050(1); provided further that all merchandise sold or offered for sale shall be

26 predominantly "antique" and antique-related objects.

27 (46) Billboards: See SCC 30.27.080 for specific requirements.

28 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three

29 acres or more; a conditional use permit is required on less than three acres.

30 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

31 (49) Restaurants and Personal Service Shops: Located to service principally the

32 constructed industrial park uses.

33 (50) Sludge Utilization: A conditional use permit is required for manufacture of

34 materials by a non-governmental agency containing stabilized or digested sludge for a public

35 utilization.

36 (51) Single Family and Multifamily Dwellings are a prohibited use, except for the

37 following:

38 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone

39 to BP may make improvements or additions provided such improvements are consistent with

40 the bulk regulations contained in chapter 30.23 SCC; provided further that such

41 improvements do not increase the ground area covered by the structural portion of the

42 nonconforming use by more than 100 percent of that existing at the existing date of the

43 nonconformance; and

1 (b) New single family and multifamily dwellings in the BP zone authorized pursuant  
2 to the provisions of SCC 30.31A.140.

3 (52) Greenhouses, Lath Houses, and Nurseries:

4 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant  
5 husbandry materials is permitted;

6 (b) The sale of garden tools and any other hardware or equipment shall be prohibited;  
7 and

8 (c) There shall be no on-site signs advertising other than the principal use.

9 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the  
10 BP zone.

11 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in  
12 conjunction with a livestock auction facility.

13 (55) Noise of Machines and Operations in the LI and HI zones shall comply with  
14 chapter 10.01 SCC and machines and operations shall be muffled so as not to become  
15 objectionable due to intermittence, beat frequency, or shrillness.

16 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell  
17 within a sanitary landfill, subject to the provision of SCC 30.28.085.

18 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.

19 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

20 (59) Detached accessory or non-accessory private garages and storage structures are  
21 subject to the following requirements:

22 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);

23 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any,  
24 will not result in glare when viewed from the surrounding property or rights-of-way;

25 (c) The following compatibility standards shall apply:

26 (i) proposals for development in existing neighborhoods with a well-defined  
27 character should be compatible with or complement the highest quality features, architectural  
28 character and siting pattern of neighboring buildings. Where there is no discernable pattern,  
29 the buildings shall complement the neighborhood. Development of detached private garages  
30 and storage structures shall not interrupt the streetscape or dwarf the scale of existing  
31 buildings of existing neighborhoods. Applicants may refer to the Residential Development  
32 Handbook for Snohomish County Communities to review techniques recommended to  
33 achieve neighborhood compatibility;

34 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront  
35 Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and rural cluster subdivisions shall  
36 document the use of building materials compatible and consistent with existing on-site  
37 residential development exterior finishes;

38 (iii) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and  
39 rural cluster subdivisions, no portion of a detached accessory private garage or storage  
40 structure shall extend beyond the building front of the existing single family dwelling, unless  
41 screening, landscaping, or other measures are provided to ensure compatibility with adjacent  
42 properties; and

43 (iv) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and  
44 rural cluster subdivisions, no portion of a detached non-accessory private garage or storage

1 structure shall extend beyond the building front of existing single family dwellings on  
2 adjacent lots where the adjacent dwellings are located within 10 feet of the subject property  
3 line. When a detached non-accessory private garage or storage structure is proposed, the  
4 location of existing dwellings on adjacent properties located within 10 feet of the subject site  
5 property lines shall be shown on the site plan;

6 (d) All detached accessory or non-accessory private garages and storage structures  
7 proposed with building footprints larger than 2,400 square feet shall provide screening or  
8 landscaping from adjacent properties pursuant to chapter 30.25 SCC. ;

9 (e) On lots less than ten acres in size having no established residential use, only one  
10 non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or  
11 larger without a residence where the cumulative square footage of all existing and proposed  
12 non-accessory private garages and storage structures is 6,000 square feet or larger, a  
13 conditional use permit shall be required.

14 (f) Where permitted, separation between multiple private garages or storage  
15 structures shall be regulated pursuant to subtitle 30.5 SCC.

16 (60) The cumulative square footage of all detached accessory and non-accessory private  
17 garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres,  
18 except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP,  
19 LI, HI, RB, RFS, CRC and RI zones.

20 (61) Museums: Museums within the agriculture A-10 zone are permitted only in  
21 structures which are legally existing on October 31, 1991.

22 (62) Accessory Apartments: See SCC 30.28.010.

23 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities:  
24 See SCC 30.28.090.

25 (64) RESERVED for future use.

26 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as  
27 an incidental use to any use generating hazardous waste which is otherwise allowed;  
28 provided that such facilities demonstrate compliance with the state siting criteria for  
29 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282  
30 as now written or hereafter amended.

31 (66) An application for a conditional use permit to allow an off-site hazardous waste  
32 treatment and storage facility shall demonstrate compliance with the state siting criteria for  
33 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282  
34 as now written or hereafter amended.

35 (67) Adult Entertainment Uses: See SCC 30.28.015.

36 (68) Special Building Height provisions for this use are contained in SCC  
37 30.23.050(2)(d).

38 (69) Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000  
39 square feet and the bakery business shall be primarily retail in nature.

40 (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned A-  
41 10 except in that portion of the special flood hazard area of the lower Snohomish and  
42 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

43 (71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10  
44 except in that portion of the special flood hazard area of the lower Snohomish and

1 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

2 (72) Equestrian Centers and Mini-equestrian Centers require the following:

3 (a) Five-acre minimum site size for a mini-equestrian center;

4 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian  
5 center; provided that stabling areas, whether attached or detached, shall not be included in  
6 this calculation;

7 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on  
8 surrounding properties or rights-of-way;

9 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC  
10 30.25.017 is required to screen any outside storage, including animal waste storage, and  
11 parking areas from adjacent properties;

12 (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;

13 (f) Outside storage, including animal waste storage, and parking areas shall be set  
14 back at least 30 feet from any adjacent property line. All structures shall be set back as  
15 required in SCC 30.23.110(8); and

16 (g) The facility shall comply with all applicable county building, health, and fire code  
17 requirements.

18 (73) Temporary Residential Sales Coach (TRSC):

19 (a) The commercial coach shall be installed in accordance with all applicable  
20 provisions within chapter 30.54A SCC;

21 (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed  
22 road rights-of-way and five feet from proposed and existing property lines;

23 (c) Vehicular access to the temporary residential sales coach shall be approved by the  
24 county or state; and

25 (d) Temporary residential sales coaches may be permitted in approved preliminary  
26 plats, prior to final plat approval, when the following additional conditions have been met:

27 (i) plat construction plans have been approved;

28 (ii) the fire marshal has approved the TRSC proposal;

29 (iii) proposed lot lines for the subject lot are marked on site; and

30 (iv) the site has been inspected for TRSC installation to verify compliance with all  
31 applicable regulations and plat conditions, and to assure that land disturbing activity,  
32 drainage, utilities infrastructure, and native growth protection areas are not adversely  
33 affected.

34 (74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf  
35 course or driving range shall not be allowed. Land disturbing activity shall be limited in  
36 order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain  
37 undisturbed.

38 (75) Model Hobby Park: SCC 30.28.060.

39 (76) Commercial Retail Uses are not allowed in the Light Industrial and Industrial Park  
40 zones when said zones are located in the Maltby UGA of the comprehensive plan, and where  
41 such properties are, or can be served by railway spur lines.

42 (77) Studio: Studio uses may require the imposition of special conditions to ensure  
43 compatibility with adjacent residential, multiple family, or rural-zoned properties. The  
44 hearing examiner may impose such conditions when deemed necessary pursuant to the

1 provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner  
2 consideration when specific circumstances necessitate the imposition of conditions:

3 (a) The number of nonresident artists and professionals permitted to use a studio at the  
4 same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size,  
5 and limited to five for any lot less than 200,000 square feet in size;

6 (b) The hours of facility operation may be limited; and

7 (c) Landscape buffers may be required to visually screen facility structures or outdoor  
8 storage areas when the structures or outdoor storage areas are proposed within 100 feet of  
9 adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an  
10 effective site obscuring screen consistent with Type A landscaping as defined in SCC  
11 30.25.017.

12 (78) The gross floor area of the use shall not exceed 1,000 square feet.

13 (79) The gross floor area of the use shall not exceed 2,000 square feet.

14 (80) The gross floor area of the use shall not exceed 4,000 square feet.

15 (81) The construction contracting use in the Rural Business zone shall be subject to  
16 the following requirements:

17 (a) The use complies with all of the performance standards required by SCC  
18 30.31F.100 and 30.31F.110;

19 (b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed  
20 and shall be screened in accordance with SCC 30.25.024;

21 (c) In addition to the provisions of SCC 30.22.130(81)(b), not more than five  
22 commercial vehicles or construction machines shall be stored outdoors and shall be screened  
23 in accordance with SCC 30.25.020 and 30.25.032;

24 (d) The on-site fueling of vehicles shall be prohibited; and

25 (e) The storage of inoperable vehicles and hazardous or earth materials shall be  
26 prohibited.

27 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal,  
28 bones, or the manufacture of their by-products; explosives manufacturing; manufacture of  
29 fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of  
30 ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote,  
31 fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming  
32 mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

33 (83) "All other forms of manufacture not specifically listed" is a category which uses  
34 manufacturing workers, as described under the Dictionary of Occupational Titles, published  
35 by the US Department of Labor, to produce, assemble or create products and which the  
36 director finds consistent with generally accepted practices and performance standards for the  
37 industrial zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

38 (84) RESERVED for future use.

39 (85) A single family dwelling may have only one guesthouse.

40 (86) Outdoor display or storage of goods and products is prohibited on site.

41 (87) Wedding Facility:

42 (a) Such use is permitted only:

43 (i) on vacant and undeveloped land;

44 (ii) on developed land, but entirely outside of any permanent structure;

- 1 (iii) partially outside of permanent structures and partially inside of one or
- 2 more permanent structures which were legally existing on January 1,
- 3 2001; or
- 4 (iv) entirely inside of one or more permanent structures which were legally
- 5 existing on January 1, 2001;
- 6 (b) The applicant shall demonstrate that the following criteria are met with respect to
- 7 the activities related to the use:
  - 8 (i) compliance with the noise control provisions of chapter 10.01 SCC;
  - 9 (ii) adequate vehicular site distance and safe turning movements exist at the
  - 10 access to the site consistent with the EDDS as defined in title 13 SCC; and
  - 11 (iii) adequate sanitation facilities are provided on site pursuant to chapter
  - 12 30.52A SCC and applicable Snohomish Health District provisions;
  - 13 (c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;
  - 14 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for
  - 15 the use of any existing structure. The certificate of occupancy shall be subject to an
  - 16 annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire
  - 17 code compliance;
  - 18 (e) In the A-10 zone, the following additional requirements apply:
    - 19 (i) the applicant must demonstrate that the use is accessory to the primary use of
    - 20 the site for agricultural purposes and supports, promotes or sustains
    - 21 agricultural operations and production;
    - 22 (ii) the use must be located, designed, and operated so as to not interfere with,
    - 23 and to support the continuation of, the overall agricultural use of the property
    - 24 and neighboring properties;
    - 25 (iii) the use and all activities and structures related to the use must be consistent
    - 26 with the size, scale, and intensity of the existing agricultural use of the
    - 27 property and the existing buildings on the site;
    - 28 (iv) the use and all activities and structures related to the use must be located
    - 29 within the general area of the property that is already developed for buildings
    - 30 and residential uses;
    - 31 (v) the use and all activities and structures related to the use shall not convert
    - 32 more than one acre of agricultural land to nonagricultural uses; and
    - 33 (vi) any land disturbing activity required to support the use shall be limited to
    - 34 preserve prime farmland.
  - 35 (88) Public/Institutional Use Designation (P/IU): When applied to land that is (a)
  - 36 included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future
  - 37 Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and
  - 38 R-9,600 zones shall allow only the following permitted or conditional uses: churches, and
  - 39 school instructional facilities. All other uses are prohibited within areas that meet criteria (a)
  - 40 and (b), unless the P/IU designation is changed.
  - 41 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the following
  - 42 criteria are met:
    - 43 (a) The Light Industrial zone is located within a municipal airport boundary;
    - 44 (b) The municipal airport boundary includes no less than 1000 acres of land zoned

1 light industrial; and

2 (c) The hotel/motel use is served by both public water and sewer.

3 (90) Health and social service facilities regulated under this title do not include secure  
4 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC  
5 30.91H.095.

6 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with  
7 the requirements of state law the county shall take all reasonable steps permitted by chapter  
8 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every  
9 effort shall be made by the county through the available state procedures to ensure strict  
10 compliance with all relevant public safety concerns, such as emergency response time,  
11 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic  
12 monitoring of individual residents, household security measures and program staffing.

13 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county  
14 from evaluating, commenting on, or proposing public safety measures to the state of  
15 Washington in response to a proposed siting of a SCTF in Snohomish County.

16 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds  
17 or facilities in Snohomish County than the county is otherwise required to site for its SCTFs  
18 pursuant to the requirements of state law.

19 (91) Level II health and social service uses are allowed outside the UGA only when the  
20 use is not served by public sewer.

21 (92) The area of the shooting range devoted to retail sales of guns, bows, and related  
22 equipment shall not exceed one-third (1/3) of the gross floor area of the shooting range and  
23 shall be located within a building or structure.

24 (93) Farmers Market: See SCC 30.28.036.

25 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.

26 (95) Farmland Enterprise: See SCC 30.28.037.

27 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:

28 (a) Comply with the requirements of Chapter 6.37 SCC; and

29 (b) Not exceed two events per year. No event shall exceed two weeks in duration.

30 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.

31 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.

32 (99) Farm Stand: See SCC 30.28.039.

33 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated  
34 riverway commercial farmland, upland commercial farmland or local commercial farmland  
35 in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on  
36 land not designated riverway commercial farmland, upland commercial farmland or local  
37 commercial farmland in the comprehensive plan.

38 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated  
39 riverway commercial farmland, upland commercial farmland or local commercial farmland  
40 in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on  
41 land not designated riverway commercial farmland, upland commercial farmland or local  
42 commercial farmland in the comprehensive plan.

43 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of  
44 an active public transportation route at the time of permitting.

1 (103) All community facilities for juveniles shall meet the performance standards set  
2 forth in SCC 30.28.025.

3 (104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC  
4 and landscaping standards in SCC 30.25.025.

5 (105) Personal wireless telecommunications service facilities are subject to a building  
6 permit pursuant to SCC 30.28A.020 and the development standards set forth in chapter  
7 30.28A SCC and landscaping standards in SCC 30.25.025.

8 (106) A building permit only is required for facilities co-locating on existing utility poles,  
9 towers, and/or antennas unless otherwise specified in 30.28A SCC.

10 (107) RESERVED for future use (R-5 w/MRO - DELETED by Ord. 07-090 effective  
11 September 21, 2007) (108) RESERVED for future use. (Urban Center Demonstration

12 Program projects – DELETED by Ord. 09-079)

13 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by  
14 conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest  
15 on the comprehensive plan future land use map. These areas shall be identified by an F&R  
16 ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to  
17 SCC 30.28.080, SCC 30.28.085 and other applicable county codes.

18 (110) Recreational Facility Not Otherwise Listed: Playing fields permitted in accordance  
19 with chapter 30.33B SCC are allowed as a Permitted Use (P) when sited on designated  
20 recreational land as identified on the future land use map in the county's comprehensive plan.

21 (111) Recreational Facility Not Otherwise Listed: Playing fields not permitted in  
22 accordance with chapter 30.33B SCC are allowed as an Administrative Conditional Use (A)  
23 when sited on designated recreational land as identified on the future land use map in the  
24 county's comprehensive plan.

25 (112) Land zoned R-5 and having an RA overlay, depicted as R-5-RA on the official  
26 zoning map, is a Transfer of Development Rights (TDR) receiving area and, consistent with  
27 the comprehensive plan, will be retained in the R-5-RA zone until regulatory controls are in  
28 place which ensure that TDR certificates issued pursuant to SCC 30.35A.050 will be required  
29 for development approvals within the receiving area.

30 (113) Privately operated motocross racetracks are allowed by conditional use permit, and  
31 are regulated pursuant to SCC 30.28.100, SCC 30.28.105, and other applicable county codes.  
32 Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on  
33 commercial forest lands.

34 (114) RESERVED for future use (Mobile Home Park Zone – DELETED by Amended  
35 Ord. 09-096)

36 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay  
37 (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites  
38 with the MRO.

39 (116) See cottage housing design standard requirements in chapter 30.41G SCC

40 (117) A drive-through either freestanding or associated with any permitted use shall not  
41 be permitted.

42 (118) This use is only permitted when associated with a public or private marina.

43 (119) Only building mounted personal wireless communications facilities shall be  
44 permitted.

1 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride  
2 Lot.

3 (121) Permitted as an incidental use with a permitted use, conditional use or  
4 administrative conditional use.

5

6 **Section 13.** Snohomish County Code Section 30.23.030, last amended by Amended Ord. 10-  
7 072, September 8, 2010, is amended to read:

8 **30.23.030 Bulk matrix.**

9 The bulk matrix contains standard setback, lot coverage, building height, and lot dimension  
10 regulations for zones in unincorporated Snohomish County. Additional setback, lot width  
11 and lot area requirements and exceptions are found at SCC 30.23.100 - 30.23.260, ~~((and))~~  
12 chapter 30.34A SCC- and chapter 30.67 SCC.  
13

1  
2

**Table 30.23.030(1)  
BULK MATRIX**

Category	Zone	Max. Bldg. Height (ft) <sup>27</sup>	Lot Dimension (ft) <sup>54</sup>			Setback Requirements From: (ft) <sup>28, 53</sup>							
			Min. Lot Area <sup>22, 29</sup>	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' <sup>34, 42</sup>	Public and Private Right of Way <sup>9, 11, 34, 42</sup>	Commercial and Industrial Zones <sup>11</sup>	Residential, Multifamily, and Rural Zones <sup>11</sup>	Resource Ag <sup>20</sup>	Lands Forest <sup>21</sup>	Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>
Resource	MC <sup>31</sup>		10 ac <sup>32</sup>			50	50		100 <sup>33</sup>				
	F <sup>38</sup>	45 <sup>6</sup>	20 ac <sup>3</sup>	300	300	130 <sup>10, 13</sup>	100 <sup>13</sup>	100 <sup>13</sup>	100 <sup>13, 33</sup>	50	100 <sup>30</sup>	25 <sup>13</sup>	35%
	F&R <sup>38, 39</sup>	30 <sup>7</sup>	200,000 sf <sup>2, 23</sup>	100	100	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	35%
	A-10 <sup>37, 40, 52</sup>	45	10 ac	none	none	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	none
Rural	RRT-10	45	10 ac	225	225	50	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	35%
	R-5 <sup>37, 38 39, 40, 46</sup>	45 <sup>25</sup>	200,000 sf <sup>2, 24</sup>	165 <sup>24</sup>	165 <sup>24</sup>	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	35%
	RC <sup>37, 38 39, 40</sup>	35	100,000 sf <sup>24</sup>	165 <sup>24</sup>	165 <sup>24</sup>	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	35%
	RD <sup>38</sup>	45	200,000	165	165	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100 <sup>30</sup>	25	35%
	RB	35	none	none	none	55	25	none	50 <sup>33</sup>	50	100	none	35%
	CRC	35 <sup>43</sup>	none	none	none	25 <sup>26</sup>	25 <sup>26</sup>	none	25	50	100	none	50% <sup>44</sup> 30% <sup>45</sup>
	RFS	35	none	none	none	55	25	none	50	50	100	none	35%
	RI	50	none	none	none	55	25	none	100	100	100	none	35%
Other	SA-1 <sup>37, 39</sup>	35	1 ac/ 43,560 sf	150	150	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100	25	35%
	RU <sup>37, 39</sup>	35	<sup>41</sup>	60	65	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50	100	25	35%
	R20,000 <sup>37, 39</sup>	25	20,000 sf	85	90	50 <sup>10</sup>	20	5	5	50	100	25	35%
	R12,500 <sup>40</sup>	30	12,500 sf	75	80	50 <sup>10</sup>	20	5	5	50	100	25	35%
	WFB	30	7,200 sf <sup>23</sup>	60	65	50 <sup>10</sup>	20	5	5	50	100	25	35%

3  
4

1  
2 **Table 30.23.030(1) (continued)**  
3

Category	Zone	Max. Bldg. Height (ft) <sup>27</sup>	Lot Dimension (ft) <sup>54</sup>			Setback Requirements From: (ft) <sup>28, 53</sup>							
			Min. Lot Area <sup>29</sup>	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' <sup>34, 42</sup>	Public and Private Right of Way <sup>9, 11, 34, 42</sup>	Commercial and Industrial Zones <sup>11</sup>	Residential, Multiple Family, and Rural Zones <sup>11</sup>	Resource Lands Ag <sup>20</sup> Forest <sup>21</sup>	Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>	
Urban	MHP	25	<sup>55</sup>	none	none	50 <sup>56</sup>	<sup>57</sup>	5	5	50	100	25	50%
	FS	35	none	none	none	25 <sup>25</sup>	25 <sup>26</sup>	5/15 <sup>16</sup>	25	none	100	none	none
	NB <sup>1</sup>	40	None	none	none	10 <sup>25</sup>	10 <sup>26, 58</sup>	none	10	none	100	none	65%
	PCB <sup>1</sup>	40	none <sup>19</sup>	none	none	55 <sup>25</sup>	25 <sup>18, 26</sup>	none	25	none	100	none	None
	CB <sup>1</sup>	35	none	none	none	25 <sup>25</sup>	25 <sup>26, 58</sup>	none	10	none	100	none	50%
	GC <sup>1</sup>	45	none	none	none	25 <sup>25</sup>	25 <sup>26, 58</sup>	none	10	none	100	none	50%
	IP	65	none	none	none	30 <sup>17, 25</sup>	25 <sup>17, 26</sup>	none <sup>17</sup>	25 <sup>17</sup>	none	100	none	50%
	BP <sup>1</sup>	50	none <sup>19</sup>	none	none	30 <sup>25</sup>	25 <sup>26</sup>	none	25	none	100	none	35%
	LI	50	none	none	none	25 <sup>25</sup>	25 <sup>26</sup>	none	50	none	100	none	none
	HI	65	none	none	none	25 <sup>25</sup>	25 <sup>26</sup>	none	50	none	100	none	none
UC	SEE CHAPTER 30.34A SCC												

4  
5  
6  
7

1  
2

**Table 30.23.030(2)  
BULK MATRIX**

Urban Residential	Zone	Lot Dimension (feet) <sup>54</sup>			Building Height Limits for Setback Determination <sup>59</sup>	Minimum Setback Requirements From (feet) <sup>28, 53</sup>								Max. Lot Coverage
		Min. Lot Area <sup>29</sup> (sq ft)	Min. Lot Width	Max. Bldg Height <sup>27</sup>		Public or Private Easement or Front Lot Line <sup>34, 42, 60</sup>	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards	
							Commercial & Industrial zones	R-9,600 & R-8,400	Other Urban Residential zones	Rural zones	Ag	Forest		
R-9,600	9,600 <sup>23</sup>	70	30	NA	15	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	35%	
R-8,400	8,400 <sup>23</sup>	65	30	NA	15	10	5	5	5				35%	
R-7200	7,200 <sup>23</sup>	60	30	NA	15	10	5	5	5				35%	
T	See SCC 30.31E.050		35	≤ 20	15	10	10	5	25	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	See SCC 30.31E.050	
LDMR <sup>15</sup>	7,200 <sup>4</sup>	60	45	>20	20	15	20	10					25	30%
				≤ 20	15	10	10	5						
				20 - 30	20	10	20	10						
MR <sup>15</sup>	7,200	60	45	>30	20	15	25	15	25				40%	
				≤ 20	15	10	10	5						
				20 - 30	20	10	20	10						
				>30	20	15	25	15						

3

Table 30.23.030(2)  
BULK MATRIX

TABLE INSET:

Zone	Lot Dimension (feet) 54			Building Height Limits for Setback Determination 59	Minimum Setback Requirements From (feet) 28, 53								Max. Lot Coverage 51												
	Min. Lot Area 29 (sq. ft.)	Min. Lot Width	Max. Bldg. Height 27		Public or Private Easement or Front Lot Line 34, 42, 60	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards													
						Commercial & Industrial zones	R-9,600 & R-8,400	Other Urban Residential zones	Rural zones	Ag	Forest														
Urban Residential	R-9,600	9,600 23	70	30	NA	15	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	35%											
	R-8,400	8,400 23	65	30	NA	15	10	5	5	5				35%											
	R-7,200	7,200 23	60	30	NA	15	10	5	5	5				35%											
	T	See SCC 30.31E.050			35	<= 20	15	10	10	5				25	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	See SCC 30.31E.050							
					>20	20	15	20	10	30%															
	LDMR 15	7,200 4			60	45	<= 20	15	10	10				5				25	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	30%			
							20--30	20	10	20				10											
							>30	20	15	25				15											
	MR 15	7,200			60	45	<= 20	15	10	10				5				25				See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	40%
							20--30	20	10	20				10											
>30							20	15	25	15															

1 **Section 14.** Snohomish County Code Section 30.23.040, last amended by Amended Ord. 10-  
2 072, September 8, 2010, is amended to read:

3 **30.23.040 Reference notes for bulk matrix:**

- 4 (1) MR bulk requirements shall apply for all residential development permitted in Urban  
5 Commercial zones.
- 6 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
- 7 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
- 8 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square  
9 feet of land per dwelling unit.
- 10 (5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of  
11 land per dwelling unit.
- 12 (6) Commercial forestry structures shall not exceed 65 feet in height.
- 13 (7) Non-residential structures shall not exceed 45 feet in height.
- 14 (8) Lot coverage includes all buildings on the given lot.
- 15 (9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 60 feet in a  
16 recorded plat with curbs and gutters; and private roads and easements. These setbacks shall  
17 be measured from the edge of the right-of-way.
- 18 (10) Applies to public rights-of-way under 60 feet. These setbacks shall be measured  
19 from the center of the right-of-way.
- 20 (11) These setbacks shall be measured from the property line.
- 21 (12) Greater setbacks than those listed may apply to areas subject to Shoreline  
22 Management (~~Master~~) Program jurisdiction or critical areas regulations in chapters 30.62A,  
23 30.62B, (~~and~~) 30.62C and 30.67 SCC. Some uses have special setbacks identified in SCC  
24 30.23.110.
- 25 (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases,  
26 setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for residential  
27 structures on 10 acres or less which were legally created prior to being zoned to F shall be the  
28 same as in the R-8,400 zone.
- 29 (14) RESERVED for future use.
- 30 (15) MR and LDMR setbacks.
- 31 (a) Single family detached structures and duplexes shall have the minimum setbacks  
32 required in the R-8,400 zone. Building separation between single family detached structures  
33 or duplexes shall be a minimum of 10 feet. For single family detached structures over two  
34 stories that have a third-story side yard ingress/egress window, the building separation shall  
35 be ;increased to 15 feet; provided, however, that (i) the building separation shall not be  
36 increased if the three-story units with side-yard ingress/egress windows are equipped with  
37 approved NFPA 13D automatic sprinkler systems, or (ii) where it is shown that due to  
38 topography of the particular site a building separation of less than 15 feet (but not less than  
39 the minimum 10 feet) can provide the necessary geometric prism for fire fighters to set a  
40 ladder reaching the third-story yard ingress/egress window at no greater than a 75 degree  
41 angle.
- 42 (b) Other structures shall have minimum side and rear setbacks of as specified in  
43 Table 30.23.030(2). Building separation between primary structures in the MR and LDMR

1 zones shall be a minimum of 15 feet. Building separation between primary structures and  
2 secondary/accessory structures, including but not limited to carports and garages, and  
3 separation between secondary structures themselves, shall be determined by the applicable  
4 sections of the construction codes.

5 (c) Multi-story structures other than single family detached structures shall increase  
6 all setbacks by three feet and building separations by five feet for each additional story over  
7 two stories.

8 (d) In order to provide fire access to a side yard ingress/egress window on the third  
9 floor of a single family detached structure, either (i) unit boundaries should be drawn with a  
10 "zero lot line" on one side of the unit, (ii) fencing between units shall be prohibited (at least  
11 in the area that is within five feet of the third story ingress/egress window) so as not to  
12 impede ladder access to the third floor window, or (iii) fencing between units shall be limited  
13 to either vegetative fencing or hard fences (e.g. wood or metal) not exceeding three feet, six  
14 inches (3'6") in height.

15 (16) In the FS zone, the setback from non-residential property shall be five feet for side  
16 setbacks and 15 feet for rear setbacks.

17 (17) In the IP zone there shall be an additional one foot setback for every one foot of  
18 building height over 45 feet.

19 (18) In the PCB zone the setback from private roads and easements is 25 feet.

20 (19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land  
21 necessary for PCB or BP zoning.

22 (20) See additional setback provisions for dwellings located along the boundaries of  
23 designated farmland contained in SCC 30.32B.130.

24 (21) See additional setback provisions for structures located adjacent to forest lands,  
25 and/or on lands designated Local Forest or Commercial Forest contained in SCC  
26 30.32A.110.

27 (22) The minimum lot size for properties designated Rural Residential (RR) - 10  
28 (Resource Transition) on the comprehensive plan shall be 10 acres.

29 (23) Minimum lot area requirements may be modified within UGAs in accordance with  
30 SCC 30.23.020.

31 (24) In rural cluster subdivisions approved in accordance with the provisions of chapter  
32 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum  
33 lot area shall be 20,000 square feet or less when located in rural/urban transition areas.

34 (25) These setbacks shall be measured from the edge of the right-of-way as determined by  
35 the director of the department of public works.

36 (26) Except where specifically prohibited by the hearing examiner, the director of the  
37 department may waive or modify building setback requirements abutting private roads and/or  
38 private access easements serving lots within Commercial and Industrial zones only if such  
39 waiver or modification will not have a likely impact upon future right-of-way needs and/or  
40 right-of-way improvements.

41 (27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67.460 for height  
42 limit requirements within shoreline jurisdiction.

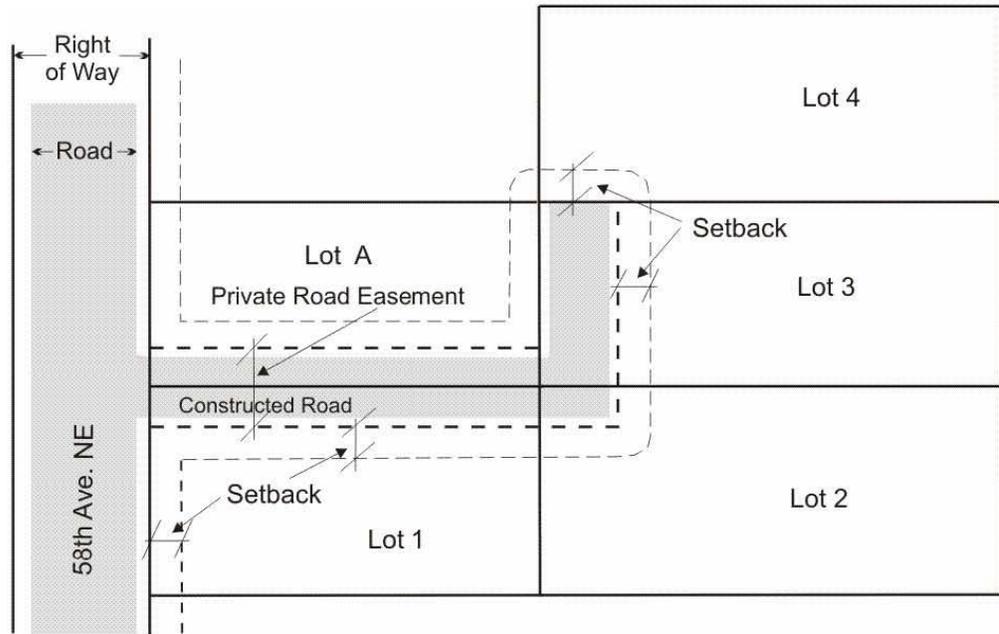
43 (28) See SCC 30.23.100 et seq. for additional setback requirements and exceptions.

44 (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.

45 (30) SCC 30.32A.120 (Siting of new structures: Commercial Forest Land) requires an

- 1 application for a new structure on parcels designated Commercial Forest, but not within a  
2 designated Commercial Forest-Forest Transition area, to provide a minimum 500-foot  
3 setback, which shall be a Resource Protection area, from the property boundaries of adjacent  
4 Commercial Forest lands except that if the size, shape, and/or physical site constraints of an  
5 existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the  
6 maximum setback possible, as determined by the department.
- 7 (31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(26).  
8 Performance standards and permit requirements are in chapter 30.31D SCC.
- 9 (32) The site shall be a contiguous geographic area and have a size of not less than 10 acres,  
10 except in the case of subsurface shaft excavations, no minimum acreage is required, pursuant  
11 to SCC 30.31D.020(1)(a).
- 12 (33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a  
13 home occupation.
- 14 (34) See SCC 30.23.120 for other setback exceptions.
- 15 (35) See chapter 30.31E SCC, for more complete information on the Townhouse zone  
16 height, setback, and lot coverage requirements.
- 17 (36) RESERVED for future use (MR and LDMR setbacks - DELETED by Ord. 05-094  
18 effective September 29, 2005.
- 19 (37) Agriculture: All structures used for housing or feeding animals, not including  
20 household pets, shall be located at least 30 feet from all property lines, as provided in SCC  
21 32.23.110(1).
- 22 (38) There shall be no subdivision of land designated Commercial Forest in the  
23 comprehensive plan except to allow installation of communication and utility facilities if all  
24 the following requirements are met:
- 25 (a) The facility cannot suitably be located on undesignated land;
  - 26 (b) The installation cannot be accomplished without subdivision;
  - 27 (c) The facility is to be located on the lowest feasible grade of forest land; and
  - 28 (d) The facility removes as little land as possible from timber production.
- 29 (39) On parcels designated Commercial Forest, but not within a designated Commercial  
30 Forest - Forest Transition area, establish and maintain a minimum 500-foot setback, which  
31 shall be a resource protection area, from the property boundaries of adjacent commercial  
32 Forest Lands except when the size, shape, and/or physical site constraints of an existing legal  
33 lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback  
34 possible as provided in SCC 30.32A.120.
- 35 (40) Land designated Local Commercial Farmland shall not be divided into lots of less than  
36 10 acres unless a properly executed deed restriction which runs with the land and which  
37 provides that the land divided is to be used exclusively for agricultural purposes and  
38 specifically not for a dwelling(s), is recorded with the Snohomish County Auditor.
- 39 (41) Minimum lot area in the Rural Use zone shall be the minimum allowed by the zone  
40 identified as the implementing zone by the comprehensive plan for the plan designation  
41 applied to the subject property. Where more than one implementing zone is identified for the  
42 same designation, the minimum lot size shall be that of the zone allowing the smallest lot  
43 size.
- 44 (42) Figure 30.23.040(42) EASEMENT SETBACKS PER BULK MATRIX.

Figure 30.23.040(42)  
**EASEMENT SETBACKS PER BULK MATRIX**



Setbacks are measured from edge of easement or road right-of-way, not from edge of constructed road.

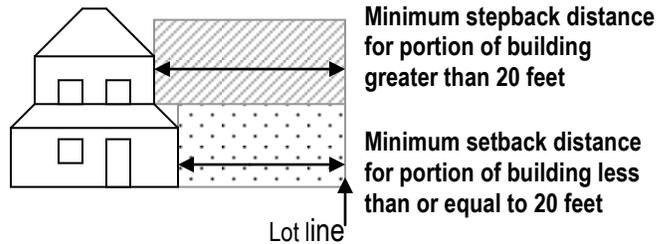
- 1  
2 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.  
3 (44) The 50% maximum lot coverage limitation applies solely to the portion of the area  
4 within the CRC comprehensive plan designation and zone that is centered at 180th Street SE  
5 and SR 9, generally extending between the intersection of 172nd Street/SR 9 to just south of  
6 184th Street/SR 9, as indicated on the County's FLUM and zoning map.  
7 (45) The 30% maximum lot coverage limitation applies solely to the portion area located  
8 within the CRC comprehensive plan designation and zone that is centered at State Route  
9 (SR) 9 and 164th Street SE, as indicated on the County's Future Land Use Map (FLUM) and  
10 zoning map.  
11 (46) Additional setbacks may apply to development within a rural cluster subdivision. Refer  
12 to SCC 30.41C.. Residential subdivision is restricted pursuant to 30.32C.150. Uses are  
13 restricted where the R-5 zone coincides with the Mineral Resource Overlay (MRO) to  
14 prevent development which would preclude future access to the mineral resources.  
15 (47) RESERVED for future use. (Urban Center Demonstration Program projects –  
16 DELETED by Ord. 09-079)  
17 (48) RESERVED for future use. (Urban Center Demonstration Program projects –  
18 DELETED by Ord. 09-079)  
19 (49) RESERVED for future use. (Urban Center Demonstration Program projects –  
20 DELETED by Ord. 09-079)  
21 (50) RESERVED for future use. (Urban Center Demonstration Program projects –  
22 DELETED by Ord. 09-079)  
23 (51) RESERVED for future use. (Urban Center Demonstration Program projects –  
24 DELETED by Ord. 09-079)  
25 (52) See SCC 30.33B.020 for bulk regulations related to existing playing fields on  
26 designated recreational land.  
27 (53) This provision is not applicable to single-family and duplex dwellings and their  
28 accessory structures. Subject to chapter 30.51A SCC, all development activities and actions  
29 requiring project permits for buildings or structures located within a seismic hazard area and  
30 listed in SCC 30.51A.020 require a fifty (50) foot setback from the closest edge of an  
31 identified active fault trace.  
32 (54) A split parcel may be subdivided along the UGA boundary line using one of three  
33 methods. First, a split parcel may be subdivided along the UGA boundary line into two lots,  
34 whereby one lot remains within the UGA and the other lot remains outside the UGA,  
35 pursuant to SCC 30.41B.010(5). Second, a split parcel may be subdivided as part of a short  
36 plat application, pursuant to SCC 30.41B.010(6). Finally, a split parcel may be subdivided as  
37 part of a plat application, pursuant to SCC 30.41A.010(3)  
38 (55) See SCC 30.42E.100(9)(c).  
39 (56) Measured from centerline of right of way.  
40 (57) See SCC 30.42E.100(5)(a)(iv).  
41 (58) Minimum setback for dwellings constructed pursuant to chapter 30.41F SCC is five feet  
42 from the pavement edge of a drive aisle, fire lane, or sidewalk, whichever is closer.  
43 (59) Relationship of setback to building height:  
44 The minimum setback requirements are dependent on the heights of the building as  
45 specified in this column. To meet the setback requirements, buildings over 20 feet in height

1 must either:

2 (a) Set the entire building back the minimum setback distance; or

3 (b) Stepback those portions of the building exceeding 20 feet in height to the  
4 minimum setback distance, as illustrated in Figure 30.23.040(59).

5  
6 **Figure 30.23.040(59)**  
7 **Example of relationship of building height to setback**



17 (c) Those portions of a building or structure allowed to exceed the maximum  
18 building height pursuant to SCC 30.23.050(3) for low impact development shall have the  
19 minimum side and rear yard setbacks increased by one foot for each additional 2 feet of  
20 building height.

21 (60) Lots adjoining a right-of-way that is less than 50 feet in width, or is otherwise  
22 determined by the Director of Public Works to be of inadequate width for future roadway  
23 needs, as determined by the comprehensive plan arterial circulation map or an adopted design  
24 report, roadway design or right-of-way plan, shall have the following minimum setback from  
25 the front lot line:

26 (a) The minimum setback shall be increased by an amount determined by the director  
27 to be sufficient to ensure that future roadway needs can be met without the need for public  
28 acquisition and demolition of structures; or

29 (b) The front lot line setback shall be measured from the reservation line as  
30 determined in SCC 30.24.070(2).

31  
32 **Section 15.** Snohomish County Code Section 30.23.050, last amended by Amended Ord. 10-  
33 072, September 8, 2010, is amended to read:

34 **30.23.050 Height requirements, exceptions and measuring height.**

35 (1) The maximum height of buildings and structures shall be pursuant to the height  
36 standards in SCC Table 30.23.030(1) and Table 30.23.030(2), except as provided in SCC  
37 30.23.050(2) and SCC 30.23.050(3).

38 (2) The following shall be exempt from the maximum height standards:

39 (a) Tanks and bunkers, turrets, church spires, belfries, domes, monuments,  
40 chimneys, water towers, fire and hose towers, observation towers, stadiums, smokestacks,  
41 flag poles, towers and masts used to support commercial radio and television antennae,  
42 bulkheads, water tanks, scenery lofts, cooling towers, grain elevators, gravel and cement

1 tanks and bunkers, and drive-in theater projection screens, provided they are set back at least  
2 50 feet from any adjoining lot line;

3 (b) Towers and masts used to support private antennas, provided they meet  
4 the minimum setback of the zoning district in which they are located, and the horizontal array  
5 of the antennae does not intersect the vertical plane of the property line;

6 (c) Towers, masts or poles supporting electric utility, telephone or other  
7 communication lines;

8 (d) Schools and educational institutions provided that:

9 (i) The use was approved as part of a conditional use permit;

10 (ii) A maximum building height of 45 feet is not exceeded; and

11 (iii) Any portion of any building exceeding the underlying zoning  
12 maximum height standard is set back at least 50 feet from all of the site's perimeter lot lines;  
13 and

14 (e) Aircraft hangars located within any industrial zone provided that the  
15 hanger is set back at least 100 feet from any non-industrial zone.

16 (3) Applicants proposing height modifications pursuant to SCC 30.63C.080(1)(a) to  
17 incorporate low impact development techniques into site design and planning, may exceed  
18 the maximum height of the underlying zoning district provided that:

19 (a) The maximum height is not increased if the property is located in R-9600,  
20 R-8400, R-7200, T, LDMR, and MR zones; and the maximum height is not increased by  
21 more than 14 feet if the property is located in FS, NB, PCB, CB, GC, IP, BP, LI and HI  
22 zones;

23 (b) The property is located within an urban growth area;

24 (c) The maximum lot coverage is reduced by one percentage point for each  
25 foot of additional height (example: one foot of additional height means a 35 percent  
26 maximum lot coverage will be reduced to 34 percent); and

27 (d) If the zone does not have a maximum lot coverage requirement then at  
28 least 40 percent of the site shall contain pervious surfaces.

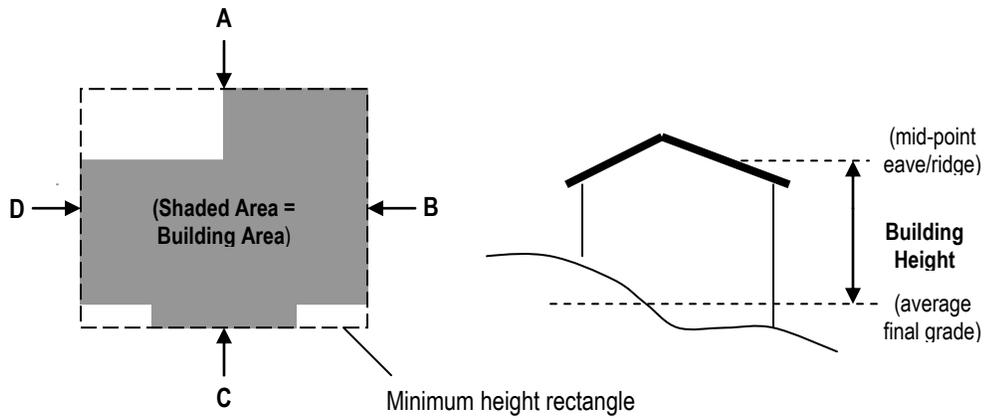
29 (4) Building height shall be measured as the vertical distance from the average final  
30 grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or  
31 to the average height of the highest gable of a pitch or hip roof.

32 (5) Calculation of the average final grade shall be made by drawing the smallest  
33 rectangle possible that encompasses the entire building area as shown in Figure 30.23.050(1)  
34 and averaging the elevations at the midpoint of each side of the rectangle.

35 (6) Fill shall not be used to raise the average final grade more than five feet above the  
36 existing grade of any dwelling located within 50 feet on adjoining properties. (Figure  
37 30.23.050(2)).

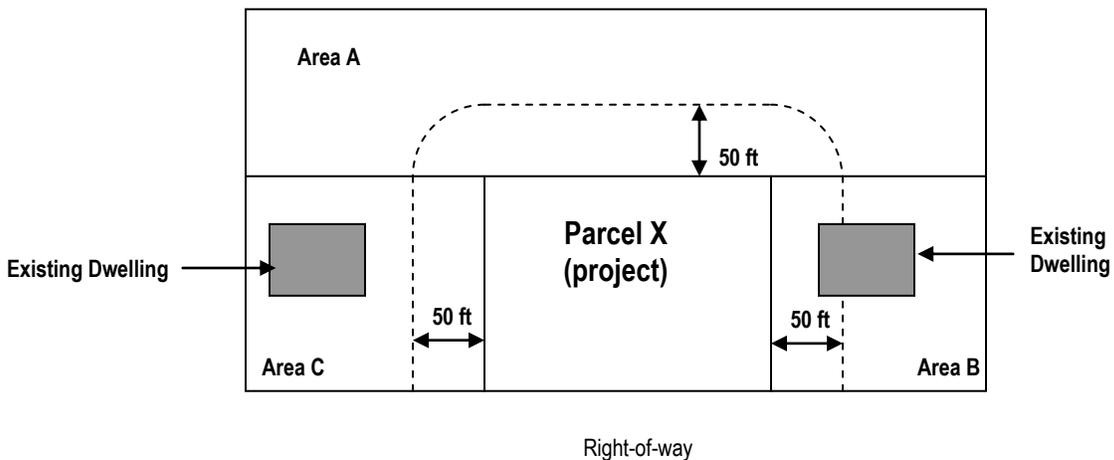
38  
39  
40  
41  
42  
43  
44  
45

1  
2  
3 **Figure 30.23.050(1)**  
4 **Calculating average final grade and determining height:**



5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  $(\text{Final Elevation at Mid-point of } A + B + C + D) \div 4 = \text{Average Final Grade Elevation}$

20  
21  
22 **Figure 30.23.050(2)**  
23 **Adjustments for measuring height**  
24 **where an adjoining dwelling(s) exists:**



25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40 No adjustments required for structures on Parcel "X" adjoining Areas A or C;  
41 Adjustment required for structures adjoining Area B.

42  
43  
44 (7) The measurement of height under this section does not apply to buildings  
45 regulated by the Snohomish County Shoreline Management (~~Master~~) Program, nor does it  
46 replace the definitions of height in the construction codes, which are specific to the  
47 provisions in those chapters.

1 (8) Rooftop heating, ventilation and air conditioning (HVAC) and similar systems,  
2 when located on commercial, industrial or multifamily structures. The system shall not  
3 exceed the maximum building height of the underlying zone by more than 30 percent or 15  
4 feet, whichever is less. Sight-obscuring screening shall be required unless otherwise  
5 approved by the director of the department.

6  
7 **Section 16.** Snohomish County Code Section 30.23.110, last amended by Amended Ord. 10-  
8 026, June 9, 2010, is amended to read:

9 **30.23.110 Special setbacks for certain uses.**

10 This section supplements the normal setbacks required by the underlying zone for the  
11 specified use.

12 (1) Agriculture: All structures used for housing or feeding animals, not including  
13 household pets, shall be located at least 30 feet from all property lines.

14 (2) Amusement Facilities: Theaters must be at least 300 feet from the property line of  
15 any preschool or K-12 school. Other amusement facilities must be at least 500 feet from the  
16 property line of any park, playground, preschool, or K-12 school. Distances shall be  
17 measured horizontally by following a straight line from the nearest point in the building in  
18 which the amusement facility will be located, to the nearest property line of a parcel which  
19 contains a park, playground, preschool, or K-12 school.

20 (3) Art Gallery: All buildings must be at least 20 feet from any other lot in a residential  
21 zone.

22 (4) Cemetery, Mausoleum, and Crematoriums: All buildings must be at least 50 feet  
23 from external boundaries of the property.

24 (5) Church: All buildings must be at least 25 feet from any other lot in a residential  
25 zone.

26 (6) Dock and Boathouse: Covered structures must be at least three feet from any side lot  
27 line or extension thereof. No setback from adjacent properties is required for any uncovered  
28 structure, and no setback from the water is required for any structure permitted hereunder,  
29 except that setbacks for docks and boathouses located in shoreline jurisdiction are regulated  
30 under SCC 30.67.515.

31 (7) Educational Institutions:

32 (a) All buildings must be at least 35 feet from all external property lines; and

33 (b) All buildings must be at least 75 feet from the centerlines of all street rights-of-  
34 way, or 45 feet from the edges of all such rights-of-way, whichever is greater.

35 (8) Equestrian Center and Mini-Equestrian Center: Open or covered arenas must be at  
36 least 50 feet from any external property line. New structures located on or adjacent to lands  
37 subject to chapter 30.32A SCC shall comply with all applicable setbacks.

38 (9) Governmental Structure or Facility: All structures must be at least 20 feet from any  
39 other lot in a residential zone.

40 (10) Health and Social Service Facility, Level II: All buildings must be at least 30 feet  
41 from all external property boundaries.

42 (11) Kennel, Commercial; Kennel, Private-Breeding; or Kennel, Private-Non-Breeding:  
43 All animal runs, and all buildings and structures devoted primarily to housing animals, must

1 be at least 30 feet from all external property lines.

2 (12) Library: All buildings must be at least 20 feet from any other lot in a residential  
3 zone.

4 (13) Museum: All buildings must be at least 20 feet from any other lot in a  
5 residential zone.

6 (14) Office, Licensed Practitioners: All buildings must be at least 20 feet from any  
7 other lot in a residential zone.

8 (15) Race Track: The track must be at least 50 feet from all external property lines.

9 (16) Rural Industry: All buildings and structures, storage areas, or other activities  
10 (except sales stands) occurring outside of a residential structure must be at least 20 feet from  
11 any property line.

12 (17) School Preschool and K-12:

13 (a) All buildings must be at least 35 feet from all external property lines; and

14 (b) All buildings must be at least 75 feet from the centerlines of all street rights-of-  
15 way, or 45 feet from the edges of all such rights-of-way, whichever is greater.

16 (18) Service Station:

17 (a) Where the right-of-way is less than 60 feet, pump islands shall meet a minimum  
18 setback of 45 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet  
19 or more, pump islands shall meet a minimum set-back on one-half the right-of-way plus 15  
20 feet. Setbacks shall apply to private rights-of-way and easements.

21 (b) Where the right-of-way is less than 60 feet, canopies shall meet a minimum  
22 setback of 35 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet  
23 or more, canopies shall meet a minimum setback of one-half the right-of-way plus five feet.  
24 Setbacks shall apply to private rights-of-way and easements.

25 (19) Small Animal Husbandry: All structures used for housing or feeding animals  
26 must be at least 30 feet from all property lines.

27 (20) Detached accessory or non-accessory storage structures and private garages with  
28 building footprints over 2,400 square feet must be at least 15 feet from any external property  
29 line, provided that parcels abutting open space tracts shall have a five-foot setback from the  
30 open space. Storage structures and private garages over 4,000 square feet in size must be  
31 setback at least 20 feet from any external property line, provided that parcels abutting open  
32 space tracts shall have a five-foot setback from the open space.

33 (21) Stormwater Facilities:

34 (a) Buildings shall be set back an unobstructed 15 feet from the top of the bank of an  
35 open constructed channel or an open detention or retention pond to allow access by  
36 maintenance equipment.

37 (b) Buildings shall be set back ten feet from the nearest edge of a closed drainage  
38 facility.

39 (c) If the construction of drainage facilities will require a structural setback on  
40 adjacent properties pursuant to SCC 30.23.110(21)(a) or (b), the owner of the drainage  
41 facility shall obtain a drainage easement or agreement from the affected adjacent property  
42 owner(s) prior to construction approval.

43 (22) Studio: All buildings must be at least 20 feet from any other lot in a residential,  
44 multiple-family, or rural zone. The hearing examiner may require an additional setback  
45 distance when necessary to maintain compatibility of the proposed building with residential

1 uses on adjoining properties.

2 (23) Swimming or Wading Pool: The pool must be at least five feet from any  
3 property line.

4 (24) Tavern: The use must be at least 500 feet from the external property lines of all  
5 public school grounds and public parks or playgrounds.

6 (25) Utility Structures: All structures must be at least 20 feet from any other lot in a  
7 residential zone.

8 (26) Personal Wireless Telecommunications Service Facilities: The setbacks of a  
9 wireless communications support structure used for a personal wireless telecommunications  
10 service facility shall be measured from the base of the structure to the property line of the  
11 parcel on which it is located. Where guy wire supports are used, setbacks shall be measured  
12 from the base of the guy wire anchored to the ground, rather than the base of the structure  
13 except as provided for in SCC 30.23.110(25)(a).

14 (a) In zones categorized as Rural or Resource under SCC 30.21.020, any road right-  
15 of-way may be included in the setback calculation. In all other zones categorized under SCC  
16 30.21.020, road right-of-way shall not be included in the setback calculation.

17 (b) Wireless communications support structures shall be setback from a property line  
18 with a minimum of 50 feet except as provided for in SCC 30.23.110(25)(c) through  
19 30.23.110(25)(e). For the purposes of this subsection, a wireless communications support  
20 structure lease area boundaries shall not be considered property lines.

21 (c) Setbacks may be modified by the approval authority to no less than 20 feet from a  
22 property line only if there is significant existing vegetation, topography, or some other land  
23 feature that will provide a higher level of screening of the facility. In accordance with SCC  
24 30.25.025(2), a Native Vegetation Retention Area (NVRA) shall be established and  
25 maintained when this provision is used.

26 (d) Wireless communications support structures located on utility support structures  
27 shall have no specific setback requirement.

28 (e) Wireless communications support structures located on parcels adjacent to forest  
29 lands or lands designated local forest shall be set back in accordance with SCC 30.32A.110.

30 (f) To minimize the potential for birds to collide into antenna support structures,  
31 personal wireless telecommunications services facilities shall not be located within the  
32 recommended construction buffer zone for birds listed as priority species by the Washington  
33 Department of Fish and Wildlife as described in its Management Recommendations for  
34 Washington's Priority Species Volume IV: Birds (May 2004), or listed as endangered or  
35 threatened species under the federal Endangered Species Act (64 FR 14307), and as  
36 amended, unless the applicant demonstrates that the proposed location will not have a  
37 significant impact on such birds.

38 (g) In no case shall a wireless communications support structure be constructed so  
39 that its base is closer to an existing dwelling than a distance equal to the height of the  
40 wireless communications support structure, unless the owner of such dwelling consents in  
41 writing that a closer distance is permitted.

42 (27) Excavation and Processing of Minerals:

43 (a) Minimum setbacks, as measured from the nearest edge of active mining or  
44 processing, shall be established as follows:

45 (i) Distance from property line: 50 feet;

- 1 (ii) Distance from any public street or right-of-way: 50 feet;
- 2 (iii) Distance from residences: 100 feet, provided that the residence is located on a
- 3 site(s) designated and zoned for residential use;
- 4 (iv) Distance from parks, schools, hospitals and/or libraries in existence at the time
- 5 of permit application: ¼ mile (1,320 ft);
- 6 (v) Distance from UGA boundary: ¼ mile (1,320 ft)
- 7 (b) No mining, processing or permanent buildings shall be located within the
- 8 setback.
- 9 (c) Structures or buildings associated with mineral operations shall be located at least
- 10 100 feet from a developed residential property line.

11  
12 **Section 17.** Snohomish County Code Section 30.24.180, adopted by Amended Ordinance  
13 No. 08-101 on January 21, 2009, is amended to read:

14 **30.24.180 Public access to publicly-owned or controlled water bodies.**

15 Public access to publicly-owned or controlled water bodies shall be pursuant to the  
16 Snohomish County Shoreline Management (~~Master~~) Program.

17  
18 **Section 18.** Snohomish County Code Section 30.26.020, last amended by Amended  
19 Ordinance 06-061, on August 1, 2007, is amended to read:

20 **30.26.020 Location of parking spaces.**

21 Off-street parking spaces shall be located as specified in this section. Where a distance is  
22 specified, the distance shall be the walking distance measured from the nearest point of the  
23 parking facilities to the nearest point of the building which it serves.

24 (1) Parking for single and multifamily dwellings shall be within 300 feet of and on the  
25 same lot or building site with the building it serves.

26 (2) Parking for uses not specified above shall not be over 300 feet from the building it  
27 serves. Parking spaces for uses on land subject to a binding site plan (BSP) with record of  
28 survey shall be located on land within the BSP area per recorded covenants, conditions, and  
29 restrictions (CCRs) or declaration.

30 (3) All off-street parking spaces shall be located on land zoned in a manner which  
31 would allow the particular use the parking will serve.

32 (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as  
33 necessary to comply with the shoreline management (~~and/or~~) and critical areas regulations.  
34 See (~~chapter~~) chapters 30.44, (~~and chapter~~) 30.62A and 30.67 SCC.

35  
36 **Section 19.** Snohomish County Code Section 30.41A.170, adopted by Amended Ordinance  
37 02-064 on December 9, 2002, is amended to read:

38 **30.41A.170 Shoreline management.**

1 For any portion of ~~((Whenever))~~ a preliminary subdivision ~~((is))~~ wholly or partially located  
2 within an area subject to the jurisdiction of the Shoreline Management Act of 1971, chapter  
3 90.58 RCW, the applicant shall comply with the shoreline management program  
4 ~~((Snohomish County Shoreline Management Master Program))~~, chapter 30.44 SCC and  
5 chapter 90.58 RCW.

6  
7 **Section 20.** Snohomish County Code Section 30.41D.100, last amended by Amended  
8 Ordinance 06-061 on August 1, 2007, is amended to read:

9 **30.41D.100 Decision criteria.**

10 In order to approve a binding site plan, the department must find that the newly created lots  
11 function and operate as one site, and that the binding site plan and record of survey comply  
12 and are consistent with the following provisions as well as any other applicable regulations as  
13 determined by the department:

- 14 (1) The requirements of this chapter;
- 15 (2) Requirements for noise control - see chapter 10.01 SCC;
- 16 (3) Requirements for public or private roads, right-of-way establishment and permits,  
17 access, and other applicable road and traffic requirements;
- 18 (4) Compliance with fire lane, emergency access, fire-rated construction, hydrants and fire  
19 flow, and other requirements of chapter 30.53A SCC;
- 20 (5) Compliance with applicable construction code requirements, subtitle 30.5 SCC;
- 21 (6) Compliance with applicable use and development standard requirements of Subtitle  
22 30.2 SCC;
- 23 (7) Compliance with applicable shoreline management code requirements of ~~((chapter))~~  
24 chapters 30.44 and 30.67 SCC and/or flood hazard area requirements of chapter 30.65 SCC;
- 25 (8) Compliance with environmental policies and procedures, critical areas regulations, and  
26 resource lands requirements of chapters 30.61, 30.62A, 30.62B, 30.62C, 30.65 and 30.32A -  
27 30.32C SCC;
- 28 (9) Compliance with applicable drainage requirements of chapter 30.63A SCC;
- 29 (10) Compliance with applicable impact fee requirements of chapters 30.66A - 30.66C  
30 SCC;
- 31 (11) Applicable sewerage regulations, chapter 30.29 SCC, and provisions for adequate  
32 water supply and refuse disposal; and
- 33 (12) Any other applicable provision of this title.

34  
35 **Section 21.** Snohomish County Code Section 30.42C.010, adopted by Ordinance 02-064 on  
36 December 9, 2002, is amended to read:

37 **30.42C.010 Purpose and applicability.**

38 The purpose of this chapter is to set forth the procedure and decision criteria for conditional  
39 use permit applications. A conditional use permit is the mechanism by which the county may  
40 gather input through an open record hearing and place special conditions on the use or

1 development of land. The provisions of this chapter apply to all conditional use permit  
2 applications except where chapter 30.44 or 30.67 SCC applies.

3  
4 **Section 22.** Snohomish County Code Chapter 30.44, adopted by Ordinance 02-064 on  
5 December 9, 2002, is repealed.

6  
7 **Section 23.** A new chapter 30.44 is added to Title 30 of the Snohomish County Code to  
8 read:

9  
10 **Chapter 30.44 Shoreline Permits**

11  
12 **PART 000 – GENERAL PURPOSE AND APPLICABILITY**

13 30.44.010 Purpose and applicability.

14 30.44.020 Development not subject to the Shoreline Management Act.

15 30.44.030 Compliance with other laws.

16 30.44.040 Letter of exemption from the shoreline substantial development permit requirements.

17 30.44.050 Relationship to shoreline management program.

18  
19 **PART 100 – PERMIT REQUIREMENTS AND REVIEW STANDARDS**

20 30.44.110 Shoreline substantial development, conditional use, and variance permits.

21 30.44.120 Exemptions from shoreline substantial development permits.

22 30.44.125 Application of the permit system to shoreline substantial developments  
23 undertaken prior to the act.

24 30.44.130 Review criteria for all development.

25 30.44.140 Additional review criteria for shoreline conditional use permits.

26 30.44.150 Additional review criteria for a shoreline variance permit.

27 30.44.160 Non-conforming shoreline uses or structures.

28  
29 **PART 200 – PROCESS REQUIREMENTS**

30 30.44.205 Submittal requirements for shoreline permits.

31 30.44.210 Procedures for shoreline permits.

32 30.44.220 Time requirements for shoreline permits.

33 30.44.225 Special procedures for limited utility extensions and bulkheads.

34 30.44.226 Special procedures for watershed restoration projects.

35 30.44.230 Filing with the state Department of Ecology.

36 30.44.240 Shoreline conditional use and variance permits – review required by state.

37 30.44.250 Appeals.

38 30.44.260 Reapplication.

39 30.44.270 Revisions to shoreline permits.

40 30.44.280 Emergency activities.

41 30.44.290 Fees.

42 30.44.295 Rescission of shoreline permits.

43 **PART 000 – GENERAL PURPOSE AND APPLICABILITY**

1 **30.44.010 Purpose and applicability.**

2 (1) The purpose of this chapter is to establish a program for the administration and  
3 enforcement of the permit system for shoreline management provided by the Shoreline  
4 Management Act of 1971 (chapter 90.58 RCW).

5 (2) This chapter applies to all shorelines of the state within Snohomish County.

6 (3) All development in shoreline jurisdiction shall comply with the policy, provisions,  
7 and intent of the Snohomish County Shoreline Management Program (SMP) even when no  
8 permit is required unless exempt pursuant to SCC 30.44.020.

9 (4) Where there are conflicts with this chapter and other provisions of this title, the  
10 provisions of this chapter shall apply.

11 (5) Definitions contained in the Shoreline Management Act of 1971 (chapter 90.58  
12 RCW) and the Shoreline Master Program Guidelines (chapter 173-26 WAC) shall apply to  
13 all terms used in this chapter, provided that definitions contained in this title shall be  
14 applicable where not in conflict with the Shoreline Management Act and the Shoreline  
15 Master Program Guidelines.

16 (6) Applicability of this chapter to federal lands will be determined as follows:

17 (a) Applicability of this chapter to federal agency activities will be determined  
18 pursuant to WAC 173-27-060;

19 (b) This chapter shall apply to all nonfederal developments, uses and modifications  
20 undertaken on federal lands and on lands subject to nonfederal ownership, mining claim,  
21 lease or easement even though such lands may fall within the external boundaries of a federal  
22 ownership; and

23 (c) Shorelines of the state within the external boundaries of federal ownership are  
24 designated in accordance with SCC 30.67.220.

25 **30.44.020 Development not subject to the Shoreline Management Act.**

26 The following developments are not required to meet the requirements of the Shoreline  
27 Management Act, chapter 90.58 RCW, as described below:

28 (1) Notwithstanding any other provision of law, any legal requirement under the Shoreline  
29 Management Act, including any standard, limitation, rule, or order is superseded and  
30 replaced in accordance with the terms and provisions of an environmental excellence  
31 program agreement, entered into under chapter 43.21K RCW.

32 (2) The procedural requirements of the Shoreline Management Act shall not apply to any  
33 person conducting a remedial action at a facility pursuant to a consent decree, order, or  
34 agreed order issued pursuant to chapter 70.105D RCW, or to the department of ecology when  
35 it conducts a remedial action under chapter 70.105D RCW. The department of ecology shall  
36 ensure compliance with the substantive requirements of chapter 90.58 RCW through the  
37 consent decree, order, or agreed order issued pursuant to chapter 70.105D RCW, or during  
38 the department-conducted remedial action, through the procedures developed by the  
39 department pursuant to RCW 70.105D.090.

40 (3) The holder of a certification under chapter 80.50 RCW shall not be required to obtain  
41 a permit under chapter 90.58 RCW or the Snohomish County Shoreline Management  
42 Program.

1 **30.44.030 Compliance with other laws.**

2 Nothing in this chapter shall be construed as excusing a person from compliance with any  
3 other local, state, or federal statute, ordinance, or regulation applicable to a proposed  
4 development.

5 **30.44.040 Letter of exemption from the shoreline substantial development permit**  
6 **requirements**

7 When a development falls within the exemptions stated in SCC 30.44.020 or 30.44.120, the  
8 department shall prepare a letter addressed to the applicant and the regional office of the  
9 department of ecology, exempting the development from the shoreline substantial  
10 development permit requirements of chapter 90.58 RCW when either of the following  
11 applies:

12 (1) The development is subject to a U.S. Corps of Engineers Section 10 permit under the  
13 Rivers and Harbors Act of 1899, or a Section 404 permit under the federal Water Pollution  
14 Control Act of 1972; or

15 (2) The property owner requests an official letter of exemption.

16 (3) All shoreline exemptions shall be tracked within the county AMANDA data base  
17 tracking system.

18 **30.44.050 Relationship to shoreline management program.**

19 This chapter implements chapter 173-27 WAC but is not adopted as part of the SMP.

20 **PART 100 – PERMIT REQUIREMENTS AND REVIEW STANDARDS**

21 **30.44.110 Shoreline substantial development, conditional use, and variance**  
22 **permits.**

23 Except as provided under SCC 30.44.020, a shoreline substantial development, conditional  
24 use or variance permit is required prior to development within the county’s shoreline  
25 jurisdiction as follows:

26 (1) A shoreline substantial development permit is required for shoreline development in  
27 conjunction with allowed uses and modifications pursuant to the SMP unless exempt  
28 pursuant to SCC 30.44.120;

29 (2) A development or use that is listed as a conditional use or is an unlisted use in the  
30 SMP pursuant to SCC 30.67.430(1), unless otherwise prohibited pursuant to SCC 30.67.420,  
31 must obtain a shoreline conditional use permit even though the development or use may not  
32 require a substantial development permit; and

33 (3) A shoreline variance permit is required when requesting relief from specific bulk,  
34 dimensional or performance standards in the SMP.

35 **30.44.120 Exemptions from shoreline substantial development permits.**

1 (1) The following types of development must be consistent with the policies and  
2 provisions of the Shoreline Management Act and the SMP, but are not considered shoreline  
3 substantial developments for purposes of this chapter and are not required to obtain a  
4 shoreline substantial development permit:

5 (a) Any development of which the total cost or fair market value, whichever is higher,  
6 does not exceed the dollar threshold established or as hereafter adjusted by the state office of  
7 financial management pursuant to WAC 173-27-040(2)(a), provided such development does  
8 not materially interfere with the normal public use of the water or shorelines of the state;

9 (b) Normal maintenance or repair of existing structures or developments, including  
10 damage by accident, fire, or elements;

11 (c) Construction of the normal protective bulkhead common to single family  
12 residences;

13 (d) Emergency temporary construction necessary to protect property from damage by  
14 the elements consistent with the provisions in SCC 30.44.280;

15 (e) Construction and practices normal or necessary for farming, irrigation, and ranching  
16 activities, including agricultural service roads and utilities on shorelands, and the  
17 construction and maintenance of irrigation structures including but not limited to head gates,  
18 pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other  
19 activities of a commercial nature, alteration of the contour of the shorelands by leveling or  
20 filling other than that which results from normal cultivation, shall not be considered normal  
21 or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or  
22 capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but  
23 shall not include land for growing crops or vegetation for livestock feeding and/or grazing,  
24 nor shall it include normal livestock wintering operations;

25 (f) Construction or modification of navigational aids, such as channel markers and  
26 anchor buoys;

27 (g) Construction on shorelands by an owner, lessee, or contract purchaser, of a single  
28 family residence for owner or owner's family use, which residence does not exceed a height  
29 of 35 feet above average grade level, and which meets all requirements of the state and local  
30 governments having jurisdiction thereof, other than requirements imposed pursuant to this  
31 title. Construction authorized under this exemption shall be located landward of the ordinary  
32 high water mark;

33 (h) Construction of a dock, including a community dock, designed for pleasure craft  
34 only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-  
35 family and multiple-family residences. For the purpose of this section, a "dock" is a landing  
36 and moorage facility for watercraft and does not include recreational decks, storage facilities  
37 or other appurtenances. This exception applies to docks for which the cost or fair market  
38 value, whichever is higher, does not exceed:

39 (i) \$2,500 in salt waters; or

40 (ii) \$10,000 in fresh waters, but if subsequent construction having a fair market  
41 value exceeding \$2,500 occurs within five years of completion of the prior construction, the  
42 subsequent construction shall be considered a substantial development for the purpose of this  
43 chapter;

44 (i) Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or  
45 other facilities that now exist or are hereafter created or developed as a part of an irrigation

1 system for the primary purpose of making use of system waters, including return flow and  
2 artificially stored groundwater from the irrigation of lands;

3 (j) The marking of property lines or corners on state-owned lands, when such marking  
4 does not significantly interfere with normal public use of the surface of the water;

5 (k) Operation and maintenance of any system of dikes, ditches, drains, or other facilities  
6 existing on September 8, 1975, which were created, developed, or utilized primarily as a part  
7 of an agricultural drainage or diking system;

8 (l) Site exploration and investigation activities that are prerequisite to preparation of an  
9 application for development authorization under this chapter, if:

10 (i) the activity does not interfere with the normal public use of the surface waters;

11 (ii) the activity will have no significant adverse impact on the environment including,  
12 but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

13 (iii) the activity does not involve the installation of a structure, and upon completion  
14 of the activity the vegetation and land configuration of the site are restored to conditions  
15 existing before the activity;

16 (iv) a private entity seeking development authorization under this section first posts  
17 a performance bond or provides other evidence of financial responsibility to the county to  
18 ensure that the site is restored to preexisting conditions; and

19 (v) the activity is not subject to the permit requirements of RCW 90.58.550 for oil or  
20 natural gas exploration in marine waters;

21 (m) The process of removing or controlling an aquatic noxious weed, as defined in RCW  
22 17.26.020, through the use of an herbicide or other treatment methods applicable to weed  
23 control that are recommended by a final environmental impact statement published by the  
24 state department of agriculture or the department of ecology jointly with other state or local  
25 agencies under chapter 43.21C RCW;

26 (n) A public or private project that is designed to improve fish or wildlife habitat or fish  
27 passage when the criteria in RCW 90.58.147 are met; and

28 (o) Watershed restoration projects as defined in RCW 89.08.460.

29 (2) Whenever a development falls within the exemptions enumerated in this section, and  
30 the development is subject to a U.S. Army Corps of Engineers section 10 permit under the  
31 Rivers and Harbors Act of 1899 or a section 404 permit under the Federal Water Pollution  
32 Control Act of 1972, Snohomish County shall prepare a letter addressed to the applicant and  
33 the regional office of the Department of Ecology, indicating the specific exemption provision  
34 that is being applied to the development and providing a summary of the county's analysis of  
35 the consistency of the development with the Shoreline Management Act and the SMP.

36 **30.44.125 Application of the permit system to shoreline substantial developments**  
37 **undertaken prior to the act.**

38 (1) Shoreline substantial development, as determined by actual construction or  
39 development begun upon the shoreline, as opposed to preliminary engineering or planning,  
40 undertaken on shorelines of the state prior to the effective date of the Shoreline Management  
41 Act (SMA), and continuing thereafter, shall not require a permit, except under the following  
42 circumstances:

43 (a) Where the activity was unlawful prior to the effective date of the act;

1 (b) Where there has been an unreasonable period of dormancy in the project between its  
2 inception and the effective date of the act;

3 (c) Where the development is not completed within two years of the effective date of the  
4 act;

5 (d) Where shoreline substantial development occurred prior to the effective date of the  
6 act, and continued on to a different shoreline of the state after the effective date of the act; or

7 (e) Where shoreline substantial development occurred prior to the effective date of the  
8 act, and continued into other phases that were not part of the plan being followed at the time  
9 construction commenced.

10 (2) The effective date of the SMA is the most recent of the following dates applicable to the  
11 shoreline jurisdiction where the substantial development is occurring:

12 (a) June 1, 1971;

13 (b) When a change in the area subject to the jurisdiction of the SMA occurs as a result of  
14 a determination of jurisdiction by the state Department of Ecology based on the provisions of  
15 RCW 90.58.030 (2)(d) or (e), the effective date of the act shall be the date the state  
16 Department of Ecology provides written notice of the change to the county; or

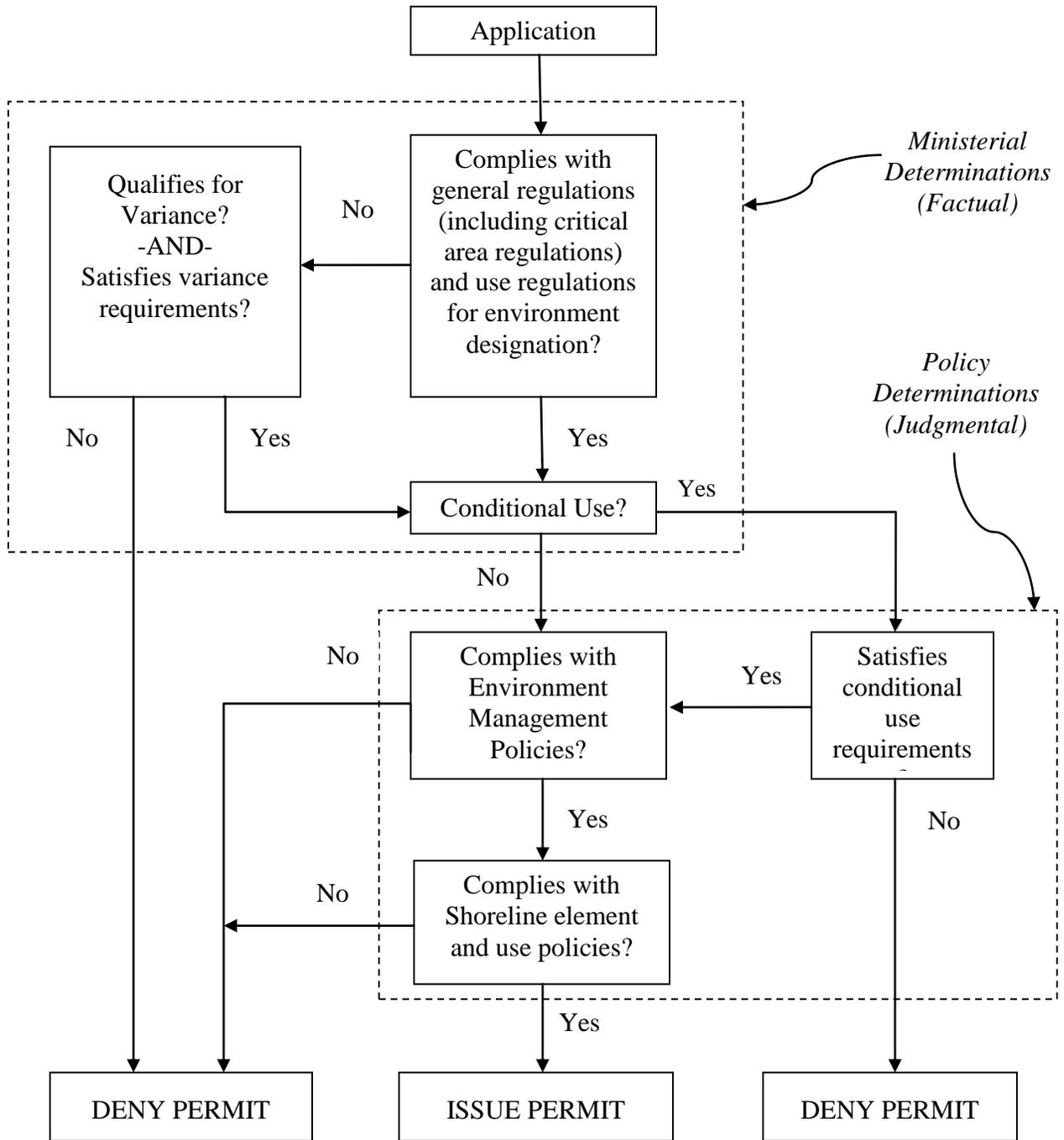
17 (c) When a change in the area subject to the jurisdiction of the SMA occurs as a result of  
18 an updated shoreline master program that supersedes the jurisdiction lists in chapter 173-18,  
19 173-20 and 173-22 WAC, the effective date of the SMA shall be the date the state  
20 Department of Ecology approves the updated master program.

21 **30.44.130 Review criteria for all shoreline development permits.**

22 (1)(a) No authorization to use or develop shorelines of the state shall be granted by the  
23 county unless upon review the use or development is determined to be consistent with the  
24 policy and provisions of the Shoreline Management Act, the SMP and other applicable  
25 statutes, plans, regulations and policies. The county shall review all shoreline permit  
26 applications for compliance with the SMP in accordance with the decision flow chart shown  
27 in figure 30.44.130(1)(b).

1  
2  
3  
4  
5  
6  
7  
8

**Figure 30.44.130(1)(b)**  
**Decision Flow Chart for Shoreline Permit Review**



1 (2) All proposed uses and development shall be consistent with the policies, procedures and  
2 provisions of the Shoreline Management Act and the SMP, even when no permit is required.

3 (3) Decisions on shoreline substantial development, shoreline conditional use, and  
4 shoreline variance permits shall comply with the following provisions and procedures as  
5 applicable:

6 (a) The county's decision shall be based on information from the complete application,  
7 written comments from interested persons and observations from a site inspection. The  
8 county's decision shall contain findings based upon the record and conclusions which  
9 support the decision. Such findings and conclusions shall demonstrate how the decision is  
10 consistent with the SMP.

11 (b) In approving a shoreline substantial development, shoreline conditional use, or  
12 shoreline variance permit, the county may impose any conditions necessary to carry out the  
13 intent of and assure compliance with the SMP and the Shoreline Management Act. Such  
14 conditions shall be part of the permit, and shall be binding upon the applicant and the  
15 applicant's successors or assigns. The permit and conditions shall be appealable under SCC  
16 30.44.250, and enforceable under chapter 30.85 SCC.

17 (4) Development undertaken pursuant to the issuance of a permit shall be limited to that  
18 specifically delineated on the official site plan submitted by the applicant and approved by  
19 the department. The development shall comply with any and all conditions imposed upon  
20 such permit at its issuance, including any impact mitigation measures identified in documents  
21 submitted in support of the application.

22 **30.44.140 Additional review criteria for shoreline conditional use permits.**

23 (1) Uses or modifications requiring a conditional use permit pursuant to SCC 30.44.110  
24 may be allowed only when the applicant can demonstrate all of the following:

25 (a) That the proposed use will be consistent with the policies of RCW 90.58.020 and  
26 the SMP;

27 (b) That the proposed use will not interfere with the normal public use of public  
28 shorelines;

29 (c) That the proposed use and development of the site and design of the project will be  
30 compatible with other permitted and planned uses within the area;

31 (d) That the shoreline development proposal will not result in significant adverse  
32 impacts on the shoreline environment and that the cumulative impact of additional requests  
33 for like actions in the area will remain consistent with the policies of the Shoreline  
34 Management Act and the SMP; and

35 (e) That the proposed use will not cause a substantial detrimental effect on the public  
36 interest.

37 (2) Conditions may be attached to a shoreline conditional use permit to prevent loss of  
38 ecological functions, to ensure consistency with the Shoreline Management Act and the  
39 SMP, and to address cumulative impacts of the use or modification to the extent reasonably  
40 related to the proposed development and limited to the development's proportionate share of  
41 such cumulative impacts.

42 (3) A shoreline conditional use permit shall not become final until approved by the state  
43 Department of Ecology pursuant to SCC 30.44.240.

1 **30.44.150 Additional review criteria for a shoreline variance permit.**

2 The purpose of a shoreline variance permit is strictly limited to granting relief from specific  
3 bulk, dimensional or performance standards set forth in the SMP where there are  
4 extraordinary circumstances relating to the physical character or configuration of property  
5 such that strict implementation of the SMP would impose unnecessary hardships on the  
6 applicant or thwart the policies set forth in RCW 90.58.020.

7 (1) Shoreline variance permits should be granted in circumstances where denial of the  
8 variance permit would result in a thwarting of the policy enumerated in RCW 90.58.020.

9 (2) Shoreline variance permits for development or allowed uses pursuant to SCC  
10 30.67.430 located landward of the ordinary high water mark and landward of a wetland may  
11 be authorized provided the applicant can demonstrate all of the following:

12 (a) That extraordinary circumstances exist on the project site;

13 (b) That the strict application of the bulk, dimensional or performance standards set  
14 forth in the SMP creates a hardship by precluding, or significantly interfering with,  
15 reasonable use of the property;

16 (c) That the hardship described in SCC 30.44.150(2)(b) is specifically related to the  
17 property, and is the result of unique conditions such as irregular lot shape, size, or natural  
18 features and the application of the SMP, and not, for example, from deed restrictions or the  
19 applicant's own actions;

20 (d) That the design of the project is compatible with other authorized uses within the  
21 area and with uses planned for the area under the Snohomish County comprehensive plan and  
22 SMP and will not cause adverse impacts to the shoreline environment;

23 (e) That the variance will not constitute a grant of special privilege not enjoyed by other  
24 properties in the area;

25 (f) That the variance requested is the minimum necessary to afford relief; and

26 (g) That the public interest will suffer no substantial detrimental effect.

27 (3) A shoreline variance permit for development or uses located waterward of the ordinary  
28 high water mark or within a wetland, may be authorized provided the applicant can  
29 demonstrate all of the following:

30 (a) That the proposal is consistent with the criteria established under SCC  
31 30.44.150(2)(a) through (g); and

32 (b) That the public rights of navigation and use of the shorelines will not be adversely  
33 affected.

34 (4) In granting a shoreline variance permit, consideration shall be given to the cumulative  
35 impact of additional requests for like actions in the area. The cumulative impacts of similar  
36 variance requests in the area shall be consistent with the policies of RCW 90.58.020 and shall  
37 not cause substantial adverse effects to the shoreline environment.

38 (5) Variances from the use and modification regulations in SCC 30.67.420, 30.67.430 and  
39 30.67.440 are prohibited.

40 (6) A shoreline variance permit shall not become final until approved by the state  
41 Department of Ecology pursuant to SCC 30.44.240.

42 **30.44.160 Non-conforming shoreline uses or structures.**

43 Non-conforming shoreline uses or structures are regulated pursuant to SCC 30.67.450.

1 **PART 200 – PROCESS REQUIREMENTS**

2 **30.44.205 Submittal requirements for shoreline permits.**

3 A complete application for a shoreline permit shall contain, at a minimum, the following  
4 information:

5 (1) The name, address, email and phone number of the property owner.

6 (2) The name, address, email and phone number of the applicant and the applicant's  
7 representative if other than the property owner.

8 (3) The location of the property including the property address and parcel identification  
9 number for all parcels included in the application. When address and parcel identification  
10 numbers have not been assigned, location may be identified by section, township, range to  
11 the nearest quarter, quarter section or by latitude and longitude to the nearest minute. All  
12 applications for projects located in open water areas away from land shall provide a longitude  
13 and latitude location.

14 (4) The name of the associated water body. This should be the water body from which  
15 shoreline jurisdiction over the project is derived.

16 (5) A description of the proposal including the proposed use or uses and the activities  
17 necessary to accomplish the project.

18 (6) A description of the property as it now exists including physical characteristics and  
19 any improvements and structures.

20 (7) A description of the vicinity of the proposed project including identification of  
21 adjacent uses, structures and improvements, the intensity of adjacent development and  
22 physical characteristics of adjacent properties.

23 (8) A site development plan consisting of photographs, text, maps and elevation drawings,  
24 drawn to an appropriate scale clearly depicting the following information:

25 (a) The boundary of the parcel(s) of land upon which the development is proposed.

26 (b) The ordinary high water mark of all water bodies located adjacent to or within the  
27 boundary of the project. This may be an approximate location provided, that for any  
28 development where a determination of consistency with the applicable regulations requires a  
29 precise location of the ordinary high water mark, the mark shall be located precisely and the  
30 biological and hydrological basis for the location as indicated on the plans shall be included  
31 in the development plan. Where the ordinary high water mark is neither adjacent to or within  
32 the boundary of the project, the plan shall indicate the distance and direction to the nearest  
33 ordinary high water mark of a shoreline.

34 (c) Existing and proposed land contours shall be shown at intervals sufficient to  
35 accurately determine the existing character of the property and the extent of proposed  
36 changes to the land as a result of the development. Areas within the boundary of the proposal  
37 that will not be altered by the development may be indicated as such and contours may be  
38 approximated for that area.

39 (d) A delineation of all wetlands that are located within the boundary of the proposal  
40 and all wetland areas that will be altered or used as a part of the development.

41 (e) A description of the character of vegetation found on the site.

42 (f) The dimensions and locations of all existing and proposed buildings, structures and  
43 improvements, including but not limited to: buildings, paved or graveled areas, roads,

1 utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater  
2 management facilities.

3 (g) When applicable, a landscaping plan for the project.

4 (h) When applicable, plans for development of areas on or off the site as mitigation for  
5 impacts associated with the proposed project shall be included and contain information  
6 consistent with the requirements of this section.

7 (i) The quantity in cubic yards, source and composition of any fill material that will be  
8 placed on the site whether temporary or permanent.

9 (j) The quantity in cubic yards, composition and destination of any excavated or dredged  
10 material that will be removed from the site or transferred on the site.

11 (k) A vicinity map showing the relationship of the property and proposed development  
12 or use to roads, utilities, existing developments and uses on adjacent properties.

13 (l) Where applicable, the applicant shall provide a three-dimensional visual simulation,  
14 or other appropriate graphics, demonstrating the visual impact on the view of the county's  
15 shorelines or other scenic resources from existing residential uses and public areas.

16 (m) On all variance applications the plans shall clearly indicate where development  
17 could occur without approval of a variance, the physical features and circumstances on the  
18 property that provide a basis for the request, and the location of structures and uses on  
19 adjacent properties.

#### 20 **30.44.210 Procedures for shoreline permits.**

21 (1) Shoreline substantial development, shoreline conditional use, and shoreline variance  
22 permits are subject to all provisions of chapter 30.70 SCC, except as specifically modified by  
23 this chapter. Except for the additional requirement for Department of Ecology review of  
24 shoreline conditional use and shoreline variance permits pursuant to SCC 30.44.240, all  
25 applications shall be processed either as a Type 1 or Type 2 decision in accordance with  
26 chapters 30.71 or 30.72 SCC depending on the applicable circumstances set forth in SCC  
27 30.44.210(2). Appeals of all shoreline permits shall be processed in accordance with SCC  
28 30.44.250.

29 (2) A shoreline permit application shall be processed as a Type 2 permit if:

30 (a) The department recommends that a shoreline permit be denied; or

31 (b) The director determines that a shoreline permit application should be processed as a  
32 Type 2 decision based on the following factors:

33 (i) The presence of significant economic, health, safety, environmental and land  
34 use issues; or

35 (ii) The proposal conflicts with the SMP;

36 (3) The department shall notify the applicant, in writing, of the requirement for an open  
37 record hearing as soon as possible following the receipt of a complete application for a  
38 shoreline substantial development, shoreline conditional use, or shoreline variance permit  
39 and no later than 30 days following the publication of the notice of application pursuant to  
40 SCC 30.70.050, unless a longer period is agreed to in writing by the applicant.

41 (4) When processed as a Type 2 decision, an open record public hearing will be  
42 conducted after the environmental review required pursuant to chapter 30.61 SCC has been  
43 conducted and the applicable fees according to chapter 30.86 SCC have been paid.

1 (5) The county's decision to approve or deny the shoreline permit shall be mailed within  
2 ten calendar days to the applicant and to all parties of record. In the case of shoreline  
3 conditional use and shoreline variance permits, the county's decision shall contain a  
4 qualifying statement that the county's decision is not final until the Department of Ecology's  
5 approval and that review of the final decision will be in accordance with the appeal  
6 procedure in SCC 30.44.250.

7 **30.44.220 Time requirements for shoreline permits.**

8 The following time requirements shall apply to all shoreline substantial development,  
9 shoreline conditional use, and shoreline variance permits:

10 (1) Each permit for a shoreline substantial development, conditional use or variance  
11 issued by the county shall contain a provision that construction shall not begin and is not  
12 authorized until 21 days from the date of receipt as defined in SCC 30.44.230(2), or until all  
13 review proceedings initiated within 21 days from the date of receipt have been terminated;  
14 except as provided in RCW 90.58.140(5)(a) and (b) or SCC 30.44.280.

15 (2) The effective date of an approved shoreline substantial development permit shall be  
16 the date of receipt as provided in SCC 30.44.230(2)(a). The effective date of an approved  
17 shoreline conditional use or variance permit shall be the date of receipt as provided in SCC  
18 30.44.230(2)(b).

19 (3) Construction activities shall be commenced or, where no construction activities are  
20 involved, the use or activity shall be commenced within two years of the effective date of a  
21 substantial development permit. Substantial progress towards construction shall include, but  
22 not be limited to the letting of bids, making of contracts, purchase of materials involved in  
23 development, but shall not include development or initiation of uses which are inconsistent  
24 with the policies and regulations of the Shoreline Management Act and the SMP. The  
25 department may authorize a single extension for a period not to exceed one year based on  
26 reasonable factors, if a request for extension has been filed before the expiration date and  
27 notice of the proposed extension is given to parties of record on the substantial development  
28 permit and to the state Department of Ecology.

29 (4) Authorization to conduct development activities shall terminate five years after the  
30 effective date of a substantial development permit. The county may authorize a single  
31 extension for a period not to exceed one year based on reasonable factors, if a request for  
32 extension has been filed before the expiration date and notice of the proposed extension is  
33 given to parties of record and to the state Department of Ecology.

34 (5) Determination of the time periods described in 30.44.220(3) and (4) shall not include  
35 the time during which construction or the use or activity was not actually pursued due to the  
36 pendency of administrative appeals or legal actions or due to the need to obtain any other  
37 government permits and approvals for the development that authorize the development to  
38 proceed, including all reasonably related administrative or legal actions on any such permits  
39 or approvals.

40 (6) Shoreline permits for mitigation banks and in-lieu fee programs addressing shoreline  
41 ecological functions shall expire five years after the effective date of an approved permit  
42 pursuant to SCC 30.44.220(2). The county may authorize extensions upon a finding of good  
43 cause, based on requirements and circumstances of the project proposed and consistent with

1 the policy and provisions of the SMP and chapter 173-27 WAC, if a request for extension has  
2 been filed before the expiration date and provided that the Memorandum of Agreement,  
3 Mitigation Bank Instrument or other documentation authorizing the mitigation bank or in-  
4 lieu fee program remains valid. Notice of the proposed extension shall be given to all parties  
5 signatory to the authorizing documents, the state Department of Ecology and to all parties of  
6 record. Extensions may be granted as needed to fulfill the project phases outlined in the  
7 authorizing documentation provided that each granted extension is valid for a period not to  
8 exceed five years. In reviewing requests for extensions, if environmental conditions or life,  
9 health and safety issues arise that were not adequately addressed by the currently valid  
10 shoreline permit, shoreline permit conditions may be added or revised. If additions or  
11 revisions are necessary, a fee will be assessed as provided in SCC 30.86.310. Extensions of  
12 shoreline conditional use permits or shoreline variances must be approved by the state  
13 Department of Ecology.

14 (7) Nothing in chapter 30.44 SCC shall preclude the county from issuing permits with a  
15 fixed termination date of less than five years.

16 **30.44.225 Special procedures for limited utility extensions and bulkheads.**

17 (1) An application for a substantial development permit for a limited utility extension, or  
18 the construction of a bulkhead, or other measures to protect a single-family residence and its  
19 appurtenant structures from shoreline erosion shall be subject to all of the requirements of  
20 this chapter, except that the following time periods and procedures apply:

21 (a) The public comment period shall be 21 days. The notice of the application shall state  
22 the manner in which the public may obtain a copy of the county's decision on the application  
23 no later than two days following its issuance; and

24 (b) The county shall issue its decision to grant or deny the permit within 21 days of the  
25 last day of the comment period specified in SCC 30.44.225(1)(a).

26 (2) For purposes of this section, a limited utility extension means the extension of a utility  
27 service that:

28 (a) Is categorically exempt under chapter 43.21C RCW for one or more of the  
29 following: natural gas, electricity, telephone, water, or sewer;

30 (b) Will serve an existing use in compliance with this chapter; and

31 (c) Will not extend more than 2,500 linear feet within the shorelines of the state.

32 **30.44.226 Special procedures for watershed restoration projects.**

33 The county will review proposed watershed restoration projects, as defined in RCW  
34 89.08.460, for consistency with the Shoreline Management Program (SMP) and the  
35 restoration element and issue its decision with any conditions within forty-five days of  
36 receiving a complete application form from the applicant. No fee will be charged to review  
37 proposed watershed restoration projects for compliance with the SMP.

38 **30.44.230 Filing with the state Department of Ecology.**

39 (1) Any final decision by the county on an application for a shoreline permit or a shoreline  
40 permit revision shall be filed with the state Department of Ecology within ten calendar days

1 of the county's final decision, as defined pursuant to WAC 173-27-130(1). Documents to be  
2 submitted to the regional office of the state Department of Ecology shall include:

3 (a) A copy of the complete application;

4 (b) Findings and conclusions that establish the basis for the decision including but not  
5 limited to identification of shoreline environment designation, applicable master program  
6 policies and regulations and the consistency of the project with appropriate review criteria for  
7 the type of permit(s);

8 (c) The final decision of the local government;

9 (d) The permit data sheet; and

10 (e) Where applicable, documents required by chapter 30.61 SCC and chapter 43.21C  
11 RCW, the State Environmental Policy Act, or in lieu thereof, a statement summarizing the  
12 actions and dates of such actions taken under chapter 43.21C RCW.

13 (2) For the purposes of this chapter, "date of receipt" refers to:

14 (a) The date on which the applicant receives written notice from the state Department  
15 of Ecology acknowledging receipt of the county's final decision to approve or deny a  
16 shoreline substantial development permit; or

17 (b) The date on which the county or the applicant receives the written decision of the  
18 state Department of Ecology on a variance or conditional use permit to the county and to the  
19 applicant.

20 **30.44.240 Shoreline conditional use and variance permits – review required by**  
21 **state.**

22 (1) All approvals of shoreline conditional use and variance permits require review from the  
23 state Department of Ecology pursuant to WAC 173-27-200. The permit approval shall be  
24 submitted to the state Department of Ecology pursuant to SCC 30.44.230(1).

25 (2) Within 30 days of the date of submittal to the state Department of Ecology by the  
26 county, the state Department of Ecology will transmit to the county and the applicant its final  
27 decision approving, approving with conditions, or denying the shoreline conditional use or  
28 variance permit.

29 **30.44.250 Appeals.**

30 Any person aggrieved by the granting, denying or rescinding of a shoreline permit may seek  
31 review from the state shorelines hearings board by filing a petition for review within 21 days  
32 of the date of receipt as defined in SCC 30.44.230(2).

33 **30.44.260 Reapplication.**

34 After the final action regarding the denial of a shoreline permit, an application for a permit  
35 involving substantially the same development on the property shall not be accepted by the  
36 county for six months from the date of the denial.

37 **30.44.270 Revisions to shoreline permits.**

1 (1) A permit revision is required whenever an applicant proposes substantive changes to  
2 the design, terms or conditions of a project from those that were approved in the shoreline  
3 permit. Changes are considered substantive if they materially alter the project in a manner  
4 that relates to its conformance to the terms and conditions of the permit, the SMP or the  
5 policies and provisions of chapter 90.58 RCW. Changes which are not substantive in effect  
6 do not require approval of a revision. When an applicant seeks to revise a permit, the  
7 applicant must submit to the department detailed plans and text describing the proposed  
8 changes.

9 (2) If the department determines that the proposed changes are within the scope and  
10 intent of the original permit, and are consistent with the SMP and chapter 90.58 RCW, a  
11 revision may be approved. "Within the scope and intent of the original permit" as used in  
12 this section means all of the following:

13 (a) No additional over-water construction is involved except that pier, dock, or float  
14 construction may be increased by 500 square feet or ten percent from the provisions of the  
15 original permit, whichever is less;

16 (b) Lot coverage and height may be increased a maximum of ten percent from the  
17 provisions of the original permit;

18 (c) The revised permit does not authorize development to exceed height, lot coverage,  
19 setback, or any other requirements of the SMP except as authorized under a variance granted  
20 as the original permit or part thereof;

21 (d) Additional or revised landscaping is consistent with any of the conditions of the  
22 original permit and with the SMP;

23 (e) The use authorized in the original permit is not changed; and

24 (f) No adverse environmental impact will be caused by the project revision.

25 (3) Revisions to permits may be authorized after the original permit authorization has  
26 expired under SCC 30.44.220. The purpose of such revisions shall be limited to authorization  
27 of changes which are consistent with this section and which would not require a permit for  
28 the development or change proposed under chapter 90.58 RCW, the SMP and this section. If  
29 the proposed change constitutes substantial development, then a new permit is required.  
30 Provided, this subsection shall not be used to extend the time requirements of the original  
31 permit or to authorize substantial development beyond the time limits of the original permit.

32 (4) If the sum of the proposed revision and any previously approved revisions violate the  
33 provisions in SCC 30.44.270(3), the department shall require that the applicant apply for a  
34 new permit.

35 (5) The revision approval, including the revised site plans and text consistent with the  
36 provisions of SCC 30.44.205 as necessary to clearly indicate the authorized changes, and the  
37 final ruling on consistency with this section shall be filed with the state Department of  
38 Ecology. In addition, the county shall notify parties of record of the action.

39 (6) If the revision to the original permit involves a conditional use or variance, the  
40 department shall submit the revision to the state Department of Ecology for approval,  
41 approval with conditions, or denial, and shall indicate that the revision is being submitted  
42 under the requirements of WAC 173-27-100(6). The state Department of Ecology shall  
43 render and transmit to the county and the applicant its final decision within 15 days of the  
44 date of its receipt of the submittal from the county. The department shall notify parties of  
45 record of the state Department of Ecology's final decision.

1 (7) The revised permit is effective immediately upon final decision by the county or, when  
2 appropriate under SCC 30.44.270(6), upon final action by the state Department of Ecology.

3 (8) Appeals shall be to the state shorelines hearings board in accordance with RCW  
4 90.58.180 and shall be filed within 21 days from the date of receipt of the county's action by  
5 the state Department of Ecology or, when appropriate under SCC 30.44.270(6) of this  
6 section, the date the state Department of Ecology's final decision is transmitted to the county  
7 and to the applicant. Appeals shall be based only upon contentions of noncompliance with  
8 the provisions of SCC 30.44.270(2). Construction undertaken pursuant to that portion of a  
9 revised permit not authorized under the original permit is at the applicant's own risk until the  
10 expiration of the appeal deadline. If an appeal is successful in proving that a revision is not  
11 within the scope and intent of the original permit, the decision shall have no bearing on the  
12 original permit.

13 **30.44.280 Emergency activities.**

14 The department may approve construction of temporary structures, uses or modifications in  
15 an emergency as defined in SCC 30.91E.100 without first requiring any required shoreline  
16 permits, as established in this section.

17 (1) Request for emergency construction shall be made in writing to the department.  
18 Emergency approvals shall be granted in writing by the department only when action must be  
19 taken immediately, or within a time too short to allow for processing of a permit. All  
20 emergency construction shall be consistent with the policies of chapter 90.58 RCW and the  
21 requirements of the SMP. Upon abatement of the emergency situation, any new use,  
22 modification or structure shall be removed or applications for any required project permits  
23 necessary to satisfy compliance with this chapter shall be submitted to the department within  
24 120 days of the start of the action taken. For actions not requiring permits, compliance with  
25 this chapter shall occur within a reasonable time period not to exceed twelve months.

26 (2) A declaration of emergency for shoreline stabilization measures shall only be used to  
27 protect existing development or farmland, as defined in SCC 30.91F.140, or to prevent  
28 impairment of channel function, and only when one of the following exists:

29 (a) Imminent danger exists as a result of high water, and damage is expected due to  
30 flooding conditions for which appropriate flood warnings have been issued;

31 (b) Damage is occurring as a result of floodwaters at or exceeding flood stage as  
32 defined by the appropriate authority; or

33 (c) Property has been damaged and rendered unstable by previous flooding and is  
34 in such condition that future flooding will cause additional damage if protective measures are  
35 not taken; provided the county engineer has issued written approval of the emergency  
36 protective measures sought, such approval being based upon the following findings:

37 (i) Any protective measures do not exceed \$5,000 in value as measured by the  
38 total cost or fair market value of the improvements, whichever is greater;

39 (ii) Insufficient time exists to obtain a shoreline permit prior to the likelihood  
40 of future flooding and/or seasonal deadlines for construction in streamway channels; and

41 (iii) The person seeking to undertake emergency protective measures has  
42 applied to the county engineer for approval of such emergency protective measures within  
43 120 days of the occurrence of damage by previous flooding.

1 **30.44.290 Fees.**

2 Except as provided in SCC 30.44.226, filing fees required for permits obtained pursuant to  
3 this chapter shall be paid to the department at the time an application is submitted.  
4 Applicable fees are set forth in SCC 30.86.310.

5 **30.44.295 Rescission of shoreline permits.**

6 Whenever any development occurs in violation of a permit issued pursuant to this chapter,  
7 the county may, concurrent with or as an alternative to any other remedy provided by this  
8 title or other law or ordinance, initiate permit rescission proceedings by scheduling a public  
9 hearing before the hearing examiner and serving the applicant with written notice thereof.  
10 Notice shall be provided in accordance with SCC 30.70.045 and 30.70.050 and contain a  
11 general description of the alleged noncompliance and date, time and place of public hearing.  
12 It shall be served on the applicant by registered mail at least 15 calendar days prior to such  
13 hearing. The permit rescission request shall be processed as a Type 2 decision in accordance  
14 with the procedures established in chapter 30.72 SCC.

15

16 **Section 24.** Snohomish County Code Section 30.61.122, last amended by Amended Ord. 10-  
17 026, June 9, 2010, is amended to read:

18

19 **30.61.122 State Environmental Policy Act (SEPA) requirements relating to**  
20 **stormwater management.**

21

22 SEPA review shall include consideration of the specific probable adverse environmental  
23 impacts of a development activity with regard to on-site and off-site changes to stormwater  
24 volume, release rate, erosion, sedimentation, stream channel stability and water quality.  
25 When the director determines that the requirements of chapters 30.43C, 30.43D, 30.44,  
26 30.62, 30.62A, 30.62B, 30.62C, 30.63A, 30.63B, 30.63C, 30.64, ~~((and))~~ 30.65 and 30.67  
27 SCC ensure that the development activity will not result in any probable significant adverse  
28 environmental impacts, compliance with those requirements shall constitute adequate  
29 analysis and mitigation of the specific significant probable adverse environmental impacts of  
30 the development activity with regard to on-site and off-site changes to stormwater volume,  
31 release rate, erosion, sedimentation, stream channel stability and water quality, as provided  
32 by RCW 43.21C.240.

33

34 **Section 25.** Snohomish County Code Section 30.61.230, adopted by Amended Ord. 10-072,  
35 September 8, 2010, is amended to read:

36

36 **30.61.230 SEPA policies.**

37 The county designates and adopts by reference the following SEPA policies as currently  
38 adopted or hereafter amended as the basis for the county's exercise of authority pursuant to  
39 this chapter:

- 40 (1) The comprehensive plan;  
41 (2) Shoreline management (~~((master))~~) program;

- 1 (3) Unified development code, Title 30 SCC;
- 2 (4) Noise ordinance (chapter 10.01 SCC);
- 3 (5) SR-527 Traffic Impact Mitigation Policy; and
- 4 (6) The formally designated SEPA policies of other affected agencies or jurisdictions when
- 5 there is an agreement with the affected agency or jurisdiction which specifically addresses
- 6 impact identification, documentation, and mitigation and which references the environmental
- 7 policies formally designated by the agency or jurisdiction for the exercise of SEPA
- 8 authority..

9  
10 **Section 26.** Snohomish County Code Section 30.65.220, adopted by Amended Ordinance  
11 02-064 on December 9, 2002, is amended to read:

12 **30.65.220 Floodways: permitted uses.**

13 The following uses are allowed in the floodway when permitted by the applicable zone in  
14 accordance with chapter 30.22 SCC, provided the use is in compliance with the applicable  
15 general and specific floodproofing standards of SCC 30.65.110 and 30.65.120, and other  
16 applicable provisions of this chapter and will have a negligible effect upon the floodway in  
17 accordance with the floodway encroachment provisions of SCC 30.65.230(1):

- 18 (1) Agriculture;
- 19 (2) Forestry, including processing of forest products with portable equipment;
- 20 (3) Preserves and reservations;
- 21 (4) Park and recreational activities;
- 22 (5) Removal of rock, sand and gravel, when the applicant can provide clear and convincing
- 23 evidence that such uses will not divert flood flows causing channel shift or erosion,
- 24 accelerate or amplify the flooding of downstream flood hazard areas, increase the flooding
- 25 threat to upstream flood hazard areas, or in any other way threaten public or private
- 26 properties. When allowed, such removal shall comply with the provisions of chapter 30.31D
- 27 SCC and the county shoreline management (~~master~~) program;
- 28 (6) Utility transmission lines when allowed in underlying zones unless otherwise
- 29 prohibited by this chapter. When the primary purpose of such a transmission line is to
- 30 transfer bulk products or energy through a floodway en route to another destination, as
- 31 opposed to serving customers within a floodway, such transmission lines shall conform to the
- 32 following:
  - 33 (a) All utility transmission lines shall cross floodways by the most direct route feasible
  - 34 as opposed to paralleling floodways;
  - 35 (b) Electric transmission lines shall span the floodway with support towers located in
  - 36 flood fringe areas or beyond. Where floodway areas cannot be spanned due to excessive
  - 37 width, support towers shall be located to avoid high flood water velocity and/or depth areas,
  - 38 and shall be adequately floodproofed;
  - 39 (c) Buried utility transmission lines transporting hazardous materials, including but not
  - 40 limited to crude and refined petroleum products and natural gas, shall be buried a minimum
  - 41 of four feet below the maximum established scour of the waterway, as calculated on the basis
  - 42 of hydrologic analyses. Such burial depth shall be maintained horizontally within the
  - 43 hydraulic floodway to the maximum extent of potential channel migration as determined by

1 hydrologic analyses. In the event potential channel migration extends beyond the hydraulic  
2 floodway, conditions imposed upon floodway fringe and special flood hazard areas shall also  
3 govern placement. All hydrologic analyses are subject to acceptance by the county, shall  
4 assume the conditions of a 100-year frequency flood as verified by the U.S. Army Corps of  
5 Engineers, and shall include on-site investigations and consideration of historical meander  
6 characteristics in addition to other pertinent facts and data. The use of riprap as a meander  
7 containment mechanism within the hydraulic floodway shall be consistent with the  
8 ((~~Snohomish County~~)) county shoreline management ((~~master~~)) program;

9 (d) Buried utility transmission lines transporting non-hazardous materials including  
10 water and sewage shall be buried a minimum of four feet below the maximum established  
11 scour of the waterway as calculated on the basis of hydrologic analyses. Such burial depth  
12 shall be maintained horizontally within the hydraulic floodway to the maximum extent of  
13 potential channel migration as determined by hydrologic analyses. All hydrologic analyses  
14 shall conform to requirements in SCC 30.65.220(6)(c). The use of riprap as a meander  
15 containment mechanism within the hydraulic floodway shall be consistent with the county  
16 shoreline management ((~~master~~)) program;

17 (e) Beyond the maximum extent of potential channel migration, utility transmission  
18 lines transporting hazardous and non-hazardous materials shall be buried below existing  
19 natural and artificial drainage features. Burial depth in all agricultural areas requiring or  
20 potentially requiring subsurface drainage shall be a minimum of six feet as measured from  
21 ground surface to the top of the transmission line, or at other such depth as deemed necessary  
22 by on-site investigations performed by a qualified soils expert familiar with county soils.  
23 Burial depth in all other agricultural and non-agricultural floodway areas shall be determined  
24 on the basis of accepted engineering practice and in consideration of soil conditions and the  
25 need to avoid conflict with agricultural tillage;

26 (f) All buried utility transmission lines shall achieve sufficient negative buoyancy so  
27 that any potential for flotation or upward migration is eliminated;

28 (g) Above ground utility transmission lines, not including electric transmission lines,  
29 shall only be allowed for the transportation of non-hazardous materials where an existing or  
30 new bridge or other structure is available and capable of supporting the line. When located  
31 on existing or new bridges or other structures with elevations below the level of the 100-year  
32 flood, the transmission line shall be placed on the down-stream side and protected from flood  
33 debris. In such instances, site specific conditions and flood damage potential shall dictate  
34 placement, design and protection throughout the floodway. Applicants must demonstrate  
35 that such above ground lines will have no appreciable effect upon flood depth, velocity or  
36 passage, and shall be adequately protected from flood damage. If the transmission line is to  
37 be buried except at the waterway crossing, burial specifications shall be determined as in  
38 SCC 30.65.220(6)(d).

39 (h) All floodway crossings by utility transmission lines transporting hazardous  
40 materials shall be equipped with valves capable of blocking flow within the pipeline in the  
41 event of leakage or rupture. All floodway crossings shall have valves unless otherwise  
42 indicated by standard engineering review of the site and type of transmission line as  
43 acceptable to the county with locations determined by other provisions of this chapter;

44 (i) Above ground utility transmission line appurtenant structures including valves,  
45 pumping stations, or other control facilities shall not be permitted in the floodway; and

1 (j) Where a floodway has not been determined by preliminary Corps of Engineers'  
2 investigations or official designation, a floodway shall be defined by qualified engineering  
3 work by the applicant on the basis of a verified 100-year flood event;

4 (7) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures  
5 which are located on lands designated as agricultural lands of long-term commercial  
6 significance under RCW 36.70A.170, subject to the following:

7 (a) The new farmhouse is a replacement for an existing farmhouse on the same farm  
8 site;

9 (b) There is no potential building site for a replacement farmhouse on the same farm  
10 outside the designated floodway;

11 (c) The farmhouse being replaced shall be removed, in its entirety, including  
12 foundation, from the floodway within 90 days after occupancy of the new farmhouse;

13 (d) For substantial improvements, and replacement farmhouses, the elevation of the  
14 lowest floor of the improvement and farmhouse respectively, including basement, is one foot  
15 higher than the base flood elevation;

16 (e) New and replacement water supply systems, are designed to eliminate or minimize  
17 infiltration of flood waters into the system;

18 (f) New and replacement sanitary sewerage systems are designed and located to  
19 eliminate or minimize infiltration of flood waters into the system and discharge from the  
20 system into the flood waters;

21 (g) All other utilities and connections to public utilities are designed, constructed, and  
22 located to eliminate or minimize flood damage;

23 (h) The replacement farmhouse shall not exceed the total square footage of  
24 encroachment of the structure which it is replacing.

25 (8) Replacement of single family dwellings, other than farmhouse replacement pursuant to  
26 SCC 30.65.220(7), when the flood depth, flood velocity, and flood-related erosion of the site  
27 is evaluated in order to identify a building location that offers the least risk of harm to life  
28 and property. A suitable building location for a replacement structure shall be approved for  
29 structures damaged by flooding or flood-related erosion only when the following are met:

30 (a) The State Department of Ecology, pursuant to RCW 86.16.041(4) and (5), assesses  
31 the risk of harm to life and property posed by the specific conditions of the floodway at any  
32 proposed building site, and based upon scientific analysis of depth, velocity, and flood-  
33 related erosion recommends to the county that a waiver to the floodway prohibition of RCW  
34 86.16.041(2)(a) for repair, replacement or relocation of such structures is authorized for a  
35 specific building location.

36 (b) Repair, replacement or relocation of such structures is permitted only when  
37 authorization required pursuant to 30.65.220(8)(a) is given in writing by the state department  
38 of ecology pursuant to RCW 86.16.041(4) and (5).

39 (9) Repair, reconstruction, or improvement of residential structures, where repair,  
40 reconstruction, or improvement of a structure does not increase the ground floor area, and is  
41 not a substantial improvement.

42 (10) Water-dependent utilities and other installations which by their very nature must be in  
43 the floodway. Examples of such uses are: Dams for domestic/industrial water supply, flood  
44 control and/or hydroelectric production; water diversion structures and facilities for water  
45 supply, irrigation and/or fisheries enhancement; flood water and drainage pumping plants and

1 facilities; hydroelectric generating facilities and appurtenant structures; structural and  
2 nonstructural flood damage reduction facilities, and stream bank stabilization structures and  
3 practices. The applicant shall supply convincing evidence that a floodway location is  
4 necessary in view of the objectives of the proposal and that the proposal is consistent with  
5 other provisions of this chapter and the county shoreline management (~~master~~) program. In  
6 all instances of locating utilities and other installations in floodway locations, project design  
7 must incorporate floodproofing.

8 (11) Dikes, when the applicant can provide clear and convincing evidence that:

9 (a) Adverse effects upon adjacent properties will not result relative to increased  
10 floodwater depths and velocities during the base flood or other more frequent flood  
11 occurrences;

12 (b) Natural drainage ways are minimally affected in that their ability to adequately  
13 drain floodwaters after a flooding event is not impaired; and

14 (c) The proposal has been coordinated through the appropriate diking district where  
15 applicable, and that potential adverse effects upon other affected diking districts have been  
16 documented.

17 (12) Public works, limited to roads and bridges.

18  
19 **Section 27.** Snohomish County Code Section 30.65.280, last amended by Amended  
20 Ordinance 05-068 on September 7, 2005, is amended to read:

21 **30.65.280 Density fringe area: permitted uses.**

22 The following uses are permitted in the density fringe area:

23 (1) Agriculture, including:

24 (a) Accessory agricultural structures such as but not limited to barns, milking parlors,  
25 silos, manure tanks, and loafing sheds that provide direct support for primary agricultural  
26 activities including tilling of the soil, raising of crops, horticulture, viticulture, small  
27 livestock, poultry, pasturing, grazing, dairying and/or animal husbandry; and

28 (b) Livestock protection mounds, when the mounds do not consist of solid waste as  
29 defined by this title; and

30 (c) Manure pits and lagoons;

31 (2) Forestry, including processing of forest products with portable equipment;

32 (3) Preserves and reservations;

33 (4) Parks and recreational activities;

34 (5) Removal of rock, sand and gravel providing that the applicant can provide clear and  
35 convincing evidence that such a use will not divert flood flows causing channel shift or  
36 erosion, accelerate or amplify the flooding of downstream flood hazard areas, increase the  
37 flood threat to upstream flood hazard areas, or in any other way threaten public or private  
38 properties. When allowed, such removal shall comply with the provisions of chapter 30.31D  
39 SCC and the county shoreline management (~~master~~) program;

40 (6) Utility transmission lines, under the same terms and conditions of SCC 30.65.200(2);

41 (7) Water-dependent utilities. Examples of such uses are dams for domestic/industrial  
42 water supply, flood control and/or hydroelectric production; water diversion structures and  
43 facilities for water supply, irrigation and/or fisheries enhancement; flood water and drainage

1 pumping plants and facilities; hydroelectric generating facilities and appurtenant structures;  
2 and structural and non-structural flood damage reduction facilities, and stream bank  
3 stabilization structures and practices;

4 (8) Improvements to existing residential structures that do not exceed the maximum  
5 allowable density and obstruction requirements of SCC 30.65.250 and 30.65.255;

6 (9) Single family farmhouse structures including modular homes and mobile homes placed  
7 on permanent concrete foundations, if the following conditions are met:

8 (a) The structure is constructed to building code standards;

9 (b) The farmhouse is necessary to the operation of a commercial farm engaged in  
10 agriculture;

11 (c) A potential building site for the farmhouse on the same farm site is not available  
12 outside the density fringe area;

13 (d) Earthfill utilized for building foundation shall be emplaced and stabilized in a  
14 manner that will prevent erosion from flood water flow;

15 (e) New and replacement water supply systems are designed to eliminate or minimize  
16 infiltration of flood waters into the system;

17 (f) New and replacement sanitary sewerage systems are designed and located to  
18 eliminate or minimize infiltration of flood waters into the system and to eliminate or  
19 minimize discharge from the system into the flood waters;

20 (g) All other utilities and connections to public utilities are designed, constructed, and  
21 located to eliminate or minimize flood damage;

22 (h) An egress plan for vacating the structure during the base flood occurrence shall be  
23 provided;

24 (10) Marinas;

25 (11) Dikes, if the applicant can provide clear and convincing evidence that:

26 (a) Adverse effects upon adjacent properties will not result relative to increased  
27 floodwater depths and velocities during the base flood or other more frequent flood  
28 occurrences;

29 (b) Natural drainage ways are minimally affected in that their ability to adequately  
30 drain floodwaters after a flooding event is not impaired; and

31 (c) The proposal has been coordinated through the appropriate diking district where  
32 applicable, and that potential adverse effects upon other affected diking districts have been  
33 documented;

34 (12) Utility facilities;

35 (13) Public works, limited to:

36 (a) Roads,

37 (b) Bridges,

38 (c) Docks, and

39 (d) Port facilities; and

40 (14) In urban growth areas only, sawmill storage yards when located adjacent to existing  
41 sawmill uses.

42  
43 **Section 28.** A new chapter is added to Title 30 of the Snohomish County Code to read:  
44

1 **Chapter 30.67 SCC Shoreline Management Program**

2  
3 **PART 000 General.**

- 4 30.67.010 Purpose.  
5 30.67.020 Applicability.  
6 30.67.030 Shoreline Management Program (SMP) – components and relationship to  
7 comprehensive plan.  
8 30.67.040 Relationship to chapter 30.61 SCC – environmental impacts.  
9 30.67.060 Relationship to critical area regulations, chapters 30.62A, 30.62B, 30.62C and  
10 30.65 SCC.  
11 30.67.070 Relationship to other regulatory requirements.

12  
13 **PART 100 Procedures.**

- 14 30.67.110 Amendments to the SMP.  
15 30.67.120 Administration and enforcement.

16  
17 **PART 200 Shoreline designations and maps.**

- 18 30.67.210 Shoreline environment designations.  
19 30.67.220 Shoreline environment designation maps.  
20 30.67.230 Shorelines of statewide significance.

21  
22 **PART 300 General regulations to comply with Shoreline Management Act goals.**

- 23 30.67.310 Compliance required even when shoreline permit not required.  
24 30.67.320 No net loss of shoreline ecological functions.  
25 30.67.330 Public access.  
26 30.67.340 Cultural, archaeological and historical resources.  
27 30.67.350 Water quality, storm water, and nonpoint pollution.

28  
29 **PART 400 Shoreline uses and modifications – General regulations.**

- 30 30.67.410 Use preference within shorelines - location.  
31 30.67.420 Prohibited uses.  
32 30.67.430 Allowed and conditional uses and modifications.  
33 30.67.440 Reference notes for shoreline use and modification matrix.  
34 30.67.450 Non-conforming uses or structures.  
35 30.67.460 Bulk standards.  
36 30.67.470 Temporary emergency use, modification or structure.

37  
38 **PART 500 Specific shoreline uses and modifications.**

- 39 30.67.501 Purpose.  
40 30.67.505 Agriculture.  
41 30.67.510 Aquaculture.  
42 30.67.515 Boating facilities.  
43 30.67.520 Breakwaters, jetties, groins and other in-water structures.  
44 30.67.525 Commercial.  
45 30.67.530 Dredging and spoil disposal.

- 1 30.67.535 Fill.
- 2 30.67.540 Flood protection measures.
- 3 30.67.545 Forestry.
- 4 30.67.550 Industry and Ports.
- 5 30.67.555 Institutional.
- 6 30.67.560 Mining.
- 7 30.67.565 Recreation.
- 8 30.67.570 Residential.
- 9 30.67.575 Shoreline and bank stabilization.
- 10 30.67.580 Shoreline habitat restoration and enhancement.
- 11 30.67.585 Signs.
- 12 30.67.590 Transportation, circulation and parking.
- 13 30.67.595 Utility facilities.
- 14 30.67.599 Vegetation conservation and management.
- 15

16 **PART 000 General.**

17 **30.67.010 Purpose.**

18 The purpose of this chapter is:

19 (1) To implement the goals of the Shoreline Management Act (SMA) (chapter 90.58  
 20 RCW) and the state Department of Ecology’s implementing guidelines (chapter 173-26  
 21 WAC); and

22 (2) To provide a uniform basis for applying Snohomish County Shoreline Management  
 23 Program (SMP) policies and development regulations within distinctive shoreline areas.

24 **30.67.020 Applicability.**

25 This chapter applies to all land uses, modifications, development activities, actions requiring  
 26 project permits or approvals, clearing and agricultural activities as per RCW 90.58.065  
 27 within the county’s shorelines of statewide significance, shorelines and shorelands.

28 **30.67.030 Shoreline Management Program (SMP) – components and relationship  
 29 to comprehensive plan.**

30 (1) The SMP consists of the following three components:

31 (a) A document titled *Shoreline Management Program: Shoreline Environment  
 32 Designations, Policies and Regulations*;

33 (b) A series of 44 maps indexed by township and range and originally compiled at a  
 34 scale of 1:24,000 that comprise the official delineation of the county’s shoreline jurisdiction  
 35 and assignment of shoreline environment designations;

36 (c) Shoreline regulations contained in this chapter; and

37 (d) Critical area regulations in chapters 30.62A, 30.62B and 30.62C SCC as adopted in  
 38 Amended Ordinance 06-061 on August 1, 2007, and chapter 30.65 SCC as adopted in  
 39 Amended Ordinance 07-005 on February 21, 2007.

1 (2) The goals and policies of the SMP are considered an element of the comprehensive  
2 plan pursuant to SCC 30.10.065.

3 **30.67.040 Relationship to chapter 30.61 SCC – environmental impacts.**

4 Shoreline protective measures required by this chapter shall constitute adequate mitigation of  
5 adverse or significant impacts on shoreline ecological functions pursuant to chapter 30.61  
6 SCC when such a determination is made under RCW 43.21C.240.

7 **30.67.060 Relationship to Critical Area Regulations, chapters 30.62A, 30.62B,**  
8 **30.62C and 30.65 SCC.**

9 (1) Critical areas located within shoreline jurisdiction are subject to the regulations  
10 contained in chapters 30.62A, 30.62B, 30.62C, as adopted by Amended Ordinance No. 06-  
11 061 August 1, 2007, and 30.65 SCC as adopted by Amended Ordinance No. 07-005 on  
12 February 21, 2007, except as modified by SCC 30.67.060(2).

13 (2) The following provisions in chapter 30.62A SCC are modified as described for  
14 critical areas located within shoreline jurisdiction:

15 (a) SCC 30.62A.540 relating to reasonable use does not apply;

16 (b) When public access is required pursuant to the Americans with Disabilities Act  
17 (ADA), 42 U.S.C. § 12101 et.seq., access design requirements necessary to meet the ADA  
18 shall supersede the requirements of SCC 30.62A.320(2)(d);

19 (c) Notwithstanding the provisions in SCC 30.62A.610 and SCC 30.62B.510,  
20 agricultural activities within shoreline jurisdiction and which are subject to the provisions in  
21 the Shoreline Management Act per RCW 90.58.065 shall protect critical areas pursuant to the  
22 requirements in SCC 30.62A, Part 600 and 30.62B, Part 500;

23 (d) When the setback deviation provisions of SCC 30.62B.340(2)(b) are utilized for a  
24 project proposal, a shoreline variance permit is required;

25 (e) When the single family residential development exception in buffers provisions in  
26 SCC 30.62A.520 are utilized for a project proposal, the following additional conditions  
27 apply:

28 (i) A shoreline variance permit is required when over 2,500 square feet of  
29 buffer is disturbed; and

30 (ii) A shoreline variance permit is required for expansion of an existing single  
31 family residence or accessory structure;

32 (f) In addition to the provisions in SCC 30.62B.330(3), the following activities are  
33 allowed within channel migration zones: restoration or enhancement of shoreline ecological  
34 functions; and mitigation for impacts to shoreline ecological functions, including but not  
35 limited to mitigation banks;

36 (g) New single family residential development, expansions of existing single family  
37 residences and ordinary residential improvements on existing lots allowed in buffers under  
38 SCC 30.62A.520 shall require enhancement of existing buffers based on the criteria in SCC  
39 30.62A.520(11) and shall meet these additional requirements:

40 (i) Vegetation enhancement efforts shall ensure that the final vegetation  
41 condition is capable of mitigating impacts and maintaining existing ecological functions.

1 (ii) If the shoreline is unmodified and/or the vegetation is relatively intact, the  
2 mitigation plan shall provide alternatives, such as out-of-kind mitigation by restoring other  
3 degraded ecological functions, or by using off-site mitigation.

4 (iii) Where modifications such as fill, armoring, patios, etc., have been placed  
5 in the buffer, these modifications shall be removed or reduced to the extent necessary to  
6 mitigate impacts on the buffer. As guidance, non-water-dependent facilities such as patios  
7 should be removed, accesses should be reduced to the minimum needed to provide access,  
8 and armoring should be replaced with natural vegetation or non-structural measures;

9 (h) When buffer reduction provisions of SCC 30.62A.320(1)(f) or (g) are utilized for  
10 a project proposal, the maximum allowed reduction is 25percent of the standard buffer width  
11 contained in SCC 30.62A.320(1)(a). Buffer reduction in excess of 25% of the standard  
12 buffer width require a shoreline variance permit; and

13 (i) The provisions in SCC 30.62A.630(1)(c)(i) and 30.62B.530(1)(c)(i) do not apply  
14 within shoreline jurisdiction.

15 (3) Except as specifically modified by SCC 30.67.060(2), where there are conflicts  
16 between the provisions of this chapter and the provisions of chapters 30.62A, 30.62B, 30.62C  
17 and 30.65 SCC, the more ecologically protective provision shall apply.

18 (4) When the innovative development design provisions of SCC 30.62A.350 are utilized  
19 for a project proposal, a shoreline variance permit is required, except that projects solely for  
20 ecological restoration or enhancement using the provisions of SCC 30.62A.350 are not  
21 required to obtain a shoreline variance permit.

## 22 **30.67.070 Relationship to other regulatory requirements.**

23 The project proponent is responsible for complying with all applicable federal, state, and  
24 local regulations. Compliance with the SMP does not necessarily constitute compliance with  
25 other regulations and permit requirements that may apply within shoreline jurisdiction.  
26 Where other agencies or entities have concurrent jurisdiction over the proposed development  
27 and the department determines that the permit conditions imposed by such agencies or  
28 entities satisfy the requirements of this chapter, those permit conditions may be relied upon  
29 for the purpose of determining compliance with the requirements of this chapter.

## 30 **PART 100 Procedures.**

### 31 **30.67.110 Amendments to the SMP.**

32 (1) Amendments to the SMP will be processed as Type 3 legislative decisions pursuant to  
33 chapter 30.73 SCC.

34 (2) Amendments to the SMP may be proposed under the provisions of SCC 30.74.

35 (3) Any locally approved amendments to the SMP will not become effective until  
36 approved by the state Department of Ecology.

### 37 **30.67.120 Administration and enforcement.**

38 (1) Shoreline permit requirements and processes are regulated pursuant to chapter 30.44  
39 SCC.

- 1 (2) Shoreline permit and review fees are established in chapter 30.86 SCC.  
2 (3) The provisions of the SMP will be enforced under the provisions of chapter 30.85 SCC.  
3 (4) The provisions listed in SCC 30.67.120(1) through (3) are not components of the SMP.

4 **PART 200 Shoreline designations and maps.**

5 **30.67.210 Shoreline environment designations.**

6 (1) The county has designated shorelines pursuant to chapter 90.58 RCW by defining  
7 them, providing criteria for their identification and establishing the shoreline ecological  
8 functions to be protected. Project proponents are responsible for determining whether a  
9 shoreline exists and is regulated pursuant to this chapter. The department will verify on a  
10 case-by-case basis the presence of shorelines identified in shoreline applications. Specific  
11 criteria for the designation of shorelines areas are contained in section 2.2 of the *Shoreline*  
12 *Management Program: Shoreline Environment Designations, Policies and Regulations*, and  
13 in SCC 30.67.220.

14 (2) The SMP classifies shorelines into one of seven shoreline environment designations  
15 consistent with the purpose and designation criteria in section 2.2 of the *Shoreline*  
16 *Management Program: Shoreline Environment Designations, Policies and Regulations*. The  
17 seven shoreline environment designations include: Aquatic, Natural, Resource, Municipal  
18 Watershed Utility, Rural Conservancy, Urban Conservancy and Urban.

19 **30.67.220 Shoreline environment designation maps.**

20 (1) The shoreline environment designation maps generally depict the location of  
21 shoreline jurisdiction, however, the determination of whether a specific site is within  
22 shoreline jurisdiction is determined case-by-case based on the property's location and  
23 physical characteristics and features. For property determined to be located within shoreline  
24 jurisdiction and not designated on the official maps and not subject to SCC 30.67.220(2), the  
25 shoreline environment designation shall be based on the shoreline environment designation  
26 criteria and the following additional criteria as applicable:

27 (a) Property or portions of property, including associated wetlands, located  
28 waterward of the ordinary high water mark (OHWM), shall be considered Aquatic;

29 (b) Property or portions of property located landward of the OHWM on bars and  
30 islands on rivers and streams shall be considered Natural;

31 (c) Property or portions of property located landward of the OHWM and within an  
32 urban growth area shall be considered Urban and subject to further review for designation as  
33 Urban Conservancy based on the criteria in section 2.2.6 of *Shoreline Management Program:*  
34 *Shoreline Environment Designations, Policies and Regulations*;

35 (d) Property or portions of a property located landward of the OHWM and outside of  
36 an urban growth area, and not zoned A-10, F, F&R, or MC, shall be considered Rural  
37 Conservancy and subject to further review for designation as Natural based on the criteria in  
38 section 2.2.2 of *Shoreline Management Program: Shoreline Environment Designations,*  
39 *Policies and Regulations*;

1 (e) Property or portions of a property located landward of the OHWM and outside of  
2 an urban growth area and zoned A-10, F, F&R, or MC, shall be considered Resource and  
3 subject to further review for designation as Natural based on the criteria in section 2.2.2 of  
4 *Shoreline Management Program: Shoreline Environment Designations, Policies and*  
5 *Regulations*; and

6 (f) Associated wetlands located landward of the ordinary high water mark (OHWM)  
7 shall be designated consistent with the adjacent designation of the associated shoreland.

8 (2) Non-federal lands lying within the exterior boundaries of federal lands and those  
9 federal lands leased by the federal government to other persons, which fall within the  
10 definition of shorelines of the state or shorelands and are subject to the county's SMP, shall  
11 be designated as follows:

12 (a) The Aquatic shoreline environment shall be applied below the ordinary high  
13 water mark;

14 (b) The Natural shoreline environment shall be applied to all shoreline jurisdiction  
15 above the ordinary high water mark when federal lands are within a designated wilderness  
16 area; and

17 (c) The Resource shoreline environment designation shall be applied to all shoreline  
18 jurisdiction not meeting the criteria in 30.67.220(2)(a) or (b).

19 (3) Unless otherwise specified by the shoreline environment designation criteria or other  
20 established points, lines, or features, the designation boundary lines are the ordinary high  
21 water mark of water bodies, and the centerlines of rights-of-way, public alleys, parkways, or  
22 railroad rights-of-way.

23 (4) Shoreline environment designations shall not change as a result of the vacation of a  
24 right-of-way, a road or an alley.

25 (5) All shoreline boundary determinations shall be consistent with the designation criteria  
26 for the shoreline environment designations.

### 27 **30.67.230 Shorelines of statewide significance.**

28 In Snohomish County, shorelines of statewide significance include: Lake Stevens, Spada  
29 Lake, Sauk River, North and South Forks of the Stillaguamish River, Snohomish River,  
30 Skykomish River (including North Fork), Snoqualmie River, Skagit Bay, Stillaguamish  
31 River Estuary and the Snohomish River Estuary. Also included as shorelines of statewide  
32 significance are the non-tideland areas of the unincorporated portions of the Puget Sound,  
33 Possession Sound, Port Gardner, and Port Susan.

### 34 **PART 300 General regulations to comply with Shoreline Management Act goals.**

#### 35 **30.67.310 Compliance required even when shoreline permit not required.**

36 All proposed land uses, modifications, development, clearing or new agricultural activities  
37 occurring within shoreline jurisdiction, including any development exempt from obtaining a  
38 shoreline substantial development permit pursuant to SCC 30.44.120, must conform to the  
39 Shoreline Management Act and the SMP goals and policies unless not subject to the  
40 Shoreline Management Act pursuant to SCC 30.44.020.

1 **30.67.320 No net loss of shoreline ecological functions.**

2 (1) All proposed land uses, modifications, development or new agricultural activities  
3 shall be designed and conducted to achieve no net loss of shoreline ecological functions as  
4 defined in WAC 173-26-201(3)(d)(i)(C).

5 (2) Project proponents shall make all reasonable efforts to avoid and minimize impacts  
6 to wetlands, fish and wildlife habitat conservation areas, and their buffers as required under  
7 SCC 30.62A.310(3)(a).

8 **30.67.330 Public access.**

9 (1) Unless the conditions in 30.67.330(2) apply, provision of public access to the water is  
10 required for all new private and public developments, including land division, with the  
11 exception of the following:

12 (a) Single family dwellings; duplexes; single family detached units, townhouses, and  
13 condominiums creating four or few parcels or dwelling units; and multi-family developments  
14 of four or fewer lots or dwelling units; and

15 (b) Agricultural/ranching activities other than dikes.

16 (2) Provision of public access will not be required when at least one of the following  
17 conditions apply:

18 (a) Hazards to public health, safety or site security exist which cannot be alleviated by  
19 site planning and design or by restricting hours of public access;

20 (b) Provision of public access would result in significant adverse impacts to shoreline  
21 ecological functions that cannot be mitigated on-site; or

22 (c) The requirement of providing public access for a particular project violates  
23 constitutional standards related to nexus and rough proportionality.

24 (3) Provisions for public access are subject to the following standards:

25 (a) Except as restricted pursuant to SCC 30.67.330(3)(e), public access shall be a  
26 physical improvement in the form of any one or combination of the following: walkway,  
27 bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat-launching ramp,  
28 transient moorage, or other areas serving as a means of view or physical approach to public  
29 waters for the public. Public access may also include, but not be limited to, interpretive  
30 centers and displays explaining historical events or shoreline ecology;

31 (b) The minimum public access shall consist of an improved walkway at least five  
32 feet wide on an easement ten feet wide, leading from the street or from a public walkway  
33 directly to a waterfront use area or to an area on the property from which the water  
34 and water activities can be observed. There shall be no significant obstruction of the view  
35 from this viewpoint;

36 (c) Maintenance of the public access shall be the responsibility of the owner or  
37 developer;

38 (d) Public access sites shall be available for public use at the time of first occupancy  
39 or use of the development or activity;

40 (e) While docks, piers and other permanent moorages are not allowed in the Urban  
41 Conservancy or Natural shoreline environment designations, or the Aquatic shoreline  
42 environment designation adjacent to the Urban Conservancy or Natural shoreline  
43 environment designations, floating walkways or other similar over-water pedestrian

1 structures facilitating access to observation points or viewing areas are permitted provided  
2 they are constructed to minimize alteration of natural conditions; and

3 (f) All subdivisions required to provide public access pursuant to SCC  
4 30.67.570(1)(e) that border publicly-owned or controlled shorelines shall provide at least one  
5 dedicated public access to the publically-owned or controlled shoreline.

6 **30.67.340 Cultural, archaeological and historical resources.**

7 (1) Developers and property owners shall immediately stop work and notify the county,  
8 the state office of archaeology and historic preservation and affected Indian tribes if  
9 archaeological resources are uncovered during excavation.

10 (2) Permits issued in areas documented to contain archaeological resources shall require a  
11 site inspection or evaluation by a professional archaeologist in coordination with affected  
12 Indian tribes.

13 **30.67.350 Water quality, storm water, and nonpoint pollution.**

14 Where chapters 30.63A or 30.63B SCC allow alternative measures or facilities to protect  
15 water quality, manage stormwater or prevent nonpoint pollution, the county will evaluate the  
16 alternatives based on the following criteria:

17 (1) The alternatives must be consistent with the shoreline management policies for the  
18 appropriate shoreline environment designation in section 2.2 of *Snohomish County Shoreline*  
19 *Management Program: Shoreline Environment Designations, Policies and Regulations*; and

20 (2) The alternative that provides the greatest level of protection of shoreline ecological  
21 functions shall apply.

22 **PART 400 Shoreline uses and modifications – General regulations.**

23 **30.67.410 Use preference within shoreline jurisdiction - location.**

24 (1) All shoreline uses, development or modifications located entirely or in part 200 feet  
25 or less from the ordinary high water mark or floodway, whichever is closer, unless separated  
26 from the shoreline of the state by another property or a public right-of-way, are subject to the  
27 following requirements:

28 (a) They must be or support an allowable primary shoreline use in conformance with  
29 the provisions of the SMP. Development that is not related or incidental to a conforming  
30 shoreline use is prohibited, except as provided in SCC 30.67.410(1)(c);

31 (b) Commercial or industrial primary shoreline uses or development must be water-  
32 oriented uses or development subject to the provisions of SCC 30.67.525 or SCC 30.67.550  
33 as applicable; and

34 (c) Shoreline modifications are allowed when necessary to protect existing legally  
35 established non-conforming uses or primary structures provided the modification is  
36 consistent with the provisions of this chapter.

37 (2) Uses, development or modifications in portions of shoreline jurisdiction entirely  
38 located more than 200 feet from the ordinary high water mark or floodway, whichever is  
39 closer, or separated from the shoreline of the state by another property or a public right-of-

1 way, shall be deemed to have no use connection with the water body. These developments  
2 shall be subject to all other policies and regulations of this chapter except the policies and  
3 regulations of this SMP which require:

- 4 (a) The use or development to be water-oriented; and
- 5 (b) Provision of public access.

6 **30.67.420 Prohibited uses.**

7 The following uses are prohibited in shoreline jurisdiction:

- 8 (1) Asphalt batch plant and continuous mix asphalt plant;
- 9 (2) Major auto repair;
- 10 (3) Auto wrecking yard or junk yard;
- 11 (4) Billboards and animated signs;
- 12 (5) Commercial vehicle storage facility;
- 13 (6) Distillation of wood, coal or bones or manufacturing of their by-products;
- 14 (7) Explosive manufacturing or storage;
- 15 (8) Floating homes;
- 16 (9) Forestry industry storage and forestry equipment maintenance facility, except log  
17 storage;
- 18 (10) Forge, foundry, blast furnace or melting of ore;
- 19 (11) Fuel or coal yard;
- 20 (12) Hazardous waste storage or treatment facilities;
- 21 (13) Storage or refining of petroleum products or gas;
- 22 (14) Rolling or blooming mills;
- 23 (15) Sanitary landfill;
- 24 (16) Sludge utilization;
- 25 (17) Stockyard or slaughter house;
- 26 (18) Tannery;
- 27 (19) Tar distillation or manufacturing;
- 28 (20) Transit center; and
- 29 (21) Woodwaste recycling or storage, including temporary activities except when in  
30 conjunction with an approved shoreline ecological restoration or soil bioengineering project.

31 **30.67.430 Allowed and conditional uses and modifications.**

32 (1) The shoreline uses and shoreline modifications identified in Table 1 are either  
33 permitted, conditionally allowed or prohibited within the specific shoreline environment  
34 designation as indicated by the following:

- 35 (a) “P” indicates that the use or modification is permitted;
- 36 (b) “C” indicates that the use is allowed subject to a shoreline conditional use permit;
- 37 (c) “P or C” indicates that the overwater portion of the use or modification is  
38 permitted in the Aquatic shoreline environment designation where permitted in  
39 the adjacent upland environment, subject to a shoreline conditional use permit in  
40 the Aquatic shoreline environment designation where conditional in the adjacent

1 upland environment and prohibited in the Aquatic shoreline environment  
 2 designation where prohibited in the adjacent upland environment; and  
 3 (d) A blank cell in the table indicates that the use or modification is prohibited in that  
 4 specific shoreline environment.

5 (2) Compliance with chapters 30.22 and 30.23 SCC is also required.

6 (3) Uses and modifications identified in Table 1 are subject to the shoreline use and  
 7 modification development standards in Part 500 of this chapter. If there is a conflict between  
 8 the information in SCC 30.67.430, Table 1, and the specific use and modification regulations  
 9 in SCC 30.67, Part 500, the requirements of SCC 30.67, Part 500 shall prevail.

10 (4) The department may condition shoreline permits or approvals for uses or  
 11 modifications as necessary to ensure compliance with:

12 (a) Chapter 90.58 RCW and the provisions in this chapter;

13 (b) The policies in the *Shoreline Management Program: Shoreline Environment*  
 14 *Designations, Policies and Regulations*; and

15 (c) Any other applicable federal, state and local rules and regulations.

16 (5) Uses or modifications not listed in SCC 30.67.420 or 30.67.430(1), Table 1, must  
 17 obtain a shoreline conditional use permit even though the use or modification may not  
 18 require a shoreline substantial development permit.

19  
 20 30.67.430 - Table 1: Shoreline Use and Modification Matrix  
 21

Land use or modification	Shoreline Environment Designation						
	Urban	Urban Conservancy	Rural Conservancy	Resource	Municipal Watershed Utility <sup>1</sup>	Natural	Aquatic <sup>2</sup>
<b>Agricultural activities</b> <sup>3</sup>	P	P	P	P		C	C
Manure lagoons	C		P	P			
Livestock flood sanctuaries	P	C	P	P			
<b>Aquaculture</b> <sup>4,12</sup>							
Non-Commercial Activities (non-processing) <sup>36</sup>	P	P	P	P	P <sup>35</sup>	P	P
Commercial Activities (non-processing)	P		C	C			C
Processing <sup>7</sup>	P		P	P	P <sup>35</sup>		P <sup>7</sup>
<b>Boating Facilities:</b> <sup>4, 13</sup>							
Marina	P		C				C
Yacht / boat club	P		C				C
Boat launch facility	P		P	P			P or C
- Boat launch facility (boat ramp only)	P	C	P	P	P	C	P or C
Dock (private)	P	C	P	C			P or C
Boathouse (private)	P		P	C			P or C
Dock / pier / boathouse (public, commercial)	P		P	C			C
Floats, mooring buoys	P	C	P	P			P or C
<b>Breakwaters, jetties, groins, other in-water structures</b> <sup>4, 5, 14</sup>	C, P	P	C, P	C, P	P	C	C, P
<b>Commercial</b> <sup>10, 15</sup>	P		P	P			C
<b>Dredging</b> <sup>4, 16</sup>					C		C
<b>Dredge spoil disposal</b> <sup>4, 16</sup>	C	C <sup>5</sup>	C	C	C	C <sup>5</sup>	C
<b>Fill</b> <sup>4, 17</sup>	P	C, P <sup>5</sup>	P	P	P	C, P <sup>5</sup>	C, P <sup>5</sup>
<b>Flood protection:</b> <sup>4, 18</sup>							
Non-structural	P	P	P	P	P	P	C, P <sup>5</sup>
Structural <sup>11</sup>	P	P <sup>5</sup>	P	P	P		C, P <sup>5</sup>
<b>Forestry</b> <sup>8, 19</sup>	P, C	P, C	P, C	P, C	P, C	P, C	C <sup>30</sup>
<b>Industrial and Ports</b> <sup>10, 20</sup>	P		P	P			C
<b>Institutional uses</b> <sup>21</sup>	P		P	C			C
<b>Mining</b> <sup>6, 22</sup>	C	C	C	C, P <sup>9</sup>	C, P <sup>9</sup>	C	C
<b>Pedestrian access</b> <sup>23</sup>							
Trails	P	P	P	P	P	P	

Elevated or Floating walkways <sup>4</sup> Stairways, trams	P P	P C	P P	P P			P
<b>Recreation</b> <sup>24</sup>	P	P	P	P	P	P	P
<b>Residential</b> <sup>25</sup>							
SFR, MH	P	P	P	P		C	
Duplex	P	C	P	P			
MF, townhouse, Single-Family Detached Units	P						
Mobile home park	P	C	C	C			P <sup>31</sup>
Houseboat, Live-aboard vessel							
Floating Home							
<b>Shoreline / bank stabilization:</b> <sup>4, 26</sup>							
Nonstructural	P	P	P	P	P	C	C, P <sup>5</sup>
Structural <sup>5, 11</sup>	C, P	P	C, P	C, P	C, P		C, P
<b>Shoreline habitat restoration or enhancement</b> <sup>27, 34</sup>							
- Mitigation Banks <sup>34</sup>	P C	P C	P C	P C	P	P	P C
<b>Transportation facilities</b> <sup>28</sup>							
Bridges	P	C	P	P	C, P <sup>32</sup>		C <sup>33</sup> , P <sup>32</sup>
Roads	P	C	P	P	C, P <sup>32</sup>		
Parking (incidental to use only)	P	C	P	P	C	C	
<b>Utility facilities</b> <sup>29</sup>							
Electromagnetic transmission and receiving facilities (generally)	P	C	C	C	C		
Transmission wires, pipes, supports (generally)	P	C	P	P	P	C	C
- transmission wires or pipes when suspended from bridge or other similar structures (specifically)	P	P	P	P	P	P	P
Dams, power plants and associated uses			C	C	C		C
All other utility facilities	P		C	C	C		C

1

2 **30.67.440 Reference notes for shoreline use and modification matrix.**

3 (1) Uses in Municipal Watershed Utility are limited to utility uses associated with the  
4 hydroelectric project, reservoir water storage, forest practices and recreation as limited by the  
5 utility purveyor's Federal Energy Regulatory Commission (FERC) license. This area is  
6 zoned exclusively as Forestry (F).

7 (2) Only those water-dependent portions of the use that require an over-water or in-  
8 stream location are allowed in the Aquatic shoreline environment designation. Unless  
9 otherwise specified in SCC 30.67, Part 500, such uses are allowed in the Aquatic shoreline  
10 environment designation only if the use is allowed in the adjacent upland shoreline  
11 environment designation(s).

12 (3) Agricultural uses are subject to the requirements in SCC 30.67.505.

13 (4) Uses or modifications are not allowed in critical salt water habitat other than existing  
14 commercial shellfish beds, unless in conjunction with ecological restoration or enhancement  
15 projects.

16 (5) Shoreline modifications are permitted only when in conjunction with ecological  
17 restoration or enhancement projects located outside of the Natural and adjacent Aquatic  
18 environments.

19 (6) Mining activities within shoreline jurisdiction are limited to the activities allowed  
20 pursuant to SCC 30.67.560(1)(a). Mining within the Aquatic shoreline environment  
21 designation is also subject to the conditions in SCC 30.67.530 – Dredging. Mining for the  
22 sole purpose of removing mineral resources for commercial sales or processing is prohibited  
23 in shoreline jurisdiction.

1 (7) Aquaculture processing in the Aquatic shoreline environment is limited per the  
2 requirements in SCC 30.67.510(2)(g)(iii).

3 (8) A conditional use permit is required for timber harvest exceeding 30 percent of the  
4 timer volume within 200 feet landward of the ordinary high water mark of shorelines of  
5 statewide significance pursuant to SCC 30.67.545(1)(a)(iii).

6 (9) Mining activities related to forest practices as defined in SCC 30.67.560(1)(a) are  
7 permitted in the Resource or Municipal Watershed Utility shoreline environment  
8 designations when over 200 feet from the OHWM and outside of the channel migration zone.  
9 Removal of mineral resources deposited within the previous 12-month period on designated  
10 farmlands due to recent flood events is permitted in the Resource shoreline environment  
11 designation under SCC 30.67.540(2)(d).

12 (10) Non-water dependent commercial and industrial uses within shoreline jurisdiction  
13 shall be strictly limited under SCC 30.67.525(1)(b) and 30.67.550(1)(b).

14 (11) Structural flood protection and structural shoreline or bank stabilization measures  
15 are allowed only when non-structural measures would be inadequate as documented by a  
16 geotechnical report required pursuant to SCC 30.67.540(1) or 30.67.575(1). If a flood  
17 protection structure is in or near the water, it must also meet the requirements for shoreline  
18 stabilization.

19 (12) Aquaculture uses are subject to the requirements in SCC 30.67.510.

20 (13) Boating facilities are subject to the requirements in SCC 30.67.515.

21 (14) Breakwaters, jetties, groins, other in-water structures are subject to the requirements  
22 in SCC 30.67.520.

23 (15) Commercial uses are subject to the requirements in SCC 30.67.525.

24 (16) Dredging and spoil disposal are subject to the requirements in SCC 30.67.530.

25 (17) Fill is subject to the requirements in SCC 30.67.535.

26 (18) Flood protection measures are subject to the requirements in SCC 30.67.540.

27 (19) Forestry is subject to the requirements in SCC 30.67.545.

28 (20) Industrial uses and ports are subject to the requirements in SCC 30.67.550

29 (21) Institutional uses are subject to the requirements in SCC 30.67.555.

30 (22) Mining is subject to the requirements in SCC 30.67.560.

31 (23) Pedestrian access is subject to the requirements in SCC 30.67.330.

32 (24) Recreation is subject to the requirements in SCC 30.67.565.

33 (25) Residential uses are subject to the requirements in SCC 30.67.570.

34 (26) Shoreline and bank stabilization measures are subject to the requirements of SCC  
35 30.67.575.

36 (27) Shoreline habitat restoration and enhancement are subject to the requirements of  
37 SCC 30.67.580. Notwithstanding SCC 30.67.430(2), shoreline habitat restoration or  
38 enhancement projects do not have to be identified on the use matrices in chapter 30.22 SCC  
39 to be permitted in shoreline jurisdiction.

40 (28) Transportation facilities are subject to the requirements of SCC 30.67.590.

41 (29) Utility facilities are subject to the requirements of SCC 30.67.595.

42 (30) Timber removal from the Aquatic shoreline environment designation is subject to  
43 the requirements in SCC 30.67.545(2)(c).

1 (31) Moorage of houseboats used as a primary residence and live-aboard vessels are  
2 permitted only in marinas or in waters of the state subject to a lease or permission from the  
3 state Department of Natural Resources. See SCC 30.67.570(2)(g).

4 (32) Roads and bridges constructed for forest practices in accordance with Title 222  
5 WAC are permitted in the Municipal Watershed Utility environment. Bridges constructed for  
6 forest practices in accordance with Title 222 WAC are permitted in the Aquatic environment  
7 except when the adjacent environment is designated Natural.

8 (33) Bridges are conditionally permitted in the Aquatic environment provided they are  
9 permitted or conditionally permitted in the adjacent upland environment.

10 (34) Mitigation banks are subject to the requirements in SCC 30.62A.550.  
11 Notwithstanding SCC 30.67.430(2), mitigation banks do not have to be identified on the use  
12 matrices in chapter 30.22 SCC to be permitted in shoreline jurisdiction. Restoration,  
13 enhancement, mitigation activities and mitigation banks are allowed within the channel  
14 migration zone per SCC 30.67.060(2)(f).

15 (35) Aquaculture activities on Spada Lake are limited per the requirements in SCC  
16 30.67.510(2)(e).

17 (36) Non-commercial aquaculture harvest activities, as defined in SCC 30.91A.255, are  
18 allowed in all shoreline environments and are not required to obtain shoreline permits.

### 19 **30.67.450 Non-conforming uses or structures**

20 The following requirements apply to uses or structures nonconforming to the shoreline  
21 regulations in this chapter, which do not meet the criteria in SCC 30.44.125 and which were  
22 lawfully constructed or established prior to the effective date of the Shoreline Management  
23 Act (SMA) or the SMP, or amendments thereto, but which do not conform to present  
24 regulations or standards of the SMP or policies of the SMA. These provisions apply to  
25 nonconforming uses or structures in the shoreline jurisdiction in place of SCC 30.28.070  
26 through SCC 30.28.075 and WAC 173-27-080.

27 (1) Continuance: Any legally established use or structure nonconforming to the  
28 shoreline regulations in this chapter is permitted to remain in the form and location in which  
29 it existed on the effective date of the nonconformance.

30 (2) Redevelopment or remodel. SMP nonconforming uses or structures may not be  
31 enlarged or increased in any way, including expanded building footprint or increased height,  
32 increased use intensity, or altered in any way which increases their nonconformity. A  
33 nonconforming structure or use may be moved or relocated on the same parcel provided that  
34 the degree of nonconformance with the SMP and the SMA is reduced and further provided  
35 that the move or relocation results in improved protection for shoreline ecological functions.

36 (3) Restoration and replacement: If a nonconforming structure is damaged to an extent  
37 not exceeding 75 percent of the replacement cost of the original structure, it may be  
38 reconstructed to the extent it existed immediately prior to the time the structure was damaged  
39 or to a smaller configuration or in a different location on the same parcel which reduces the  
40 degree of nonconformity, so long as restoration is completed within one year of the date of  
41 damage. Documentation of the date and extent of damage shall be required prior to issuance  
42 of new permits.

1 (4) Abandonment: If a nonconforming use is discontinued for twelve consecutive  
2 months, any subsequent use shall be conforming. The mere presence of a structure,  
3 equipment, or material shall not be deemed to constitute the continuance of a nonconforming  
4 use unless the structure, equipment, or material is actually being occupied or employed in  
5 maintaining such use. It shall not be necessary to show that the owner of the property  
6 intended to abandon such nonconforming use in order for the nonconforming rights to expire.

7 (5) Non-conforming uses and structures which meet the criteria in SCC 30.44.125 are  
8 subject to the shoreline substantial development permit requirements in chapter 30.44 SCC.

9 (6) A structure for which a variance has been issued shall be considered a legal nonconforming  
10 structure and the requirements of this section shall apply as they apply to preexisting nonconformities.

11 (7) A structure which is being or has been used for a nonconforming use may be used for a  
12 different nonconforming use only upon the approval of a conditional use permit.

13 (a) A conditional use permit may be approved only upon a finding that:

14 (i) No reasonable alternative conforming use is practical; and

15 (ii) The proposed use will be at least as consistent with the policies and provisions of  
16 the act and the SMP and as compatible with the uses in the area as the preexisting use.

17 (b) In addition such conditions may be attached to the permit as are deemed necessary to  
18 assure compliance with the findings in SCC 30.67.450(6)(a), the requirements of the SMP and the  
19 SMA and to assure that the use will not become a nuisance or a hazard.

#### 20 **30.67.460 Bulk standards.**

21 (1) No permit shall be issued for any new or expanded building or structure of more than  
22 35 feet above average grade level on shorelines of the state that will obstruct the view of a  
23 substantial number of residences on areas adjoining such shorelines, except where the SMP  
24 does not prohibit the same and then only when overriding considerations of the public  
25 interest will be served.

26 (2) In the Urban Conservancy, Rural Conservancy, Resource and Natural shoreline  
27 environment designations, lot coverage is limited to ten percent of effective impervious  
28 surface.

29 (3) In the Urban Conservancy, Rural Conservancy and Natural shoreline environment  
30 designations, building height is limited to a maximum of 35 feet.

31 (4) Except in the Urban environment, the minimum lot width fronting shoreline waters  
32 shall be 200 feet unless a greater minimum width is specified pursuant to SCC 30.23.030(1);  
33 provided that this provision shall not apply to legal lots existing prior to September 30, 2010.

34 (5) Use-specific or modification-specific bulk standards may also be required pursuant to  
35 Part 500 of this chapter.

36 (6) Unless otherwise specified in this chapter, bulk standards are regulated pursuant to  
37 chapter 30.23 SCC. Additional setback or buffer requirements for critical areas are required  
38 pursuant to chapters 30.62, 30.62A and 30.62B SCC.

#### 39 **30.67.470 Temporary emergency use, modification or structure.**

40 In emergency situations, as defined pursuant to SCC 30.91E.100, construction of a temporary  
41 use, modification or structure may be allowed in accordance with SCC 30.44.280.

1 **PART 500 Specific shoreline uses and modifications.**

2 **30.67.501 Purpose.**

3 The purpose of this Part 500 is to establish:

4 (1) Development standards for shoreline uses and modifications consistent with the  
5 Shoreline Management Act and this chapter; and

6 (2) Development standards for shoreline uses and modifications consistent with the  
7 purpose of each shoreline environment designation and the policies for each specific use or  
8 modification contained in *Snohomish County Shoreline Management Program: Shoreline  
9 Environment Designations, Policies and Regulations*.

10 **30.67.505 Agriculture.**

11 The provisions in this section of the county's SMP apply to new agricultural activities  
12 including, but not limited to, all uses that are allowed as permitted or conditional uses in the  
13 A-10 zone under SCC 30.22.110 which also meet the definition of "agricultural activities" in  
14 SCC 30.91A.092 and which are proposed on land not currently used for agricultural  
15 activities. Conversion of agricultural land within shoreline jurisdiction to other non-  
16 agricultural uses is subject to the use restrictions in chapter 30.67 SCC, Parts 400 and 500.

17 (1) The following general regulations apply to new agricultural activities in shorelines:

18 (a) New agricultural activities shall utilize best management practices to ensure  
19 protection of shoreline ecological functions, retard surface runoff and reduce siltation.

20 (b) Manure lagoons and associated permanent transmission systems shall comply  
21 with the following:

22 (i) Manure lagoons shall be designed, constructed and operated to county,  
23 Department of Ecology, Natural Resource Conservation Service and U.S. Environmental  
24 Protection Agency standards;

25 (ii) Manure lagoons may not be built within a wetland unless all of the following  
26 conditions apply:

27 (A) The wetland had been converted to agricultural use prior to June 9, 1993;

28 (B) No other location is available that is not a wetland; and

29 (C) Full mitigation is provided to replace the functions of the wetland.

30 (iii) Unless the conditions in SCC 30.67.505(b)(i) and (ii) apply, the toe of the  
31 dike of a manure lagoon shall be set back from the water bodies used for recreation as much  
32 as possible, and at a minimum shall maintain a 150-foot setback from the OHWM of any  
33 river, stream, lake, marine waters or estuary regulated under the Shoreline Management Act.

34 (iv) Manure lagoons shall comply with all other county regulations including but  
35 not limited to grading and flood hazard provisions in Title 30 SCC;

36 (v) Elevation of the top of the dike of manure lagoons shall be determined  
37 according to standards established by the Natural Resource Conservation Service and the  
38 Department of Ecology. When located within the floodplain, the top of the manure lagoon  
39 dike shall be elevated one foot above the 100- year flood level, or as close to such height as  
40 feasible and consistent with Natural Resource conservation Service and Department of  
41 Ecology design standards;

1 (vi) Manure lagoons of earthen construction shall be mulched or seeded with  
2 grass on all exterior faces, and vegetation shall be maintained to prevent erosion or slippage;

3 (vii) If environmental review has shown that there are unmitigated adverse  
4 impacts related to ground or surface water contamination, habitat, wildlife, recreational uses,  
5 public access, or aesthetics, then setbacks greater than the minimum and/or additional  
6 mitigation may be required; and

7 (viii) Permanent pipelines for transmission of manure shall be properly supported  
8 and utilize a single piece of pipe or double piping when crossing waterbodies.

9 (c) Livestock flood sanctuaries shall comply with the following:

10 (i) A permit to build livestock flood sanctuary mounds will be granted to  
11 property owners only when the applicant clearly demonstrates that the denial of such  
12 construction will threaten the viability of the applicant's commercial livestock operation;

13 (ii) The maximum size of the mounds shall not exceed 50 square feet per animal  
14 unit (1,000 lbs) plus the area created by adding a ramp 14 feet wide along two sides to be  
15 used for farm vehicle access. An additional area no greater than 25 percent of the calculated  
16 area will be allowed to accommodate future herd growth;

17 (iii) Mounds shall be constructed in a manner that does not impact flood  
18 elevations, impede flow, or cause significant adverse effects upstream or downstream.  
19 Mounds are prohibited in floodways. In flood plains, mounds shall be oriented to the flow;

20 (iv) Mounds shall be constructed using non-compressive materials (as defined  
21 in the Natural Resource Conservation Service standards for such mounds) that are obtained  
22 from approved borrow sites;

23 (v) Site preparation and mound construction and maintenance practices shall be  
24 conducted according to the recommendations of the Natural Resource Conservation Service  
25 or best management practices approved by Snohomish County; and

26 (vi) Mounds shall comply with all other county regulations, including but not  
27 limited to, grading and flood hazard provisions in Title 30 SCC.

28 (2) In addition to the general regulations contained in SCC 30.67.505(1), the following  
29 specific shoreline environment designation regulations for new agricultural activities in  
30 shoreline jurisdiction apply:

31 (a) Urban:

32 (i) Agricultural activities and livestock flood sanctuaries are permitted; and

33 (ii) Manure lagoons are conditionally permitted.

34 (b) Urban Conservancy:

35 (i) Agricultural activities are permitted;

36 (ii) Manure lagoons are prohibited; and

37 (iii) Livestock flood sanctuaries are conditionally permitted.

38 (c) Rural Conservancy: Agricultural activities, manure lagoons and livestock flood  
39 sanctuaries are permitted.

40 (d) Resource: Agricultural activities, manure lagoons and livestock flood sanctuaries  
41 are permitted in the Resource environment.

42 (e) Municipal Watershed Utility: Agricultural activities, manure lagoons and  
43 livestock flood sanctuaries are prohibited.

44 (f) Natural:

1 (i) Agricultural activities are conditionally permitted provided that only passive  
2 agricultural uses such as pasture or grazing shall be allowed and provided further that no  
3 clearing, construction or other operations which have an adverse impact on ecological  
4 functions occurs; and

5 (ii) Manure lagoons and livestock flood sanctuaries are prohibited.

6 (g) Aquatic:

7 (i) Water-dependent, over-water or in-water uses or modifications related to  
8 agricultural activities are conditionally permitted;

9 (ii) Manure lagoons and livestock flood sanctuaries are prohibited; and

10 (iii) Bank stabilization or flood protection measures are conditionally permitted in  
11 the Aquatic environment to protect primary structures or designated farmland, provided that  
12 the need for such protection is documented in a geotechnical report. Non-structural methods  
13 are preferred but structural methods may be allowed provided that the geotechnical report  
14 indicates that structural methods are necessary. Such shoreline modifications must comply  
15 with the requirements of SCC 30.67.540 and 30.67.575.

16 **30.67.510 Aquaculture.**

17 Aquaculture is defined in SCC 30.91A.255.

18 (1) The following general regulations apply to new aquaculture activities in shorelines:

19 (a) New shellfish aquaculture activities shall not be located in nearshore critical  
20 saltwater habitats except for in existing commercial shellfish beds, nor in accretion areas  
21 such as sandflats, mudflats, and pocket estuaries. New finfish aquaculture shall not be  
22 located in nearshore critical saltwater habitats nor in accretion areas such as sandflats,  
23 mudflats, and pocket estuaries;

24 (b) Aquaculture activities must be designed to avoid loss of shoreline ecological  
25 functions and avoid impeding navigation. When a new aquaculture activity is proposed,  
26 mitigation sequencing for shoreline ecological impacts shall be required per SCC  
27 30.62A.310(3)(a);

28 (c) Over-water structures for aquaculture operations shall not extend beyond the  
29 mean low water mark a distance greater than the average length beyond the ordinary low  
30 water mark of all preexisting over-water structures within the 300 feet in either direction  
31 along the same shoreline. Where no preexisting structures exist within this range, over-water  
32 structures may extend beyond the mean low water mark the minimum distance necessary to  
33 accommodate the aquaculture activity provided that navigation is not impeded;

34 (d) No aquatic organism shall be introduced into Snohomish County without the  
35 prior written approval of the Director of the Washington State Department of Fish and  
36 Wildlife or the appropriate regulatory agency for the specific organism;

37 (e) Permitted accessory structures typically associated with aquaculture may include:  
38 rafts, floats, nets, net pens, access docks, piers, pilings, boat launches and upland storage  
39 structures. Jetties, groins, bulkheads, fill, shoreline stabilization measures, flow diversions,  
40 and breakwaters are not allowed in conjunction with aquaculture;

41 (f) Aquacultural processing shall be governed by the regulations in SCC 30.67.550.  
42 Commercial sales of aquacultural products shall be governed by the regulations in SCC  
43 30.67.525;

1 (g) Floating, submerged and intertidal aquacultural structures and other similar  
2 structures shall be located and designed to avoid impacts to public use of and access to the  
3 water, including navigational access to waterfront property, pedestrian circulation along  
4 beaches, and navigation between such structures. Approval of such structures may include  
5 the following conditions to protect the public use and access to the water:

6 (i) Clustering or spacing of rafts to allow for small boat traffic within or through  
7 the facilities;

8 (ii) Directional signage;

9 (iii) Buoys marking the extent of the operation; and

10 (iv) Limits on the type, number, location and size of the facility and any accessory  
11 structures;

12 (h) When a federal, state or local permit is required for aquaculture activities, the  
13 department shall attach permit conditions requiring that aquaculture operators periodically  
14 monitor and report on noise, odor, water quality, aquatic and benthic organism types and  
15 densities, current patterns and flows, flushing rates, prevailing storm wind conditions,  
16 impacts to wetlands and fish and wildlife habitats and other relevant environmental  
17 conditions to the department on a schedule specified by the authority approving the shoreline  
18 permit relating to the aquacultural activity. The permit may be revoked by the approving  
19 authority for failure to monitor or if monitoring reveals unanticipated impacts that cannot be  
20 mitigated;

21 (i) Structures, equipment, wastes and material other than boats shall not be stored,  
22 disposed of or abandoned within shoreline jurisdiction;

23 (j) Construction materials that come in direct contact with the water shall not be  
24 treated or coated with toxic materials. Untreated wood, precast concrete, plastic or nontoxic  
25 alternatives shall be used unless the project proponent demonstrates and Snohomish County  
26 determines that there is no feasible alternative to toxic construction materials that will  
27 provide the structural characteristics necessary for the project; and

28 (k) Finish treatments, including but not limited to paint, stain, waterproofer, pest  
29 preventatives and preservatives used on over-water structures or on structures within 25 feet  
30 of the ordinary high water mark shall not result in adverse impacts to water quality.

31 (2) In addition to the general regulations contained in SCC 30.67.510(1), the following  
32 shoreline environment designation-specific regulations for new aquaculture activities in  
33 shorelines apply:

34 (a) Urban: Aquaculture is permitted.

35 (b) Urban Conservancy:

36 (i) Non-commercial aquaculture is permitted; and

37 (ii) Commercial aquaculture and processing are prohibited.

38 (c) Rural Conservancy:

39 (i) Non-commercial aquaculture is permitted; and

40 (ii) Commercial aquaculture and processing are conditionally permitted.

41 (d) Resource:

42 (i) Non-commercial aquaculture and processing are permitted;

43 (ii) Commercial aquaculture is conditionally permitted; and

44 (iii) Aquaculture processing is permitted;

1 (e) Municipal Watershed Utility: Commercial aquaculture is not permitted on Spada  
2 Lake. Non-commercial aquaculture along with any associated processing activities on Spada  
3 Lake are limited by the utility purveyor's Federal Energy Regulatory Commission (FERC)  
4 license.

5 (f) Natural.

6 (i) Non-commercial aquaculture is permitted; and

7 (ii) Commercial aquaculture and processing are prohibited.

8 (g) Aquatic.

9 (i) Non-commercial aquaculture is permitted;

10 (ii) Commercial aquaculture is conditionally permitted; and

11 (iii) No processing of any aquacultural product, except for the sorting or culling  
12 of the cultured organism and the washing or removal of surface materials or organisms, shall  
13 be permitted water-ward of the ordinary high water mark unless fully contained within a  
14 tending boat or barge.

15 **30.67.515 Boating facilities.**

16 Boating facilities include marinas, yacht and boat clubs, boat launch facilities, boat ramps,  
17 boathouses, docks, piers, floats and mooring buoys.

18 (1) The following general regulations apply to new boating facilities in shorelines:

19 (a) No boating facilities shall extend into a water body in such a manner as to impede  
20 navigation or create any navigation hazard.

21 (b) Boating facilities shall not be located on or over critical saltwater habitats or  
22 spawning areas for anadromous fish.

23 (c) Boating facilities, except for mooring buoys, shall not be located on or over  
24 nearshore accretion areas, such as sandflats, mudflats and pocket estuaries.

25 (d) Structures, equipment, wastes and materials shall not be stored, disposed of or  
26 abandoned within the shoreline jurisdiction. Boats may be stored within the shoreline  
27 jurisdiction.

28 (e) Construction materials that come in direct contact with the water shall not be  
29 treated or coated with toxic materials. Untreated wood, precast concrete, plastic or nontoxic  
30 alternatives shall be used unless the project proponent demonstrates and the department  
31 determines that there is no feasible alternative to toxic construction materials that will  
32 provide the structural characteristics necessary for the project.

33 (f) Finish treatments, including but not limited to paint, stain, water-proofer, pest  
34 preventatives and preservatives used on overwater structures or on structures within 25 feet  
35 of the ordinary high water mark shall not result in adverse impacts to water quality.

36 (g) Construction shall be limited to times that will have the least disturbance on  
37 spawning, migration and rearing of salmonids and other critical species.

38 (h) Marinas.

39 (i) Marinas shall not be located on or over critical saltwater habitats or in  
40 nearshore sediment accretion areas, such as mudflats, sandflats and pocket estuaries;

41 (ii) Marina berths must be designed so that they can rise and fall safely with flood  
42 waters and tidal fluctuation and have a minimum clearance of six feet below mean lower low  
43 water;

1 (iii) Marinas are not allowed in areas that would detrimentally alter littoral drift  
2 patterns. An evaluation of littoral drift patterns within the drift cell in which the marina is  
3 proposed is required during the siting process;

4 (iv) Marinas must be designed and constructed to incorporate uninhibited tidal  
5 bypass so as to minimize the need for maintenance dredging;

6 (v) Marinas shall be designed and constructed to allow adequate flushing and  
7 water circulation within the facility to avoid degrading water quality;

8 (vi) Marinas shall not be located within ½- mile of any outfall of primary treated  
9 domestic sewage or industrial waste;

10 (vii) Prior to siting an in-water marina, an analysis must be conducted to  
11 determine the feasibility of an upland boat storage facility on the project site as a preferred  
12 alternative; and

13 (viii) New marinas shall provide for public access consistent with SCC  
14 30.67.330.

15 (i) Boat launch facilities – general.

16 (i) Pedestrian access to the water that is separate from the boat launching lane(s)  
17 may be required where it is determined to be necessary for public safety;

18 (ii) Safety buoys shall be installed and maintained separating boating activities  
19 from other water recreation and uses where reasonably required for public safety;

20 (iii) Public boat launch facilities shall include a level vehicle-maneuvering space  
21 measuring at least 500 square feet;

22 (iv) Public boat launch facilities shall include 32 to 40 parking spaces capable of  
23 accommodating a vehicle with an attached boat trailer for each ramp lane of boat access to  
24 the water; and

25 (v) All site improvements for boat launch facilities shall comply with all other  
26 requirements of the zone in which they are located.

27 (j) Boat ramps.

28 (i) Boat ramps shall be located on stable, non-erosional banks, where  
29 stabilization structures will not be necessary;

30 (ii) Boat ramps shall be placed and maintained as near to flush with the foreshore  
31 slope as is possible to minimize interruption of geohydraulic processes;

32 (iii) Boat ramps may be allowed for individual residences when the following  
33 conditions are met:

34 (A) The applicant shows that the boat ramp and its use will not adversely  
35 impact shoreline ecological functions or damage critical saltwater habitat;

36 (B) The upland slope within 25 feet of the ordinary high water mark does not  
37 exceed 25 percent; and

38 (C) Substantial cutting, grading, filling or shoreline stabilization measures are  
39 not necessary; and

40 (iv) When reviewing mitigation measures proposed by applicants to minimize  
41 potential impacts on shoreline ecological functions from boat ramps, the county will consider  
42 the following:

43 (A) Availability and adequacy of existing community or public facilities  
44 providing boat access to the same shoreline water body;

45 (B) Shared use facilities are preferred; and

1 (C) Preferred boat ramp designs are in the following order of priority:  
2 (I) Elevated railways that have minimal disturbance to beach substrate;  
3 (II) Open grid designs that have minimal disturbance to beach substrate;  
4 (III) Seasonal ramps that can be removed and stored upland; and  
5 (IV) Solid structures that interlock with one another leaving spaces for natural  
6 beach substrate that can adapt to changes in beach profiles.

7 (k) Docks, piers and floats.

8 (i) Docks, piers and floats shall not deflect river currents or wave energy  
9 resulting in the undercutting of banks, erosion, or damage to adjacent or downstream  
10 properties or critical saltwater habitat;

11 (ii) Where feasible, moorage buoys shall be required instead of piers, docks or  
12 floats on all tidal water, except for port, industrial and commercial developments in the  
13 Urban shoreline environment designation;

14 (iii) Docks, piers and floats associated with water-dependent commercial or  
15 industrial uses shall be the minimum size and length necessary to accommodate the proposed  
16 use;

17 (iv) Commercial and industrial docks upon which toxic or flammable materials  
18 are handled or stored shall make adequate provisions to minimize the possibility of an  
19 accidental spill and prepare an effective spill response plan;

20 (v) Joint use docks and piers shall be required for commercial and industrial  
21 enterprises in close proximity to each other, unless the applicant can demonstrate that the  
22 possibility of a multiple owner or multiple use facility is not feasible;

23 (vi) When moorage facilities are proposed in conjunction with new subdivisions,  
24 motels or multi-family residences, a single, joint use moorage facility shall be required.

25 (vii) When reviewing permit applications for new docks, piers and floats  
26 associated with single family residences, the county will consider the following:

27 (A) Availability and adequacy of existing community or public facilities  
28 providing access to the same shoreline water body; and

29 (B) The feasibility of multiple owner or multiple user facilities. Shared use  
30 facilities are preferred whenever possible.

31 (viii) Unless shared by adjacent property owners, covered private docks and  
32 boathouses shall be at least three feet from any side lot line or extension thereof. No setback  
33 from adjacent properties is required for uncovered private docks and boathouses or for  
34 private docks and boathouses shared by adjacent property owners.

35 (ix) Docks, piers and floats shall be located and designed as follows:

36 (A) Floats and floating docks shall include stops which will serve to elevate  
37 the floats above the tidelands at low tide. Floats shall be secured with anchored cables in  
38 place of pilings, where feasible;

39 (B) Docks, piers and floats are not allowed in or over critical saltwater  
40 habitat;

41 (C) Shortening, lengthening, narrowing, or reducing the area of a dock, pier  
42 or float shall be required as necessary to ensure that:

43 (I) The structure does not extend over-water in such a manner as to  
44 impede navigation or create a navigation hazard; and

45 (II) The structure avoids disturbing or shading significant freshwater

1 aquatic vegetation communities or critical saltwater habitat;  
2 (D) Increase or decrease of the height of the dock, pier or float may be  
3 required to allow for the penetration of light to reduce impacts to habitat related to shading;  
4 (E) Pier and dock requirements for marine shorelines.  
5 (I) Piers and docks located on marine shorelines shall be the minimum  
6 size required to provide for moorage. Single family piers or docks shall not exceed 90 feet in  
7 length measured perpendicularly from the OHWM. Shared moorage may extend up to 110  
8 feet in length if demonstrated to be necessary to provide adequate moorage. Docks that  
9 cannot meet this standard may request a review under the variance provisions of chapter  
10 30.44 SCC;  
11 (II) The maximum width of each pier or dock shall be six feet; and  
12 (III) The maximum width of walkway ramps shall be four feet and  
13 shall be fully grated;  
14 (F) Pier and dock requirements for lake shorelines.  
15 (I) The maximum waterward intrusion of any portion of any pier or  
16 dock shall not extend further waterward than the average intrusion of the piers or docks on  
17 lots abutting the location of the new dock as measured perpendicularly from the OHWM  
18 unless an alternative dimension is required to prevent impacts to critical habitat or  
19 navigation. In no circumstances shall the maximum waterward intrusion of any portion of  
20 the pier or dock extend more than 80 feet from the OHWM, or the point where the water  
21 depth is eight feet below the elevation of the OHWM, whichever is reached first;  
22 (II) The maximum width of each pier or dock shall be six feet, or up  
23 to eight feet wide on joint use docks; and  
24 (III) The maximum width for piers and docks shall be four feet for the  
25 first thirty feet from the OHWM of any lake identified as salmonid habitat.  
26 (G) Pier and dock requirements for river shorelines.  
27 (I) Pier and dock dimensions shall be the minimum necessary to  
28 accommodate the proposed use;  
29 (II) Piers and docks shall not impede navigation, water flow, or  
30 transport of sediment and debris and shall not result in acceleration of erosion on adjacent or  
31 opposite banks; and  
32 (III) Construction timing shall not coincide with migration or  
33 spawning of anadromous fish;  
34 (H) Float requirements.  
35 (I) One float per single-family residence and no more than one  
36 common use float for each new multifamily development, short subdivision or subdivision is  
37 permitted;  
38 (II) No portion of a float shall be placed more than 45 feet waterward  
39 of the OHWM on lake shorelines;  
40 (III) Retrieval lines shall not float at or near the surface of the water;  
41 and  
42 (IV) No float shall have more than 100 square feet of surface area;  
43  
44 (I) Construction materials for docks, piers or floats shall meet the following  
45 requirements:

1 (I) The decking of all piers and docks shall be designed to allow a  
2 minimum of 45 percent light passage. Floats shall be designed to allow a minimum of 30  
3 percent light passage. This may be accomplished through grated decks, space between  
4 decking, light prisms, or other means;

5 (II) If plastics or other non-biodegradable materials are used in float,  
6 pier, or dock construction, containment features in the design of the structures are required;

7 (III) Any part of a dock, pier or float that comes in direct contact with  
8 the water shall not be treated or coated with toxic materials. Untreated wood, precast  
9 concrete, plastic or nontoxic alternatives shall be used unless the project proponent  
10 demonstrates and the department determines that there is no feasible alternative to toxic  
11 construction materials or finishes that will provide the structural characteristics necessary for  
12 the project; and

13 (IV) Skirting is not permitted.

14 (l) Boathouse, private, noncommercial.

15 (i) The height of any covered, over-water structure shall not exceed 12 feet as  
16 measured from the ordinary high water mark;

17 (ii) The total area including building and possible pier walkway of covered, over-  
18 water structures shall not exceed 500 square feet;

19 (iii) The entirety of the over-water structure shall have a width no greater than 25  
20 percent of the width of the lot at the natural shoreline upon which it is located;

21 (iv) Maximum extent for any boathouse is 25 feet beyond the mean low waterline;

22 (v) Structures permitted hereunder shall not be used as a dwelling, nor shall any  
23 boat moored at any wharf be used as a dwelling while so moored, except as provided in SCC  
24 30.67.570(2)(g); and

25 (vi) Unless shared by the adjacent property owner, covered boathouses shall be at  
26 least three feet from the side lot line or extension thereof. No setback from adjacent  
27 properties is required for structures shared by adjacent property owners.

28 (vii) All boat houses shall consist of a roof and support beams and necessary pier  
29 walkways and piling supports. Side walls are prohibited;

30 (viii) Translucent boat canopies shall be used when possible in lieu of  
31 constructing a new boathouse; and

32 (ix) When a new boat house is constructed, mitigation sequencing for shoreline  
33 ecological impacts shall be required per SCC 30.67A.310(3)(a).

34 (m) Mooring Buoys

35 (i) Mooring buoys shall not be located on or over critical saltwater habitats;

36 (ii) Except as prohibited in (i) above, mooring buoys may be located on or over  
37 nearshore accretion areas, such as sandflats, mudflats and pocket estuaries;

38 (iii) Mooring buoys shall be located to minimize impacts on navigation; and

39 (iv) Mooring buoys shall be reasonably visible to boaters.

40 (2) In addition to the general regulations contained in SCC 30.67.515(1), the following  
41 shoreline environment designation-specific regulations for new boating facilities in  
42 shorelines apply as applicable:

43 (a) Urban. Boating facilities are permitted.

44 (b) Urban Conservancy.

- 1 (i) Marinas, yacht and boat clubs, boat launch facilities other than boat ramps,  
2 public or commercial docks and piers, and boathouses are prohibited; and  
3 (ii) Boat ramps, private docks, floats and mooring buoys are conditionally  
4 permitted.
- 5 (c) Rural Conservancy.  
6 (i) Boat launch facilities, boat ramps, boathouses, docks, piers, floats and mooring  
7 buoys are permitted ; and  
8 (ii) Marinas and yacht and boat clubs are conditionally permitted.
- 9 (d) Resource.  
10 (i) Marinas and yacht and boat clubs are prohibited;  
11 (ii) Boathouses are conditionally permitted; and  
12 (iii) Boat launch facilities, boat ramps, docks, piers, floats and mooring buoys are  
13 permitted.
- 14 (e) Municipal Watershed Utility. All boating facilities are prohibited except boat  
15 ramps, which are permitted.
- 16 (f) Natural. All boating facilities are prohibited except boat ramps which are  
17 conditionally permitted.
- 18 (g) Aquatic.  
19 (i) Marinas, yacht and boat club facilities are conditionally permitted if the  
20 adjacent shoreland designation is either Urban or Rural Conservancy.  
21 (ii) Boat ramps are:  
22 (A) Permitted only when the adjacent shoreland is designated Urban, Rural  
23 Conservancy, Resource or Municipal Watershed Utility; and  
24 (B) Conditionally permitted when the adjacent shoreland designation is Urban  
25 Conservancy or Natural;  
26 (iii) Private docks, floats and mooring buoys are:  
27 (A) Permitted only when the adjacent shoreland is designated Urban, Rural  
28 Conservancy or Resource;  
29 (B) Conditionally permitted when the adjacent shoreland designation is  
30 Urban Conservancy; and  
31 (C) Prohibited when the adjacent shoreland designation is Municipal  
32 Watershed Utility or Natural; and  
33 (iv) Public or commercial docks, piers or boathouses are conditionally permitted  
34 only if the adjacent shoreland designation is Urban, Rural Conservancy or Resource.  
35 (v) Private boathouses are:  
36 (A) Permitted only when the adjacent shoreland designation is either Urban or  
37 Rural Conservancy;  
38 (B) Conditionally permitted when the adjacent shoreland designation is  
39 Resource; and  
40 (C) Prohibited when the adjacent shoreland designation is either Urban  
41 Conservancy, Municipal Watershed Utility or Natural.
- 42 (3) Moorage on waters of the state without a lease or permission from the state  
43 Department of Natural Resources is restricted by the state and mitigation of impacts to  
44 navigation and access is required. If the county becomes aware of un-authorized moorage on  
45 waters of the state, the department will notify the state Department of Natural Resources.

1 **30.67.520 Breakwaters, jetties, groins and other in-water structures.**

2 (1) The following general regulations apply to new breakwaters, jetties, groins and other  
3 in-water structures not specifically identified:

4 (a) In-water structures shall be designed and located to:

5 (i) Avoid or minimize and mitigate impacts to shoreline ecological functions,  
6 especially littoral drift;

7 (ii) Have no adverse impacts on downdrift, downstream and adjacent properties,  
8 such as beach starvation, channel migration or erosion;

9 (iii) Allow for fish passage and for the transport of sediment, debris and  
10 floodwaters;

11 (iv) Be visually compatible with their surroundings;

12 (v) Avoid or minimize restrictions on the public use of the water surface,  
13 especially navigational access; and

14 (vi) Not be located on or over critical saltwater habitats.

15 (b) Floating wave attenuators, floating breakwaters, open wall designs or other  
16 alternatives to a solid breakwater shall be required for all in-water structures.

17 (2) In addition to the general regulations contained in SCC 30.67.520(1), the following  
18 shoreline environment designation-specific regulations for new breakwaters, jetties, groins or  
19 other in-water structures apply:

20 (a) For projects with the sole purpose of restoration or enhancement of shoreline  
21 ecological functions, breakwaters, jetties, groins and other in-water structures are  
22 conditionally permitted in the Natural and its adjacent Aquatic environments and permitted in  
23 all other shoreline environments; and

24 (b) For projects not meeting the criteria in SCC 30.67.520(2)(a), the following  
25 applies:

26 (i) Breakwaters, jetties, groins and other in-water structures are conditionally  
27 permitted in the Urban, Rural Conservancy, Resource and their adjacent Aquatic  
28 environments; and

29 (ii) Breakwaters, jetties, groins and other in-water structures are prohibited in the  
30 Urban Conservancy, Municipal Watershed Utility, Natural and their adjacent Aquatic  
31 environments.

32 **30.67.525 Commercial.**

33 Commercial development is defined in SCC 30.91C.132.

34 (1) The following general regulations apply to commercial development in shoreline  
35 jurisdiction:

36 (a) All commercial development shall be required to provide public access consistent  
37 with SCC 30.67.330.

38 (b) Non-water dependent commercial development is only permitted in the following  
39 circumstances:

40 (i) The proposed development is part of a mixed use project that includes water-  
41 oriented uses as the primary use of the site, and the commercial development is clearly  
42 incidental or secondary to the water-oriented uses;

1 (ii) Navigability is severely limited at the proposed site and the use provides  
2 public access and restoration of wetlands or fish and wildlife habitat; or

3 (iii) The proposed commercial development is located over 200 feet from the  
4 ordinary high water mark or is physically separated from the shoreline by another property or  
5 public right-of-way.

6 (2) In addition to the general regulations contained in SCC 30.67.525(1), the following  
7 shoreline environment designation-specific regulations for commercial uses apply as  
8 applicable:

9 (a) Urban. Commercial uses are permitted.

10 (b) Urban Conservancy. Commercial uses are prohibited.

11 (c) Rural Conservancy. Commercial uses are permitted in areas zoned General  
12 Commercial (GC), Rural Business (RB), Rural Industrial (RI), Rural Diversification (RD) or  
13 Rural Freeway Service (RFS).

14 (d) Resource. Commercial uses are permitted in areas zoned Agriculture 10-acres  
15 (A-10), Forestry (F), General Commercial (GC), Rural Business (RB), Rural Industrial (RI),  
16 Rural Diversification (RD) or Rural Freeway Service (RFS).

17 (e) Municipal Watershed Utility. Commercial uses are prohibited.

18 (f) Natural. Commercial uses are prohibited.

19 (g) Aquatic. Only those water-dependent portions of the commercial use that require  
20 an over-water or in-stream location are conditionally permitted only when the commercial  
21 use is allowed in the adjacent shoreland environment.

22 **30.67.530 Dredging and spoil disposal.**

23 Dredging is defined in SCC 30.91D.445.

24 (1) The following general regulations apply to dredging and dredge spoil disposal within  
25 shorelines:

26 (a) Projects shall be sited and designed to avoid the need for new or maintenance  
27 dredging.

28 (b) Dredging and dredge spoil disposal are allowed only:

29 (i) For maintenance of existing navigation channels, provided that the dredging  
30 extent is limited to that area previously dredged or to the authorized location, depth and  
31 width;

32 (ii) When necessary to construct or maintain marinas, boat ramps or other boat  
33 launch facilities;

34 (iii) For flood protection under SCC 30.67.540;

35 (iv) In conjunction with ecological restoration or enhancement projects;

36 (v) In conjunction with mining activities allowed pursuant to SCC  
37 30.67.560(1)(a); or

38 (vi) When necessary to maintain and operate public water supply, power  
39 generation, and flood control reservoirs, including, but not limited to, sediment removal at  
40 pipe inlets or outlets.

41 (c) The operation and location of dredging and dredge disposal sites shall meet the  
42 following criteria:

43 (i) Unless directly related to restoration or enhancement of shoreline ecological

1 functions, dredging shall not be allowed:

2 (A) Within critical saltwater habitats or salmonid spawning areas; or

3 (B) For the sole purpose of obtaining fill or mineral resources except as  
4 allowed pursuant to 30.67.530(1)(b);

5 (ii) Dredging and dredge material disposal activities shall implement all feasible  
6 mitigation measures to minimize adverse impacts to shoreline habitats;

7 (iii) Dredging projects that convert intertidal habitat to subtidal habitat in order to  
8 improve navigability must include a comprehensive assessment identifying potential  
9 cumulative impacts of site-specific changes to ecosystem functions;

10 (iv) Dredging shall not be allowed along net-positive drift sectors and where  
11 geohydraulic processes are active and accretion shoreforms would be damaged, altered, or  
12 irretrievably lost;

13 (v) Unless in conjunction with an ecological restoration project, open water  
14 dredge disposal shall occur only at approved Puget Sound Dredge Disposal Analysis  
15 (PSDDA) sites. Any party utilizing a PSDDA site must comply with all PSDDA  
16 requirements; and

17 (vi) Cleanup and disposal of dredged material waterward of the ordinary high  
18 water mark must be in accordance with a state Department of Natural Resources Dredged  
19 Material Management Program.

20 (d) Dredge spoils may be utilized in ecological restoration or enhancement projects,  
21 provided that they do not contain contaminants and water quality is not adversely impacted.

22 (e) All dredge spoil disposal sites, except for PSDDA sites, shall meet the following  
23 requirements:

24 (i) The disposal site shall be located outside of the channel migration zone unless  
25 the dredge materials will be for a permitted use within the adjacent shoreline jurisdiction;

26 (ii) Before beginning disposal operations, the dikes enclosing the disposal site  
27 shall be constructed such that no spoils bearing discharge water may escape. The disposal  
28 site dikes shall be kept in this condition throughout any disposal operation;

29 (iii) The settling area within the dikes must be large enough so that the outlet pipe  
30 conveying return water can be periodically relocated to control the uptake of suspended  
31 sediment;

32 (iv) Normal drainage patterns within the project site shall not be adversely  
33 affected by the spoils disposal operation;

34 (v) Within six months of the issuance of a permit for dredging activities, trees  
35 shall be planted and maintained around the perimeter of the site to act as a visual buffer;

36 (vi) Dredge spoils may be deposited and removed from the site in a manner that  
37 does not disturb the perimeter dike, except at points of ingress and egress, and consistent  
38 with the conditions of the approved permit; and

39 (vii) Written notice shall be given to the department at least two weeks prior to  
40 the commencement of any permitted dredge spoils disposal operation.

41 (2) In addition to the general regulations contained in SCC 30.67.530(1), the following  
42 shoreline environment designation-specific regulations for dredging and dredge spoil  
43 disposal apply:

44 (a) Dredging and dredge spoil disposal is conditionally permitted in all shoreline  
45 environments when directly related to restoration or enhancement of shoreline ecological

1 functions.

2 (b) For all dredging or dredge spoil disposal projects not related to ecological  
3 enhancement or restoration projects, the following shoreline environment designation-  
4 specific regulations apply:

5 (i) Dredge spoil disposal is conditionally permitted in the Urban, Rural  
6 Conservancy and Resource environments;

7 (ii) Dredge spoil disposal is prohibited in the Urban Conservancy and Natural  
8 environments;

9 (iii) Dredging and dredge spoil disposal are conditionally permitted in the  
10 Municipal Watershed Utility environment when consistent with a project license issued by  
11 the Federal Energy Regulatory Commission;

12 (iv) Dredging in the Aquatic environment is conditionally permitted when allowed  
13 pursuant to SCC 30.67.530(1); and

14 (v) Dredge spoil disposal is conditionally permitted in the Aquatic environment  
15 when:

16 (A) The dredge spoil disposal is conducted in conjunction with any of the  
17 following project types:

18 (I) Cleanup and disposal of contaminated sediments as part of an  
19 interagency environmental clean-up plan;

20 (II) Disposal of dredged material from dredging projects allowed under  
21 SCC 30.67.530(1)(b) when the dredged material is considered suitable under, and conducted  
22 in accordance with, the dredged material management program of the state Department of  
23 Natural Resources; or

24 (III) Disposal of dredged material in conjunction with an approved  
25 ecological restoration or enhancement project; or

26 (B) The dredge spoils are deposited at a Puget Sound Dredge Disposal  
27 Analysis (PSDDA) site.

28 **30.67.535 Fill.**

29 (1) The following general regulations apply to fill within shorelines:

30 (a) Fill is permitted only when used as preparation for a use or modification  
31 otherwise permitted by this SMP, except that fill is only allowed in the 100-year floodplain  
32 for the purpose of flood-proofing a structure or as part of an ecological restoration or  
33 enhancement project.

34 (b) When allowed under 30.67.535(1)(a), use of fill is subject to the following  
35 conditions:

36 (i) Uses and modifications shall be located and designed to minimize the amount  
37 and extent of fill necessary to accommodate the use. For example, projects should be  
38 designed with pile-supported piers, rather than piers constructed with fill;

39 (ii) The perimeter of all fills shall be provided with some means to control  
40 erosion. Nonstructural methods such as vegetation and soil bioengineering shall be used  
41 unless infeasible;

42 (iii) The source and content of fill materials to be used shall be approved by the  
43 department prior to deposition. Neither organic materials nor fill materials identified as

1 solid waste pursuant to SCC 7.25.020(32) shall be deposited waterward of the ordinary high  
2 water mark;

3 (iv) Fills shall not interfere with normal public use of the waters of the state; and

4 (v) Dredge spoil disposal used as fill shall comply with SCC 30.67.530.

5 (2) In addition to the general regulations contained in SCC 30.67.535(1), the following  
6 shoreline environment designation-specific regulations for fill apply:

7 (a) Fill is permitted in the Urban, Rural Conservancy, Resource and Municipal  
8 Watershed Utility environments.

9 (b) Fill is permitted in the Urban Conservancy and Natural environments when in  
10 conjunction with an ecological restoration or enhancement project. Otherwise, fill in the  
11 Urban Conservancy and Natural environments is conditionally permitted.

12 (c) Fill is permitted in the Aquatic environment when in conjunction with an  
13 ecological restoration or enhancement project. Otherwise, fill in the Aquatic environment is  
14 conditionally permitted and shall be consistent with the following:

15 (i) Fill waterward of the ordinary high water mark shall not contain organic  
16 materials or materials identified as solid waste pursuant to SCC 7.35.020(32). The source  
17 and content of fill materials to be used waterward of the ordinary high water mark shall be  
18 approved by the department prior to deposition; and

19 (ii) Fill waterward of the ordinary high water mark shall only be allowed when  
20 necessary to support:

21 (A) A water- dependent use with no feasible alternative to fill;

22 (B) A transportation facility of statewide significance, an essential public  
23 facility or utility, or a navigational structure with no feasible alternative to fill;

24 (C) The cleanup and disposal of contaminated sediments as part of an  
25 interagency environmental cleanup plan; or

26 (D) The creation or enhancement of public access.

27 **30.67.540 Flood protection measures.**

28 (1) The following general regulations apply to flood protection measures within  
29 shorelines:

30 (a) Flood protection measures are subject to chapter 30.65 SCC and shall be  
31 planned, constructed and maintained in accordance with a county and state approved  
32 floodplain management plan, if applicable.

33 (b) New structural flood protection measures may be allowed if:

34 (i) A geotechnical report establishes that structural flood protection measures are  
35 necessary to protect existing primary structures, new or existing public utilities, roads or  
36 bridges, or designated farmlands, and that non-structural measures are not feasible; or

37 (ii) Necessary to facilitate a project whose sole purpose is restoration or  
38 enhancement of shoreline ecological functions.

39 (c) Except as allowed under SCC 30.67.540(1)(h) or 30.67.540(2)(d), removal of  
40 sand, gravel or sediments for flood management purposes is only allowed under the  
41 following conditions:

42 (i) The proposal is consistent with a current Snohomish County Flood Hazard  
43 Management Plan;

1 (ii) A geotechnical or engineering analysis demonstrates that the removal will  
2 result in the long-term reduction of flood hazards;

3 (iii) The activity does not result in a net loss of ecological functions or impair  
4 migration, spawning or rearing of anadromous fish; and

5 (iv) If proposed waterward of the ordinary high water mark, the activity is  
6 conducted in compliance with the requirements for dredging and dredge spoil disposal in  
7 SCC 30.67.530.

8 (d) Flood protection measures shall not result in channelization of normal stream  
9 flows, interfere with natural hydraulic processes such as channel migration, or undermine  
10 existing structures or downstream stream banks.

11 (e) New flood control dikes shall be landward of any associated wetlands and their  
12 buffers, and where feasible, landward of the channel migration zone.

13 (f) New flood protection structures such as dikes and levees shall provide public  
14 access pursuant to SCC 30.67.330.

15 (g) Normal maintenance or repair of flood protection measures is allowed.

16 (h) Emergency flood protection measures are allowed subject to the provisions in  
17 SCC 30.44.280.

18 (i) Except as otherwise allowed in SCC 30.67.540(1)(b)(ii), new structural flood  
19 control measures are prohibited on estuarine shores, on point and channel bars and in salmon  
20 and trout spawning areas.

21 (2) In addition to the general regulations contained in SCC 30.67.540(1), the following  
22 shoreline environment designation-specific regulations for flood protection measures apply:

23 (a) Structural flood protection measures in conjunction with ecological restoration or  
24 enhancement projects are permitted in all shoreline environments except the Natural  
25 environment. Non-structural flood protection measures are permitted in all shoreline  
26 environments in conjunction with ecological restoration or enhancement projects.

27 (b) When not in conjunction with ecological restoration or enhancement projects,  
28 non-structural flood protection measures are permitted in all shoreline environments, except  
29 that non-structural flood protection measures in the Aquatic environment are conditionally  
30 permitted.

31 (c) When not in conjunction with ecological restoration or enhancement projects, and  
32 when a geotechnical report demonstrates that flood protection measures are necessary to  
33 protect existing primary structures, new or existing public utilities, roads or bridges, or  
34 designated farmlands, and that non-structural solutions would be inadequate to achieve the  
35 needed protection, structural flood protection measures are permitted in all shoreline  
36 environments, except that structural flood protection measures are prohibited in the Natural  
37 and Urban Conservancy environments and the Aquatic environment adjacent to Natural and  
38 Urban Conservancy environments, and except that structural flood protection measures are  
39 conditionally permitted in other Aquatic environments.

40 (d) Debris deposited by flood events within the previous 12-month period may be  
41 removed from designated farmlands in the Resource environment.

#### 42 **30.67.545 Forestry.**

43 (1) The following general regulations apply to forestry activities within shorelines:

1 (a) For timber harvest located within 200 feet landward of the ordinary high water  
2 mark in shorelines of statewide significance, harvest activities shall employ selective timber  
3 cutting so that no more than 30 percent of the merchantable timber may be harvested in any  
4 ten-year period. Exceptions to this standard or when in those limited instances where the  
5 topography, soil conditions or silviculture practices necessary for regeneration render  
6 selective timber cutting ecologically detrimental, a conditional use permit shall be required.

7 (b) Forest management activities shall comply with the state's current forest practices  
8 rules and regulations (Title 222 WAC) and pesticides regulations (chapter 17.21 RCW).

9 (c) Development incidental to forestry activities, such as forestry roads, must  
10 comply with all local regulations and Title 222 WAC. Where there are conflicts, the  
11 provision resulting in the greatest protection for shoreline ecological functions shall apply.

12 (d) The following regulations apply to log storage in shoreline jurisdiction:

13 (i) All new log storage areas shall be on paved dry land.

14 (ii) Logs stored in water where such use has been established prior to  
15 \_\_\_\_\_ [the effective date of the ordinance] shall comply with the following  
16 requirements:

17 (A) Log storage shall not be located where it could interfere with small craft  
18 navigation or normal public use of the waters of the state;

19 (B) Logs shall not be stored or rafted where grounding will occur;

20 (C) Free-fall dumping of logs into water is prohibited;

21 (D) Devices shall be used for placing logs in the water that will reduce bark  
22 separation and generation of wood debris;

23 (E) Bark and wood debris controls, collection, and disposal methods shall be  
24 used at log dumps, raft building areas and mill side handling zones;

25 (F) Logs shall not be stored in rapidly flowing waters or other areas where  
26 positive bark and debris controls would not be effective;

27 (G) Accumulations of bark and other debris on the land and docks around  
28 dump sites shall be kept out of the water; and

29 (H) Where water depths permit the floating of bundled logs, they shall be  
30 secured in bundles on land before being placed in the water. Bundles shall not be broken  
31 again except on land or at mill sites.

32 (2) In addition to the general regulations contained in SCC 30.67.545(1), timber harvest  
33 or removal is permitted in all shoreline environment designations when conducted in  
34 accordance with the requirements of chapter 76.09 RCW and Title 222 WAC, provided that:

35 (a) The thresholds established in SCC 30.67.545(1)(a) are not exceeded on shorelines  
36 of statewide significance, in which case the timber harvest or removal is conditionally  
37 permitted; or

38 (b) In cases where the land is likely to be converted to a non-forestry use, the  
39 department will place conditions on the Class IV-General forest practices permit to ensure  
40 that the timber harvest or removal is consistent with the following criteria:

41 (i) The management policies contained in the SMP for the shoreline  
42 environment designations where the timber harvest or removal will occur;

43 (ii) The shoreline use requirements in SCC 30.67.420 and .430;

44 (iii) The intended use, modification and vegetation management development  
45 standards in SCC 30.67, Part 500;

- 1 (iv) The standard for no net loss of shoreline ecological functions in SCC
- 2 30.67.320; and
- 3 (v) The provisions of the Shoreline Management Act and the SMP.

4 **30.67.550 Industry and ports.**

5 Ports are centers for water-borne traffic and industrial and manufacturing firms.

6 (1) The following general regulations apply to industrial development and ports within  
7 shorelines:

8 (a) All industrial development and ports shall provide public access pursuant to SCC  
9 30.67.330.

10 (b) Non-water dependent industrial development is permitted under the following  
11 circumstances:

12 (i) The proposed development is part of a mixed use project that includes water-  
13 oriented uses as the primary use of the site, and the industrial development is clearly  
14 incidental or secondary to the water-oriented uses;

15 (ii) Navigability is severely limited at the proposed site and the use provides  
16 public access and restoration of wetlands or fish and wildlife habitat; or

17 (iii) The proposed industrial development is located over 200 feet from the  
18 ordinary high water mark or is physically separated from the shoreline by another property or  
19 public right-of-way.

20 (c) The following regulations apply to port development in shoreline jurisdiction:

21 (i) Proposed port developments, expansions, alterations, or any phase thereof  
22 shall be consistent with, and shall be based upon, a comprehensive harbor improvement plan  
23 adopted by the county; and

24 (ii) Flexibility from the requirements of this chapter may be granted where the  
25 proposed port development will result in equal or better public access and restoration or  
26 enhancement of shoreline ecological functions than would be required under this chapter.

27 (2) In addition to the general regulations contained in SCC 30.67.550(1), the following  
28 shoreline environment designation-specific regulations for industrial development and ports  
29 apply:

30 (a) Industrial development and ports are permitted in the Urban, Rural Conservancy  
31 and Resource environments.

32 (b) Industrial development and ports are prohibited in the Urban Conservancy,  
33 Municipal Watershed Utility and Natural environments.

34 (c) Industrial development and ports are conditionally permitted in the Aquatic  
35 environment when the adjacent shoreland designation is Urban, Rural Conservancy or  
36 Resource.

37 **30.67.555 Institutional.**

38 Institutional uses include those nonresidential uses that typically are found in all zones,  
39 including residential zones, such as health and social service facilities, community facilities  
40 for juveniles or seniors, schools, libraries, museums, government structures and facilities, and  
41 churches. Uses conducted within a single-family residential structure and which are

1 secondary to the residential use of the structure such as a day care, elder care, home school or  
2 foster home are not considered institutional uses for the purposes of this chapter.

3 (1) Institutional developments shall comply with the standards for commercial  
4 development pursuant to SCC 30.67.525 unless conducted incidental to a residential use, in  
5 which case the residential requirements contained in SCC 30.67.570 apply.

6 (2) In addition to the general regulations contained in SCC 30.67.555(1), the following  
7 environment-specific regulations for institutional uses apply:

8 (a) Institutional uses are permitted in the Urban and Rural Conservancy  
9 environments.

10 (b) Institutional uses are conditionally permitted in the Resource environment.

11 (c) Institutional uses are prohibited in the Urban Conservancy, Municipal Watershed  
12 Utility and Natural environments.

13 (d) In the Aquatic shoreline environment designation, only those water-dependent  
14 portions of the use that require an over-water or in-stream location are conditionally  
15 permitted when the adjacent shoreline environment designation is Urban, Urban  
16 Conservancy, Rural Conservancy or Resource. All other institutional uses are prohibited.

### 17 **30.67.560 Mining.**

18 Mining is the removal and primary processing of naturally occurring materials including  
19 sand, gravel, rock, soil, peat or precious metals for economic use. Mining activities also  
20 include in-water and in-channel dredging activities related to mineral extraction.

21 (1) The following general regulations apply to mining activities in shorelines:

22 (a) Mining activities are allowed in shoreline jurisdiction only when necessary as an  
23 integral part of the following project types:

24 (i) Ecological restoration or enhancement;

25 (ii) Flood hazard management, provided that:

26 (A) The project is recommended in a Snohomish County flood hazard  
27 management plan and is consistent with chapter SCC 30.65 SCC and SCC 30.67.540; and

28 (B) A geotechnical or engineering analysis demonstrates that the  
29 proposed mining will result in long-term flood hazard reduction benefits;

30 (iii) To alleviate an emergency situation as defined in SCC 30.91E.100 and  
31 subject to the following conditions:

32 (A) The mining activity is the minimum necessary to alleviate the  
33 emergency situation;

34 (B) The permit procedures for emergency modifications or construction  
35 in SCC 30.67.470 are satisfied; and

36 (C) When related to alleviation of a flood hazard emergency, the mining  
37 activity meets the standards in SCC 30.44.280;

38 (iv) Mineral extraction and use for forest practices, provided that:

39 (A) The mining activity is conducted more than 200 feet from the  
40 ordinary high water mark of shorelines of statewide significance; and

41 (B) the appropriate notifications, approvals or permits are obtained  
42 pursuant to chapter 76.09 RCW;  
43

1 (v) Removal of mineral resources deposited above the ordinary high water  
2 mark by flood events onto designated agricultural lands under the county's comprehensive  
3 plan for the purpose of maintaining or restoring land for agricultural activities; or

4 (vi) Dredging allowed pursuant to SCC 30.67.530.

5 (b) Removal of mineral resources shall comply with the following standards:

6 (i) The mining activity shall not occur in critical saltwater habitat, primary  
7 association areas for critical species, or in salmonid spawning habitat except in conjunction  
8 with an approved habitat restoration or enhancement project;

9 (ii) Mining activities shall not disrupt natural hydrology or sedimentation  
10 processes including but not limited to littoral drift, accretion, feeder bluffs or other sediment  
11 transport;

12 (iii) Mining activities shall not result in channelization of normal stream  
13 flows, interfere with natural hydraulic processes such as channel migration, undermine  
14 existing structures or downstream stream banks, or increase risk of stream avulsion;

15 (iv) Mining activities shall not result in a net loss of shoreline ecological  
16 functions or impair migration of anadromous fish; and

17 (v) Mining activities waterward of the ordinary high water mark of a river,  
18 including bars and islands, shall not be permitted unless:

19 (A) Removal of specified quantities of sand and gravel or other  
20 materials at specific locations will not adversely affect the natural processes of gravel  
21 transportation for the river system as a whole;

22 (B) The mining and any associated permitted activities will not have  
23 significant adverse impacts on habitat for critical species or cause a net loss of ecological  
24 functions of the shoreline;

25 (C) The determinations made pursuant to SCC 30.67.560(1)(b)(v)(A)  
26 and (B) shall be made consistent with RCW 90.58.100(1) and WAC 173-26-201(2)(a). Such  
27 evaluation of impacts should be appropriately integrated with relevant critical area and  
28 environmental review requirements pursuant to chapters 30.61, 30.62A and 30.62B SCC; and

29 (D) In considering renewal, extension or reauthorization of gravel bar  
30 and other in-channel mining operations in locations where they have previously been  
31 conducted, the department shall require compliance with the SMP and chapter 30.31D SCC.

32 (c) Permit requirements for mining should be coordinated with the requirements of  
33 chapter 78.44 RCW and chapters 30.31D and 30.44 SCC.

34 (d) Mining activities which meet the definition of "dredging" in SCC 30.91D.445  
35 shall comply with SCC 30.67.530.

36 (e) Mining within any channel migration zone that is within shoreline jurisdiction  
37 shall require a shoreline conditional use permit.

38 (f) Proposed subsequent use of mined property shall be consistent with the provisions  
39 of the shoreline environment designation in which the property is located and reclamation of  
40 disturbed shoreline areas shall restore all shoreline ecological functions adversely impacted  
41 by the mining activities.

42 (2) In addition to the general regulations contained in SCC 30.67.560(1), the following  
43 shoreline environment designation-specific regulations for mining apply:

44 (a) Mining activities allowed pursuant to SCC 30.67.560(1)(a) are conditionally  
45 permitted in all shoreline environments, except that mining activities related to forest

1 practices as described in SCC 30.67.560(1)(a)(iv) are permitted in the Resource and  
2 Municipal Watershed Utility environments unless subject to a conditional use permit  
3 pursuant to SCC 30.67.560(1)(e).

4 (b) Except when allowed pursuant to SCC 30.67.560(1)(a), mining activities for the  
5 sole purpose of obtaining fill or commercial sale or processing of mineral resources are  
6 prohibited in all shoreline environments.

7 (c) Non-conforming mining activities are subject to the requirements in SCC  
8 30.44.125.

9 **30.67.565 Recreation.**

10 Recreation uses are those uses that provide facilities for athletic activities, hobbies or other  
11 entertainment that provides relaxation or enjoyment of leisure time as a primary use.  
12 Recreation uses include both publicly and privately owned shoreline facilities intended for  
13 use by the public or a private club, group, association or individual. Commercial uses that  
14 are incidental to a recreation use such as concession stands or boat rental shall be considered  
15 part of the recreation use.

16 (1) The following general regulations apply to recreation in shorelines:

17 (a) Commercial recreational development shall comply with the requirements for  
18 commercial uses in SCC 30.67.525, in addition to the requirement of this section.

19 (b) Recreation facilities shall be designed to take maximum advantage of and  
20 enhance the natural character of the shoreline area.

21 (c) Motor vehicle use, including two- and three-wheeled vehicles, shall not be  
22 permitted on beaches, dunes, or wetlands and fish and wildlife habitat conservation areas  
23 except as necessary for official maintenance or the preservation of public health and safety.

24 (d) Non-water dependent uses are only allowed in the following circumstances:

25 (i) The proposed use is part of a mixed use project that includes water-dependent  
26 uses as the primary use of the site, and the non-water dependent uses are incidental or  
27 secondary to the water-dependent uses;

28 (ii) Navigability is severely limited at the proposed site and the use provides  
29 public access and restoration of wetlands or fish and wildlife habitat; or

30 (iii) The proposed site is physically separated from the shoreline by another  
31 property or public right-of-way.

32 (2) In addition to the general regulations contained in SCC 30.67.565(1), the following  
33 shoreline environment designation-specific regulations for recreation apply:

34 (a) Recreation uses are permitted in the Urban, Urban Conservancy and Rural  
35 Conservancy environments;

36 (b) Recreation uses are permitted in the Resource environment, except that golf  
37 courses, playing fields and other large areas devoted to athletic activities are prohibited  
38 within the Resource environment, except on lands designated "Recreational Lands" by the  
39 county's comprehensive plan;

40 (c) Recreation uses are permitted in the Municipal Watershed Utility environment  
41 subject to provisions in the project license from the Federal Energy Regulatory Commission;

42 (d) Recreation uses are permitted in the Urban Conservancy, Natural, and Aquatic  
43 environments subject to the following conditions:

- 1 (i) Recreation uses are limited to passive or low-intensity recreation uses, such  
2 as trails and areas for public access to the water, hiking and walking, viewing platforms,  
3 picnic areas and hunting and fishing areas when such uses require minimal alteration to the  
4 shoreline, little clearing or grading and few shoreline modifications to conduct the activity;
- 5 (ii) Pedestrian and limited access bridges are allowed when necessary to facilitate  
6 public access;
- 7 (iii) Floating walkways or other similar over-water pedestrian structures  
8 facilitating access to observation points or viewing areas shall be permitted, provided they  
9 are constructed to minimize alteration of natural conditions and protect water quality; and
- 10 (iv) For artificial marine life habitats typically constructed for recreational  
11 diving:
- 12 (A) Habitats shall not interfere with surface navigation;
- 13 (B) Habitats shall be constructed of long-lasting non-polluting materials and  
14 anchored so as to remain in their original location even under adverse current or wave action;  
15 and
- 16 (C) Habitats may not be installed on publicly-owned submerged land without  
17 permission of the administering governmental agency.

18 **30.67.570 Residential.**

19 Residential use includes single and multifamily dwellings and uses and other structures that  
20 are typically appurtenant or incidental to a residence. Residential uses also include those  
21 limited commercial and institutional uses that occur within or are incidental to a residence,  
22 such as bed and breakfast inns, guest houses, home occupations, family daycare, foster  
23 homes, retirement apartments, retirement housing and boarding houses.

24 (1) The following general regulations apply to residential uses in shorelines:

25 (a) Clustered development, with the open space area preserving and providing  
26 access to the water, is required for subdivisions or short subdivisions, except that alternative  
27 site designs may be considered by the department provided that the applicant demonstrates  
28 that the alternative site design will provide equivalent or better protection for shoreline  
29 ecological functions.

30 (b) Residential subdivisions, short subdivisions, or residential structures shall not be  
31 approved when structural flood protection or shoreline stabilization measures will be  
32 necessary to protect lots or subsequent development on the lots.

33 (c) All utility lines shall be located underground.

34 (d) Accessory structures that are not appurtenances must be proportional in size and  
35 purpose to the primary structure, and compatible with onsite and adjacent structures, uses and  
36 natural features.

37 (e) All residential subdivisions, short subdivisions, single family detached units,  
38 duplexes, townhouses or condominiums creating more than four parcels or dwelling units,  
39 and multi-family developments of more than four lots or dwelling units, shall be required to  
40 provide public access under SCC 30.67.330.

41 (f) Beach or water access using new stairways and trams is allowed, provided the  
42 applicant demonstrates that:

43 (i) Existing shared, public or community facilities are not adequate or available

1 for use;

2 (ii) The possibility of a multiple-owner or multiple-user facility has been

3 thoroughly investigated and is not feasible; and

4 (iii) The stairway or tram is designed and located such that:

5 (A) Subsequent shoreline modification, including the installation of shoreline

6 stabilization, solely for the purpose of protecting the structure, is not necessary;

7 (B) Removal or modification of existing shoreline vegetation is the minimum

8 necessary to construct the structure, and will be replaced with appropriate native species

9 within the next growing season; and

10 (C) No fill or other modification water-ward of the ordinary high water mark

11 is necessary to construct or use the structure.

12 (g) Residential subdivisions and short subdivisions lying fully or partially within

13 shoreline jurisdiction shall be limited to a maximum of ten percent total effective impervious

14 surface area within the subdivision boundary.

15 (2) In addition to the general regulations contained in SCC 30.67.570(1), the following

16 shoreline environment designation-specific regulations for residential uses apply:

17 (a) The following residential uses and appurtenant structures are permitted in the

18 Urban environment: single family residential, mobile and manufactured homes, duplex,

19 multifamily, townhouse, and mobile home parks.

20 (b) Urban Conservancy.

21 (i) The following residential uses are permitted: single family residential, mobile

22 and manufactured homes;

23 (ii) Duplex and mobile home parks are conditionally permitted.

24 (c) Rural Conservancy.

25 (i) The following residential uses are permitted: single family residential, mobile

26 and manufactured homes, and duplex;

27 (ii) Mobile home parks are conditionally permitted; and

28 (iii) Multifamily and townhouses are prohibited.

29 (d) Resource.

30 (i) The following residential uses are: single family residential, mobile and

31 manufactured homes, and duplex;

32 (ii) Mobile home parks are conditionally permitted; and

33 (iii) Multifamily and townhouse are prohibited.

34 (e) All residential uses are prohibited in the Municipal Watershed Utility

35 environment.

36 (f) Natural.

37 (i) The following residential uses are conditionally permitted: single family

38 residential, mobile and manufactured homes;

39 (ii) All other residential uses; and

40 (iii) Alteration of the natural topographic features or flora of the site shall be

41 restricted to that necessary for the placement of the residence and appurtenances. Additional

42 grading or clearing, as for lawns, is prohibited.

43 (g) New over-water residences and floating homes are prohibited in the Aquatic

44 environment. Houseboats used as a residence and live-aboard vessels may be permitted

1 within marinas or in waters of the state subject to a lease or permission from the state  
2 Department of Natural Resources.

3 **30.67.575 Shoreline and bank stabilization.**

4 Shoreline stabilization measures are used to reduce sedimentation and erosion.

5 (1) The following general regulations apply to shoreline and bank stabilization within  
6 shorelines:

7 (a) Normal maintenance or repair of existing shoreline stabilization structures is  
8 allowed.

9 (b) New, enlarged or replacement structural shoreline stabilization measures may  
10 only be used:

11 (i) To protect:

12 (A) Existing primary structures, utilities, roads and bridges;

13 (B) New utilities or public bridges and transportation structures allowed  
14 pursuant to 30.62B.330(3);

15 (C) Designated farmland on the county's comprehensive plan; and

16 (D) Projects where the sole purpose is to protect or restore shoreline  
17 ecological functions; and

18 (ii) When a geotechnical analysis conducted by a qualified engineer or geologist  
19 with experience evaluating and constructing nonstructural stabilization techniques  
20 demonstrates that:

21 (A) Nonstructural shoreline stabilization solutions are not feasible;

22 (B) Structural stabilization is necessary to provide protection from erosion  
23 caused by natural processes such as tidal action, currents, waves or channel migration and  
24 that the erosion is not caused by upland conditions, such as loss of vegetation and drainage;  
25 and

26 (C) The erosion rate exceeds that which would normally occur in a natural  
27 condition and that the structural stabilization measure would not interfere with hydrological  
28 and geomorphologic processes normally acting under a natural condition.

29 (c) Shoreline stabilization structures shall:

30 (i) Comply with the guidelines in the *Integrated Streambank Protection*  
31 *Guidelines* (Washington State Department of Fish and Wildlife, April 2003), or the  
32 alternative bank protection methods in *Alternative Bank Protection Methods for Puget Sound*  
33 *Shorelines* (Washington State Department of Ecology, May 2000, Publication #00-06-012);

34 (ii) Not alter natural hydraulic or sediment transport processes to the extent that  
35 downstream, downdrift or adjacent properties are damaged; and

36 (iii) Not cause a net loss of shoreline ecological functions. Mitigation is required  
37 for any adverse impacts to shoreline ecological functions including, but not limited to  
38 shoreline hydraulic processes such as littoral drift and channel migration, recruitment of  
39 beach materials from feeder bluffs and sediment transport.

40 (d) Construction of stabilization measures shall meet the following criteria:

41 (i) The size and quantity of material constituting the shoreline stabilization  
42 structure shall be the minimum necessary;

1 (ii) Beach materials shall not be used to backfill bulkheads, seawalls and other  
2 shoreline stabilization structures;

3 (iii) Construction materials shall not contain, or be treated or coated with toxic  
4 materials;

5 (iv) Shoreline stabilization structures shall not be used for the indirect purpose of  
6 creating land. When fill is required behind an already existing structure, it shall not extend  
7 water-ward of the ordinary high water mark unless otherwise permitted by this chapter;

8 (v) Structures shall be located landward of the ordinary high water mark,  
9 landward of the storm berm, and generally parallel to the natural shoreline except:

10 (A) On bluff or bank shorelines where no other armoring structures are  
11 adjacent, such structures shall be as close to the toe of the bank as possible;

12 (B) Where there are stabilization structures on adjacent properties, the  
13 proposed structure shall be tied in flush, except where adjoining structures extend water-ward  
14 of the ordinary high water mark;

15 (C) Replacement walls or bulkheads shall not encroach water-ward of  
16 the ordinary high water mark or water-ward of the existing structure unless the residence was  
17 occupied prior to January 1, 1992 [per RCW 90.58.100(6)]. In such cases, the replacement  
18 structure shall abut the existing shoreline stabilization structure and any adversely impacted  
19 shoreline ecological functions shall be mitigated. If critical saltwater habitats or shoreline  
20 ecological functions would be adversely impacted by leaving the existing structure, the  
21 structure shall be removed as part of the replacement measure; and

22 (D) Nonstructural shoreline stabilization measures that provide  
23 restoration of shoreline ecological functions may be allowed water-ward of the ordinary high  
24 water mark; and

25 (vi) Publicly financed or subsidized structures shall include provisions for public  
26 access as required under SCC 30.67.330.

27 (2) In addition to the general regulations in SCC 30.67.575(1), the following shoreline  
28 environment designation-specific regulations for shoreline and bank stabilization apply:

29 (a) Non-structural shoreline and bank stabilization measures are permitted in all  
30 shoreline environments except that non-structural flood protection measures in the Natural  
31 and Aquatic environments are conditionally permitted; and

32 (b) Structural shoreline and bank stabilization measures are permitted in all shoreline  
33 environments except Natural and adjacent Aquatic environments to protect ecological  
34 enhancement or restoration projects when non-structural protection measures are not feasible.  
35 When not in conjunction with an ecological enhancement or restoration project, structural  
36 shoreline and bank stabilization is conditionally permitted in all shoreline environments  
37 except Natural and Urban Conservancy environments and Aquatic environments adjacent to  
38 Natural and Urban Conservancy environments.

39 **30.67.580 Shoreline habitat restoration and enhancement.**

40 The purpose of shoreline habitat restoration and enhancement projects is to improve  
41 ecological functions and processes necessary to maintain shoreline natural resources, protect  
42 public health and safety, and preserve beneficial uses of the shoreline.

- 1 (1) The following general regulations apply to shoreline habitat restoration and  
 2 enhancement projects within shorelines:
- 3 (a) Shoreline habitat restoration or enhancement projects shall:
- 4 (i) Restore, enhance or create fish and wildlife habitat; or  
 5 (ii) Implement a recommended project from the shoreline restoration element.
- 6 (b) Shoreline habitat restoration or enhancement projects shall not adversely impact  
 7 river currents, sediment processes, littoral drift, wetland or fish and wildlife habitat  
 8 conservation areas.
- 9 (c) Beach enhancement shall be prohibited within spawning, nesting or breeding  
 10 habitat or where littoral drift of the enhancement materials adversely affects adjacent  
 11 spawning grounds or other fish and wildlife habitat conservation areas.
- 12 (d) Beach and stream enhancement shall not:
- 13 (i) Extend water-ward more than the minimum amount necessary to achieve the  
 14 desired stabilization;
- 15 (ii) Result in steep contours that impede easy pedestrian passage or trap drifting  
 16 sediments;
- 17 (iii) Be used solely to create new land area;
- 18 (iv) Disturb riparian vegetation or shallow water fish and wildlife habitat, unless  
 19 such habitat is replaced within the earliest appropriate season by new habitat or native  
 20 vegetation consistent with SCC 30.67.580(1)(h);
- 21 (v) Result in a beach differing in character from natural conditions historically  
 22 found on the site or vicinity; or
- 23 (vi) Interfere with the normal public use of the navigable waters of the state.
- 24 (e) Lake and marine beach restoration or enhancement shall be consistent with the  
 25 following:
- 26 (i) New materials added to a beach shall be of a size and composition as similar  
 27 as possible to the existing natural materials, but large enough to withstand normal current,  
 28 wake or wave action at the site;
- 29 (ii) The restored beach shall approximate the natural lake or marine shoreline  
 30 width, height, bulk, profile, and vegetation community and structure;
- 31 (iii) Only short-term mechanical assistance may be used to accomplish planting;
- 32 (iv) Plantings must be maintained to achieve at least an 80 percent survival rate  
 33 after two years of placement; and
- 34 (v) Gravel berms, drift sills and beach nourishment must be used when  
 35 appropriate for the site.
- 36 (f) Stream restoration or enhancement shall be consistent with the following:
- 37 (i) Large woody debris placement, engineered log jams, bioengineering  
 38 techniques, fish screens, self-regulating tide gates, removal of artificial structures and fish  
 39 barriers, fishways, and stream channel improvements shall be included where appropriate;
- 40 (ii) Only short-term mechanical assistance may be used to accomplish planting;
- 41 (iii) Plantings must be maintained to achieve at least an 80 percent survival rate  
 42 after two years of placement;
- 43 (iv) Size and composition of new materials added to a stream shall be as similar  
 44 as possible to the existing natural materials, but large enough to withstand normal current,  
 45 wake or wave action at the site; and

- 1 (v) Restoration or enhancement of the natural stream channel characteristics of  
2 length, width, gradient and sinuosity shall be included where appropriate.
- 3 (g) Stream restoration or enhancement shall not:
- 4 (i) Create barriers for juvenile or adult migrating fish;
- 5 (ii) Remove large woody material embedded in a bank or bed except in those  
6 unique circumstances where removal is necessary to successfully achieve implementation of  
7 the restoration or enhancement project;
- 8 (iii) Alter the natural stream more than the minimum amount necessary to  
9 achieve the desired restoration or enhancement;
- 10 (iv) Disturb riparian vegetation or fish and wildlife habitat unless such habitat is  
11 replaced within the earliest appropriate season by new habitat or riparian vegetation  
12 consistent with SCC 30.67.580(1)(h); or
- 13 (v) Create a hazard to navigation, public infrastructure, or primary structures.
- 14 (h) Restoration or enhancement of riparian vegetation shall:
- 15 (i) Replace disturbed vegetation with comparable plant species and diversity; or
- 16 (ii) Improve riparian ecological functions by increasing plant diversity and  
17 including plant species offering higher habitat values, better bank stabilization, improved  
18 water quality functions or nutrient exchange.
- 19 (2) Shoreline habitat restoration and enhancement is permitted in all shoreline  
20 environments. Shoreline modifications that are an integral and necessary component of  
21 shoreline habitat restoration and enhancement projects are allowed in all shoreline  
22 environment designations subject to the appropriate modification-specific shoreline  
23 regulations.

24 **30.67.585 Signs.**

25 Signs are regulated pursuant to chapter 30.27 SCC and the provisions of this chapter. Where  
26 conflicts may exist, the provisions of this chapter shall apply:

- 27 (1) Billboards are prohibited in all shoreline environment designations.
- 28 (2) Animated signs are prohibited in all shoreline environment designations.
- 29 (3) Only signs identifying public facilities are allowed in the Urban Conservancy,  
30 Aquatic, Municipal Watershed Utility, and Natural shoreline environment designations.
- 31 (4) Freestanding signs shall only be allowed when an applicant demonstrates to the  
32 department that a building sign is not feasible. When a building sign is not feasible, a  
33 freestanding sign may be allowed when there is no significant degradation of a vista or  
34 viewpoint or impairment of the visual access to the water body from such vistas or  
35 viewpoints.

36 **30.67.590 Transportation, circulation and parking.**

37 (1) The following general regulations apply to facilities and structures for transportation,  
38 circulation and parking within shorelines:

- 39 (a) New transportation facilities may be located within shoreline jurisdiction only  
40 when alternative locations are not feasible.
- 41 (b) Transportation facilities shall cross shoreline jurisdiction by the most direct route

1 feasible, unless such a route would result in greater impacts on wetlands and fish and wildlife  
2 habitat conservation areas, agricultural activities, or channel migration than a less direct  
3 route.

4 (c) Transportation facilities shall be designed to allow the free flow of water,  
5 sediment and debris under them and to convey a 100-year flood without causing any rise in  
6 the flood profile above conditions at the time of permit application. All bridges must provide  
7 a minimum of three feet of clearance above the one hundred year flood level.

8 (d) Transportation facilities that cross over watercourses or wetlands shall utilize  
9 elevated, open pile or pier structures whenever feasible.

10 (e) Road crossings on fish-bearing streams shall be designed according to the  
11 guidelines set forth in *Fish Passage Design at Road Culverts* (Washington Department of  
12 Fish and Wildlife, March 3, 1999).

13 (f) Bridge approach fills shall not encroach in the floodway of the base flood (100-  
14 year frequency) of any river.

15 (g) When transportation facilities are designed to act as flood control structures, the  
16 proposal shall comply with the requirements of SCC 30.67.540.

17 (h) New and enlarged transportation facilities shall provide public access pursuant to  
18 SCC 30.67.330.

19 (i) Circulation system plans should include provisions for pedestrian, bicycle and  
20 public transportation where appropriate.

21 (j) Parking and loading facilities necessary to support an authorized shoreline use  
22 may be allowed in shoreline areas only when:

23 (i) The applicant can demonstrate that no other alternative location is feasible to  
24 serve the primary use of the site; or

25 (ii) The parking or loading facility is needed to accommodate public access  
26 pursuant to the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101 et seq.

27 (k) All of the following conditions shall be met when a parking facility is proposed in  
28 the shoreline jurisdiction:

29 (i) The facilities shall be located landward from the primary building or use being  
30 served, except when the parking facility is within or beneath the structure and adequately  
31 screened;

32 (ii) Shoreline stabilization measures will not be necessary to protect the facility;

33 (iii) The facility will not result in impacts to wetlands and fish and wildlife  
34 habitat conservation areas and their functions and values or the impacts can be mitigated in  
35 accordance with the requirements of chapter 30.62A SCC;

36 (iv) Upland parking facilities shall provide safe and convenient pedestrian  
37 circulation from the parking area to the shoreline;

38 (v) Loading spaces for development in the shoreline jurisdiction shall be located  
39 on the landward side of nonwater-dependent uses or activities; and

40 (vi) All facilities shall provide parking suitable to the expected usage of the  
41 facility in accordance with parking requirements in Title 30 SCC.

42 (2) In addition to the general regulations contained in SCC 30.67.590(1), the following  
43 shoreline environment designation-specific regulations for transportation, circulation and  
44 parking apply:

- 1 (a) Bridges, roads and parking facilities are permitted in the Urban, Rural  
2 Conservancy and Resource environments;
- 3 (b) Bridges, roads and parking facilities are conditionally permitted in the Urban  
4 Conservancy and Municipal Watershed Utility environments, except that roads and bridges  
5 constructed for forest practices in accordance with Title 222 WAC are permitted in the  
6 Municipal Watershed Utility environment.
- 7 (c) In the Natural environment:  
8 (i) Bridges and roads are prohibited; and  
9 (ii) Parking facilities are conditionally permitted.
- 10 (d) In the Aquatic environment:  
11 (i) Bridges are conditionally permitted, provided they are permitted or  
12 conditionally permitted in the adjacent upland environment, except that bridges constructed  
13 for forest practices in accordance with Title 222 WAC are permitted in the Aquatic  
14 environment provided that the adjacent environment is not designated as Natural; and  
15 (ii) Roads and parking facilities are prohibited.

16 **30.67.595 Utility facilities.**

17 For the purposes of this chapter, utility facilities are structures used to produce or carry  
18 electric power, gas, sewage, water, storm water, oil and communications including, but not  
19 limited to telephone, personal wireless communications, radio and television.

20 (1) The following general regulations apply to utility facilities within shorelines:

21 (a) Utility facilities shall be located outside of shoreline jurisdiction whenever  
22 feasible. When located within shoreline jurisdiction, utility facilities shall result in no net loss  
23 of shoreline ecological functions;

24 (b) Utility facilities shall be designed and located as follows:

25 (i) Non-water dependent and non-water related above-ground generating  
26 facilities (except hydroelectric generating facilities), switching complexes, pumping stations,  
27 treatment plants, storage tanks, towers and substations shall be set back from the ordinary  
28 high water mark at least 200 feet;

29 (ii) Utility transmission facilities shall be located in existing rights-of-way  
30 whenever possible and cross shoreline jurisdiction by the most direct route feasible, unless an  
31 alternative route would result in less impact on shoreline ecological functions;

32 (iii) Utility facilities shall not parallel a water body unless located in an existing  
33 improved transportation or utility corridor, and provided that underground facilities do not  
34 adversely impact hyporheic exchange;

35 (iv) Utility transmission lines, pipes and wires entering or leaving a body of water,  
36 other than a river, shall be bored or buried below the surface of the water body's bed from the  
37 ordinary high water mark out to a minimum water depth of minus ten feet (-10 feet) below  
38 mean lower low water. Directional boring, instead of excavation or trenching, is required  
39 where feasible;

40 (v) Utility transmission lines, pipes and wires shall be bored under a river,  
41 stream or channel migration zone, or permanently affixed to a bridge or other existing above-  
42 ground structure, where feasible;

43 (vi) Aerial utility lines and vertical utility facilities shall make maximum use of

1 topography to minimize visual impacts on the surrounding area;

2 (vii) New AM radio towers are prohibited. AM radio towers either constructed  
3 before October 13, 2010, or with complete applications for all permits and approvals required  
4 for construction before October 13, 2010, shall not be considered nonconforming uses and  
5 they may be repaired, replaced, and reconfigured as to the number and dimensions of towers  
6 so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower  
7 was originally constructed or permitted and it does not increase the number of AM radio  
8 towers constructed on the parcel. The design of vertical utilities such as communication  
9 towers shall not obstruct or destroy scenic views of the water. This may be accomplished by  
10 design, orientation and location of the tower, height, camouflage of the tower, or other  
11 features consistent with utility technology;

12 (viii) Banks and dikes where transmission facilities enter or leave a body of water  
13 shall be returned to their pre-construction configuration, shall be thoroughly compacted and  
14 protected against erosion, and shall be maintained in a safe condition by the utility; and

15 (ix) Utility facilities shall not be located on feeder bluffs or in critical saltwater  
16 habitat unless no feasible alternative exists and all adverse impacts can be mitigated.

17 (2) In addition to the general regulations in SCC 30.67.595(1), the following shoreline  
18 environment designation-specific regulations apply to utility facilities:

19 (a) Urban.

20 (i) Except as provided in SCC 30.67.595(2)(a)(ii), utility facilities are permitted ;  
21 and.

22 (ii) Dams, power plants, and associated uses are prohibited in the Urban  
23 environment.

24 (b) Urban Conservancy.

25 (i) Transmission wires, pipes and supports are permitted when attached to a  
26 bridge or similar structure;

27 (ii) The following utility structures and facilities are conditionally permitted:

28 (A) Electromagnetic transmission and receiving facilities; and

29 (B) Transmission wires, pipes and supports, except as provided in SCC  
30 30.65.595(2)(b)(i).

31 (iii) The following utility structures and facilities are prohibited:

32 (A) Dams, power plants and associated uses; and

33 (B) All other utility facilities not expressly identified in SCC  
34 30.67.595(2)(b)(i) and (ii).

35 (c) Rural Conservancy.

36 (i) Transmission wires, pipes and supports are permitted; and

37 (ii) The following utility facilities are conditionally permitted:

38 (A) Electromagnetic transmission and receiving facilities;

39 (B) Dams, power plants and associated uses; and

40 (C) All other utility facilities not expressly identified in SCC  
41 30.67.595(2)(c)(i).

42 (d) Resource and Municipal Watershed Utility.

43 (i) Transmission wires, pipes and supports are permitted; and

44 (ii) The following utility facilities are conditionally permitted:

45 (A) Electromagnetic transmission and receiving facilities;

- 1 (B) Dams, power plants and associated uses; and
- 2 (C) All other utility facilities not expressly identified in SCC
- 3 30.67.595(2)(d)(i).
- 4 (e) Natural.
- 5 (i) Transmission wires, pipes and supports when attached to a bridge or similar
- 6 structure are permitted, otherwise such uses are conditionally permitted; and
- 7 (ii) Except as provided in SCC 30.67.595(e)(i), all other utility facilities are
- 8 prohibited.
- 9 (f) Aquatic.
- 10 (i) Transmission wires, pipes and supports when attached to a bridge or similar
- 11 structure are permitted, otherwise such uses are conditionally permitted.
- 12 (ii) Electromagnetic transmission and receiving facilities, including AM radio
- 13 towers, are prohibited;
- 14 (iii) The following utility structures and facilities are conditionally permitted:
- 15 (A) Dams, power plants and associated uses; and
- 16 (B) All other utility facilities not expressly identified in SCC
- 17 30.67.595(2)(f)(i) and (ii).

18 **30.67.599 Vegetation conservation and management.**

19 The purpose of vegetation conservation and management is to protect and restore the  
20 shoreline ecological functions and ecosystem-wide processes performed by vegetation along  
21 shorelines. Vegetation conservation and management should also be undertaken to protect  
22 human safety and property, to increase the stability of river banks and coastal bluffs, to  
23 reduce the need for structural shoreline stabilization measures, to improve the visual and  
24 aesthetic qualities of the shoreline, to protect plant and animal species and their habitats, and  
25 to enhance shoreline uses.

26 (1) Vegetation conservation and management is subject to the requirements of chapters  
27 30.62A and 30.62B SCC.

28 (2) The removal or modification of existing vegetation and the alteration of topography  
29 shall be the minimum necessary to accommodate an approved shoreline use or modification.  
30 Except as provided in SCC 30.67.599(3), disturbed areas shall be replanted with appropriate  
31 native species during the next growing season subject to the requirements of SCC  
32 30.62A.320(3). Once the requirements of SCC 30.62A.320(3) have been satisfied, any  
33 additional areas outside of the buffer and buffer mitigation area shall be replanted using a  
34 minimum area replacement ratio of 1:1. Additional replanting area or native plant species  
35 diversity improvements may be proposed by project applicants.

36 (3) Removal and control of noxious or invasive non-native plant species is permitted in  
37 all shoreline environments, provided that removal or control does not result in adverse  
38 impacts to water quality. If the removal of noxious or invasive non-native plants affects bank  
39 stability, replanting with native species using a minimum area replacement ratio of 1:1 is  
40 required. Vegetation management limited only to noxious or invasive non-native species is  
41 subject to the requirements of SCC 30.62A.010(2)(iv) and SCC 30.62A.510(3)(h).

42 (4) Landscaping required for development or uses within shoreline jurisdiction shall be  
43 designed to complement and enhance the view of the water over and across the site.

1 Landscaping shall not be reduced or eliminated to achieve this provision, but shall be  
2 clustered to frame view corridors and shall use species conducive to the natural conditions of  
3 the shoreline environment.

4  
5 **Section 29.** Snohomish County Code Section 30.70.020, last amended by Amended  
6 Ordinance 06-061 on August 1, 2007, is amended to read:

7 **30.70.020 Pre-application meeting.**

8 (1) A pre-application meeting is strongly encouraged for the following:

9 (a) Subdivisions;

10 (b) Planned residential developments;

11 (c) Rezones;

12 (d) Conditional use permits;

13 (e) Development activities and actions requiring project permits when critical areas are  
14 located on the subject property; (~~and~~)

15 (f) Any application for which official site plan approval is required; and

16 (g) Shoreline substantial development, shoreline conditional use and shoreline variance  
17 permits.

18 (2) The purpose of a pre-application meeting is to provide the department with preliminary  
19 information regarding the development proposal and to provide the applicant with  
20 preliminary information about development requirements, environmental issues, procedural  
21 requirements, known community concerns, and other relevant matters prior to the filing of a  
22 formal application.

23 (3) Pre-application meetings provide preliminary information only and are not intended to  
24 result in final actions or commitments by either the county or the applicant.

25 (4) The department shall prepare a pre-application submittal checklist that lists specific  
26 items or information requested for the meeting. When available, the applicant shall provide  
27 the information prior to the meeting.

28 (5) Within a reasonable time following a pre-application meeting, the department shall  
29 provide the applicant with a written summary of the issues discussed and specific instructions  
30 for submittal of a complete application, if any.

31  
32 **Section 30.** Snohomish County Code Section 30.70.110, last amended by Amended  
33 Ordinance No. 09-079 on May 12, 2010, is amended to read:

34 **30.70.110 Processing timelines.**

35 (1) Notice of final decision on a project permit application shall issue within 120 days  
36 from when the permit application is determined to be complete, unless otherwise provided by  
37 this section or state law.

38 (2) In determining the number of days that have elapsed after an application is complete,  
39 the following periods shall be excluded:

40 (a) Any period during which the county asks the applicant to correct plans, perform  
41 required studies, or provide additional required information. The period shall be calculated

1 from the date the county mails notification to the applicant of the need for additional  
2 information until the date the county determines whether the additional information satisfies  
3 the request for information, or 14 days after the applicant supplies the information to the  
4 county, whichever is earlier. If the information submitted by the applicant under this  
5 subsection is insufficient, the county shall mail notice to the applicant of the deficiencies and  
6 the provisions of this subsection shall apply as if a new request for information had been  
7 made;

8 (b) Any period during which an environmental impact statement is being prepared;

9 (c) A period, not to exceed 30 calendar days, during which a code interpretation is  
10 processing in conjunction with an underlying permit application pursuant to chapter 30.83  
11 SCC.

12 (d) The period specified for administrative appeals of project permits;

13 (e) Any period during which processing of an application is suspended pursuant to SCC  
14 30.70.045(1)(b);

15 (f) Any period during which an agreement is negotiated or design review is conducted for  
16 an urban center pursuant to SCC 30.34A.180(1) or (2); and

17 (g) Any period of time mutually agreed upon by the applicant and the county.

18 (3) The time periods established by this section shall not apply to a project permit  
19 application:

20 (a) That requires an amendment to the comprehensive plan or a development regulation  
21 in order to obtain approval;

22 (b) That is substantially revised by the applicant, in which case a new 120-day time  
23 period shall start from the date at which the revised project application is determined to be  
24 complete;

25 (c) That requires approval of a development agreement by the county council;

26 (d) When the applicant consents to an extension; or

27 (e) During any period necessary for reconsideration of a hearing examiner's decision.

28 (4) Subject to all other requirements of this section, notice of final decision on an  
29 application for a boundary line adjustment shall be issued within 45 days after the application  
30 is determined complete.

31 (5) The county shall notify the applicant in writing if a notice of final decision on the  
32 project has not been made within the time limits specified in this section. The notice shall  
33 include a statement of reasons why the time limits have not been met and an estimated date  
34 of issuance of a notice of final decision.

35 (6) Failure of the county to make a final decision within the timelines specified by this  
36 chapter shall not create liability for damages.

37 (7) Timelines for processing shoreline substantial development, shoreline conditional use  
38 and shoreline variance permits shall be in accordance with the provisions of this chapter  
39 unless otherwise specified in chapter 30.44 SCC.

40  
41 **Section 31.** Snohomish County Code Section 30.71.020, last amended by Amended Ord. 10-  
42 023, June 9, 2010, is amended to read:

1 **30.71.020 Type 1 permits and decisions.**

2 The following are processed as Type 1 administrative decisions:

- 3 (1) Administrative conditional use permit;
- 4 (2) Binding site plan approval;
- 5 (3) Boundary line adjustment, except as provided in 30.41E.020 SCC;
- 6 (4) Building and land disturbing activity permits subject to SEPA review pursuant to
- 7 chapter 30.61 SCC, or subject to conditions imposed pursuant to chapter 30.32D;
- 8 (5) Free standing signs in the FS and RFS zones;
- 9 (6) Code interpretations;
- 10 (7) Flood hazard permit, except as provided in SCC 30.43C.020;
- 11 (8) Flood hazard variance;
- 12 (9) Freeway service zone official site plan (existing FS zone);
- 13 (10) Shoreline substantial development permit, shoreline conditional use, and shoreline
- 14 variance, except when processed as a Type 2 decision pursuant to SCC ((~~30.44.240~~))
- 15 30.44.210;
- 16 (11) Short subdivision approval with no dedication of a new public road right-of-way;
- 17 (12) Variance;
- 18 (13) Single family detached units applications pursuant to chapter 30.41F SCC; and
- 19 (14) Administrative site plan pursuant to SCC 30.23A.100.

20  
21 **Section 32.** Snohomish County Code Section 30.71.027, adopted by Amended Ordinance  
22 No. 02-064 on December 9, 2002, is amended to read:

23 **30.71.027 Review or revocation of certain permits or approvals.**

- 24 (1) If the director determines that a permit or approval is in material violation of this title,
- 25 the director may initiate proceedings before the hearing examiner to review or revoke the
- 26 permit or approval, in whole or in part.
- 27 (2) The hearing examiner shall hold a hearing in accordance with SCC 30.71.100. The
- 28 director shall provide notice in accordance with SCC 30.70.050.
- 29 (3) The hearing examiner, upon good cause shown, may direct the department to issue a
- 30 stop work order to temporarily stay the force and effect of all or any part of an issued permit
- 31 or approval until the final decision of the hearing examiner is issued.
- 32 (4) Review or revocation of a shoreline substantial development, shoreline conditional use
- 33 or shoreline variance permit shall be in accordance with the provisions of chapter 30.44 SCC.

34  
35 **Section 33.** Snohomish County Code Section 30.71.050, last amended by Amended  
36 Ordinance No. 03-014 on March 19, 2003, is amended to read:

37 **30.71.050 Appeal of Type 1 decision.**

- 38 (1) Who may appeal. Any aggrieved party of record may file an appeal of a Type 1
- 39 decision.
- 40 (2) Time and place to appeal. Appeals of a Type 1 decision, except as provided in SCC

1 30.71.050(3), shall be addressed to the hearing examiner and filed in writing with the  
2 department within 14 calendar days of the notice of the decision, except that appeals of a  
3 Type 1 decision issued concurrently with a SEPA threshold determination shall be filed  
4 within 21 days of the notice of the decision, if the SEPA decision is a determination of non-  
5 significance that is required to have a public comment period pursuant to WAC 197-11-340.

6 (3) Shoreline appeals. Appeals of a shoreline substantial development permit, shoreline  
7 conditional use permit, or shoreline variance shall be filed with the state shorelines hearings  
8 board pursuant to SCC 30.44.250 and RCW 90.58.180.

9 (4) Fees. Each appeal filed on a non-shoreline Type 1 decision shall be accompanied by a  
10 filing fee in the amount of \$500.00; provided that the filing fee shall not be charged to a  
11 department of the county; and provided further that the filing fee shall be refunded in any  
12 case where an appeal is dismissed in whole without hearing pursuant to SCC 30.71.060.

13 (5) Form of appeal. A person appealing a Type 1 decision must file a written statement  
14 setting forth:

15 (a) Facts demonstrating that the person is aggrieved by the decision;

16 (b) A concise statement identifying each alleged error and the manner in which the  
17 decision fails to satisfy the applicable decision criteria. An appeal of a SEPA environmental  
18 document shall describe any alleged inadequacy in the threshold determination or  
19 environmental impact statement with respect to evaluation of a specific environmental  
20 element;

21 (c) The specific relief requested; and

22 (d) Any other information reasonably necessary to make a decision on appeal.

23 (6) Limitation on new appeal issues. No new substantive appeal issues may be raised or  
24 submitted after the close of the time period for filing of the original appeal. The hearing  
25 examiner, if procedural limitations allow, may allow an appellant not more than 15 days to  
26 perfect an otherwise timely filed appeal.

27 (7) Matters within the jurisdiction of the building code board of appeals. Matters within  
28 the jurisdiction of the building code board of appeals pursuant to SCC 30.50.020 shall not be  
29 subject to appeal pursuant to chapter 30.71 SCC.

30  
31 **Section 34.** Snohomish County Code Section 30.72.020, last amended by Amended Ord. 09-  
32 079, May 12, 2010, is amended to read:

33 **30.72.020 Type 2 permits and decisions.**

34 The following are processed as Type 2 permits and decisions:

35 (1) Conditional use permit and major revisions;

36 (2) Rezones (site-specific);

37 (3) Official site plan or preliminary plan approval when combined with a rezone request in  
38 FS, IP, BP, PCB, T, RB, RFS, and RI zones;

39 (4) Flood hazard area variance, if combined with a Type 2 application;

40 (5) Preliminary subdivision approval and major revisions;

41 (6) Planned residential developments;

42 (7) Short subdivision with dedication of a new public road;

43 (8) Shoreline substantial development, conditional use, or variance permit if forwarded

1 pursuant to SCC (~~30.44.240~~) 30.44.210(2).

2 (9) Shoreline substantial development permit rescission pursuant to SCC 30.44.320;

3 (10) Boundary line adjustments as provided in SCC 30.41E.020; and.

4 (11) Urban center developments as provided in SCC 30.34A.180(2).

5  
6 **Section 35.** Snohomish County Code Section 30.72.025, last amended by Amended  
7 Emergency Ordinance No. 05-030 on April 18, 2005, is amended to read:

8 **30.72.025 Type 2 process overview.**

9 Type 2 decisions are made by the hearing examiner based on a report from the department  
10 and information received at an open record hearing. The hearing examiner's decision on a  
11 Type 2 application is a final decision subject to appeal to the county council, except for  
12 shoreline permits issued under chapter 30.44 SCC. Appeals of shoreline substantial  
13 development permits, shoreline conditional use permits, and shoreline variances (~~are made~~  
14 ~~directly to the state shorelines hearings board~~) shall comply with SCC 30.44.250.

15  
16 **Section 36.** Snohomish County Code Section 30.72.070, last amended by Amended  
17 Ordinance No. 03-014 on March 19, 2003, is amended to read:

18 **30.72.070 Appeal of Type 2 decision.**

19 (1) All Type 2 hearing examiner decisions may be appealed to the county council except for  
20 shoreline substantial development permits and permit (~~rescissions~~) rescissions, shoreline  
21 conditional use permits, and shoreline variances, which may be appealed to the state  
22 shorelines hearings board pursuant to (~~the provisions~~) SCC 30.44.250 and (~~of~~) RCW  
23 90.58.180.

24 (2) An appeal to the county council may be filed by any aggrieved party of record. Where  
25 the reconsideration process of SCC 30.72.065 has been invoked, no appeal may be filed until  
26 the reconsideration petition has been disposed of by the hearing examiner. An aggrieved  
27 party need not file a petition for reconsideration but may file an appeal directly to the county  
28 council. If a petition for reconsideration is filed, issues subsequently raised by that party on  
29 appeal to the county council shall be limited to those issues raised in the petition for  
30 reconsideration.

31 (3) Any aggrieved party of record may appeal a decision on reconsideration.

32 (4) Appeals shall be addressed to the county council and shall be filed in writing with the  
33 department within 14 days following the date of the hearing examiner's decision.

34 (5) A filing fee of \$500 shall be submitted with each appeal filed; provided that the fee  
35 shall not be charged to a department of the county. The filing fee shall be refunded in any  
36 case where an appeal is summarily dismissed in whole without hearing under SCC  
37 30.72.075.

38  
39 **Section 37.** Snohomish County Code Section 30.73.010, adopted by Amended Ordinance  
40 No. 02-064 on December 9, 2002, is amended to read:

1 **30.73.010 Purpose and applicability.**

2 (1) The purpose of this chapter is to set forth procedures for adoption or amendment of the  
3 comprehensive plan and development regulations pursuant to the Growth Management Act,  
4 chapter 36.70A RCW, and the Shoreline Management Program (SMP) pursuant to the  
5 Shoreline Management Act, chapter 90.58 RCW.

6 (2) This chapter is intended to supplement, and not to limit, existing county authority and  
7 procedures for adopting legislation. Nothing in this chapter shall be construed to limit the  
8 legislative authority of the county council to consider and adopt amendments and revisions to  
9 the comprehensive plan and development regulations, except as expressly provided in this  
10 chapter.

11 (3) The provisions of this chapter apply to all Type 3 legislative decisions which include  
12 and are limited to adoption or amendment of the comprehensive plan, the SMP, county-  
13 initiated rezones to implement the comprehensive plan, docketing proposals submitted  
14 pursuant to chapter 30.74 SCC, and new GMA development regulations or amendment of  
15 existing development regulations.

16 (4) This chapter shall not apply to amendments to the initiative, mini-initiative, or  
17 referendum process provided for in Article 5 of the county charter.

18  
19 **Section 38.** A new section is added to chapter 30.73 of the Snohomish County Code to read:

20 **30.73.081 Amendments to Shoreline Management Program.**

21 (1) Amendments to the Shoreline Management Program (SMP) shall comply with SCC  
22 30.67.110.

23 (2) After county council adoption, amendments to the SMP will not become effective until  
24 approved by the state Department of Ecology pursuant to RCW 90.58.090.

25  
26 **Section 39.** Snohomish County Code Section 30.74.010, adopted by Amended Ordinance  
27 No. 02-064 on December 9, 2002, is amended to read:

28 **30.74.010 Purpose and applicability.**

29 (1) The purpose of this chapter is to establish procedures for persons to propose  
30 amendments and revisions to the comprehensive plan and implementing development  
31 regulations adopted under the Growth Management Act (GMA) and the Shoreline  
32 Management Act (SMA).

33 (2) Any person may propose amendments to the comprehensive plan and implementing  
34 development regulations adopted under the GMA and the SMA. This chapter applies to  
35 proposed amendments to:

- 36 (a) The goals, objectives, policies, and implementation measures of the comprehensive  
37 plan;  
38 (b) The future land use map;  
39 (c) The urban growth area boundaries;  
40 (d) The transportation element;

- 1 (e) The capital facilities element;
  - 2 (f) The county park plan;
  - 3 (g) Subarea plans;
  - 4 (h) The Shoreline Management (~~Master~~) Program as specified in SCC 30.67.110;
  - 5 (i) Any part of the Snohomish County Code adopted to meet the requirements of the
  - 6 GMA and the SMA; and
  - 7 (j) The zoning map if concurrent with a requested future land use map amendment.
- 8 (3) This chapter is intended to supplement, and not to limit or replace, existing county  
 9 authority and procedures for adoption of legislation, including, but not limited to, the county  
 10 charter and chapter 30.73 SCC. Nothing in this chapter shall be constructed to limit the  
 11 legislative authority of the county to consider and adopt amendments and revisions to the  
 12 comprehensive plan and development regulations.

13  
 14 **Section 40.** Snohomish County Code Section 30.86.310, last amended by Amended  
 15 Ordinance No. 07-108 on November 19, 2007, is amended to read:

16  
 17 **30.86.310 Shoreline (~~Management~~) Permit Fees.**

Shoreline ( <del>Variance</del> ) <u>variance</u>	\$1,440
Shoreline single family residence variance	\$800
Shoreline substantial development permit or shoreline conditional use permit:	
Up to \$10,000	\$780
\$10,001 to \$100,000	\$1560
\$101,001 to \$500,000	\$4,680
\$500,001 to \$1,000,000	\$6,240
More than \$1,000,000	\$7,800
Shoreline ( <del>Management</del> ) permit public ( <del>Hearing Fee</del> ) <u>hearing</u> (if required)	\$1,248 <sup>(1)</sup>
Shoreline <u>permit exemptions</u> ( <del>Exemptions</del> )	\$540 <sup>(2)</sup>
Shoreline ( <del>Fees</del> ) <u>fees</u> for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter	\$0

30.33B SCC	
<u>Shoreline permit extension</u>	<u>\$280</u>
<u>Shoreline permit revisions</u>	<u>\$420</u>
<p><b>Reference Notes:</b></p> <p>(1) The additional fee shall be paid prior to scheduling the proposed permit for public hearing.</p> <p>(2) <u>Watershed restoration projects that meet the definition in RCW 89.08.460 are not subject to this fee.</u></p>	

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Section 41.** A new section is added to chapter 30.91A of the Snohomish County Code to read:

**30.91A.005 “Accretion”** means the gradual extension of land by natural forces, as in the addition of sand to a beach by ocean currents, or the extension of a floodplain through the deposition of sediments by repeated flooding. Included are such shore forms as barrier beaches, points, spits and hooks.

*This definition applies only to “Shoreline” regulations in chapters 30.44 and 30.67 SCC.*

**Section 42.** A new section is added to chapter 30.91A of the Snohomish County Code to read:

**30.91A.092 “Agricultural activities”** means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

*This definition applies only to “Shoreline” regulations in chapters 30.44 and 30.67 SCC.*

1 **Section 43.** A new section is added to chapter 30.91A of the Snohomish County Code to  
2 read:

3  
4 **30.91A.107 “Agricultural products”** include but are not limited to horticultural,  
5 viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and  
6 apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar  
7 hardwood trees grown as crops and harvested within twenty years of planting; and livestock  
8 including both the animals themselves and animal products including but not limited to meat,  
9 upland finfish, poultry and poultry products, and dairy products.

10  
11 *This definition applies only to “Shoreline” regulations in chapters 30.44 and 30.67 SCC.*

12  
13 **Section 44.** A new section is added to chapter 30.91A of the Snohomish County Code to  
14 read:

15  
16 **30.91A.097 “Agricultural equipment and facilities”** includes, but is not limited to: (i)  
17 The following used in agricultural operations: equipment; machinery; constructed shelters,  
18 buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal,  
19 conveyance, and use equipment and facilities including but not limited to pumps, pipes,  
20 tapes, canals, ditches, and drains; (ii) corridors and facilities for transporting personnel,  
21 livestock, and equipment to, from, and within agricultural lands; (iii) farm residences and  
22 associated equipment, lands, and facilities; and (iv) roadside stands and on-farm markets for  
23 marketing fruit or vegetables.

24  
25 *This definition applies only to “Shoreline” regulations in chapters 30.44 and 30.67 SCC.*

26  
27 **Section 45.** A new section is added to chapter 30.91A of the Snohomish County Code to  
28 read:

29  
30 **30.91A.102 “Agricultural land”** means those specific land areas on which agriculture  
31 activities are conducted as of the date of adoption of the Shoreline Management Program  
32 (SMP) June 6, 2012) as evidenced by aerial photography or other documentation. After the  
33 effective date of the SMP, land converted to agricultural use is subject to compliance with the  
34 requirements of the SMP.

35  
36 *This definition applies only to “Shoreline” regulations in chapters 30.44 and 30.67 SCC.*

37  
38 **Section 46.** Snohomish County Code Section 30.91A.250, adopted by Amended Ordinance  
39 02-064 on December 9, 2002, is amended to read:

40  
41 **30.91A.250 "Appurtenance"** means development necessarily connected to the use and  
42 enjoyment of a single family residence and located landward of the perimeter of a ((~~marsh;~~  
43 ~~bog, swamp~~))wetland and landward of the ordinary high water mark. Normal appurtenances  
44 include a garage; deck; driveway; utilities solely servicing the subject single family

1 residence; fences; and grading which does not exceed 250 cubic yards (except to construct a  
2 conventional drainfield).

3  
4 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

5  
6 **Section 47.** A new section is added to chapter 30.91A of the Snohomish County Code to  
7 read:

8  
9 **30.91A.255 "Aquaculture"** means the culture, harvesting or farming of food fish,  
10 shellfish, or other aquatic plants and animals. Commercial activities include the hatching,  
11 cultivating, planting, feeding, raising, harvesting, and processing of aquatic plants and  
12 animals and the maintenance and construction of necessary equipment, buildings and  
13 growing areas. Cultivation methods include but are not limited to fish pens, fish hatcheries,  
14 shellfish rafts, racks and long lines, seaweed floats and nets and the culture of clams and  
15 oysters on tidelands and subtidal areas. Non-commercial activities include harvesting for  
16 subsistence, recreational and personal consumption, and research and restoration activities.  
17 Aquaculture does not include the harvest of wild geoduck associated with the state managed  
18 wild stock geoduck fishery.

19  
20 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

21 **Section 48.** A new section is added to chapter 30.91A of the Snohomish County Code to  
22 read:

23  
24 **30.91A.300 "Associated wetlands"** means those wetlands which are in proximity to and  
25 either influence or are influenced by tidal waters or a lake or stream subject to the Shoreline  
26 Management Act.

27  
28 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

29  
30 **Section 49.** A new section is added to chapter 30.91B of the Snohomish County Code to  
31 read:

32  
33 **30.91B.037 "Beach"** means the zone of unconsolidated material that is moved by waves,  
34 wind, and tidal currents, extending landward to the coastline.

35  
36 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

37  
38 **Section 50.** A new section is added to chapter 30.91B of the Snohomish County Code to  
39 read:

40  
41 **30.91B.039 "Beach restoration"** means the process of restoring a beach to a state more  
42 closely resembling a natural beach, using beach feeding, vegetation, drift sills, and other non-  
43 intrusive means as applicable.

1  
2 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

3  
4 **Section 51.** A new section is added to chapter 30.91B of the Snohomish County Code to  
5 read:

6  
7 **30.91B.038 "Beach feeding"** means the process of replenishing a beach by delivery of  
8 materials dredged or excavated elsewhere.

9  
10 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

11  
12 **Section 52.** A new section is added to chapter 30.91B of the Snohomish County Code to  
13 read:

14  
15 **30.91B.165 "Boat ramp"** means graded slopes, slabs, pads, planks, or rails used for  
16 launching boats by means of a trailer, hand, or mechanical device.

17  
18 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

19  
20 **Section 53.** A new section is added to chapter 30.91B of the Snohomish County Code to  
21 read:

22  
23 **30.91B.185 "Breakwater"** means an offshore structure parallel to shore, sometimes  
24 shore-connected, that provides protection from waves.

25  
26 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

27  
28 **Section 54.** Snohomish County Code Section 30.91B.240, amended by Amended Ordinance  
29 08-101 on January 21, 2009, is amended to read:

30  
31 **30.91B.240 "Building height"** means the vertical distance between two points of reference  
32 as determined in SCC 30.23.050, the shoreline management (~~master~~) program and the  
33 Snohomish County construction codes.

34  
35 **Section 55.** A new section is added to chapter 30.91B of the Snohomish County Code to  
36 read:

37  
38 **30.91B.260 "Bulkhead"** means a solid or open pile wall erected generally parallel to and  
39 near the ordinary high water mark for the purposes of protecting adjacent uplands from  
40 waves or current action. [See SCC 30.91N.097 for the definition of "normal protective  
41 bulkhead."]

42  
43 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

1  
2 **Section 56.** Snohomish County Code Section 30.91C.067, added by Amended Ordinance  
3 06-061 on August 1, 2007, is amended to read:

4  
5 **SCC 30.91C.067 "Channel migration zones (CMZ)"** means the land adjacent to the  
6 current river channel that is at high risk of occupation by the channel within the next 100  
7 years. (~~The CMZ shall not include areas landward of natural or man-made features which~~  
8 ~~limit channel migration. Such features may include, but are not limited to: bedrock~~  
9 ~~outcroppings, bank armoring structures, or roads, railroads or flood control structures which~~  
10 ~~receive regular maintenance sufficient to maintain structural integrity.)) All areas separated  
11 from the active channel by a legally existing artificial structure(s) that is publicly maintained  
12 and likely to restrain channel migration, including transportation facilities, built above or  
13 constructed to remain intact through the one hundred-year flood, shall not be considered to  
14 be in the channel migration zone. Areas behind natural or manmade features which limit  
15 channel migration that allow fish passage shall not be included in the channel migration  
16 zone.~~

17  
18 **Section 57.** A new section is added to chapter 30.91C of the Snohomish County Code to  
19 read:

20  
21 **30.91C.132 "Commercial development"** means structures or sites whose primary function  
22 is to support the exchange of money for goods or services, including but not limited to  
23 wholesale or retail trade, business activities or services and business parks. Excluded from  
24 this definition are home occupations, industrial development and utilities.

25  
26 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

27  
28 **Section 58.** Snohomish County Code section 30.91C.362 adopted by Amended Ordinance  
29 06-061 on August 1, 2007 is amended to read:

30  
31 **30.91C.362 Critical saltwater habitats.**

32  
33 "Critical saltwater habitats" include all kelp beds, eelgrass beds, spawning and holding areas for  
34 forage fish, such as herring, smelt and sandlance; subsistence, commercial and recreational  
35 shellfish beds; mudflats and intertidal habitats with vascular plants, and areas with which priority  
36 species have a primary association.

37  
38 **Section 59.** Snohomish County Code Section 30.91D.230, adopted by Amended Ordinance  
39 02-064 on December 9, 2002, is amended to read:

40  
41 **30.91D.230 "Development"** means a use consisting of the construction or exterior  
42 alteration of structures; dredging; drilling; dumping; filling; removal of soil, sand, gravel,  
43 minerals or organic materials; bulkheading; driving of piling; placing of obstructions; or any

1 project of a permanent or temporary nature which interferes with the normal public use of the  
2 surface of the waters overlying lands subject to the Shoreline Management Act.

3  
4 *This definition applies only to "Shoreline" regulations in ((chapter)) chapters 30.44 and*  
5 *30.67 SCC.*

6  
7 **Section 60.** A new section is added to chapter 30.91D of the Snohomish County Code to  
8 read:

9  
10 **30.91D.445 "Dredging"** means the removal of earth, sand, sludge or other materials from  
11 below the ordinary high water mark of a stream, river, lake, bay or other waterbody.  
12 However, the creation of temporary depressions or contour alterations on tidelands or  
13 bedlands through the use of aquaculture harvesting equipment approved by the Washington  
14 State Department of Fish and Wildlife shall not be construed to be dredging.

15  
16 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

17  
18 **Section 61.** A new section is added to chapter 30.91D of the Snohomish County Code to  
19 read:

20  
21 **30.91D.448 "Drift cell"** means a particular reach of marine shore in which littoral drift  
22 may occur without significant interruption and which contains any natural sources of such  
23 drift and also accretion shore forms created by such drift.

24  
25 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

26  
27 **Section 62.** A new section is added to chapter 30.91D of the Snohomish County Code to  
28 read:

29  
30 **30.91D.449 "Drift sills"** means small groins which hold sediments in place without  
31 blocking longshore drift.

32  
33 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

34  
35 **Section 63.** A new section is added to chapter 30.91D of the Snohomish County Code to  
36 read:

37  
38 **30.91D.325 "Downdrift"** means the direction of movement of beach materials.

39  
40 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

41  
42 **Section 64.** Snohomish County Code Section 30.91E.100, adopted by Amended Ordinance  
43 02-064 on December 9, 2002, is amended to read:

1  
2 **30.91E.100 "Emergency"** means a situation of a serious nature which has developed  
3 suddenly, constitutes an imminent threat, and demands immediate action to protect property  
4 from damage by the elements or to protect members of the public from a serious and  
5 imminent threat to health or safety. ~~((A declaration of emergency for shoreline stabilization  
6 measures shall only be used to protect existing development or prime agricultural land, or to  
7 prevent impairment of channel function, and only when one of the following exists:  
8 —(1)— Imminent danger is existent as a result of high water, and damage is expected due to  
9 flooding conditions for which appropriate flood warnings have been issued.  
10 —(2)— Damage is occurring as a result of floodwaters at or exceeding flood stage as  
11 defined by the appropriate authority.  
12 —(3)— Property has been damaged and rendered unstable by previous flooding and is in  
13 such condition that future flooding will cause additional damage if protective measures are  
14 not taken; PROVIDED, the county engineer has issued written approval of the emergency  
15 protective measures sought, such approval being based upon the following findings:  
16 —(a)— Any protective measures do not exceed \$5,000 in value as measured by the total  
17 cost or fair market value of the improvements whichever is greater;  
18 —(b)— Insufficient time exists to obtain a shoreline development permit prior to the  
19 likelihood of future flooding and/or seasonal deadlines for construction in streamway  
20 channels; and  
21 (c) The person seeking to undertake emergency protective measures has applied to the  
22 county engineer for approval of such emergency protective measures within 30 days of the  
23 occurrence of damage by previous flooding.))~~

24  
25 *This definition applies only to "Shoreline" regulations in ((chapter)) chapters 30.44 and*  
26 *30.67 SCC.*

27  
28 **Section 65.** A new section is added to chapter 30.91E of the Snohomish County Code to  
29 read:

30  
31 **30.91E.125 "Enhancement"** means alteration of an existing shoreline habitat to improve  
32 or increase its ecological characteristics and processes without degrading other existing  
33 functions. Enhancements are to be distinguished from resource creation or restoration  
34 projects.

35  
36 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC and*  
37 *Wetlands and Fish and wildlife habitat conservation areas regulations in chapter 30.62A*  
38 *SCC.*

39  
40 **Section 66.** A new section is added to chapter 30.91F of the Snohomish County Code to  
41 read:

42  
43 **30.91F.065 "Fair market value"** means the open market bid price for conducting work,  
44 using equipment and facilities, and purchase of goods, services and materials necessary for

1 development. This normally is the cost of hiring a contractor to undertake the development  
2 from start to finish, including pre-development costs, the cost of labor, materials, equipment  
3 and facility usage, transportation and contractor overhead and profit. The fair market value  
4 of a development shall include the fair market value of any donated, contributed or found  
5 labor, equipment or materials.

6  
7 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

8  
9 **Section 67.** A new section is added to chapter 30.91F of the Snohomish County Code to  
10 read:

11  
12 **30.91F.195 "Feasible"** means actions that meet all of the following conditions:

13 (a) The action can be accomplished with technologies and methods that have been used in  
14 the past in similar circumstances, or studies or tests have demonstrated in similar  
15 circumstances that such approaches are currently available and likely to achieve the intended  
16 results;

17 (b) The action provides a reasonable likelihood of achieving its intended purpose; and

18 (c) The action does not physically preclude achieving the project's primary intended use.

19  
20 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

21  
22 **Section 68.** A new section is added to chapter 30.91F of the Snohomish County Code to  
23 read:

24  
25 **30.91F.196 "Feeder bluff"** means any bluff or cliff experiencing periodic erosion from  
26 waves, sliding or slumping, whose eroded earth, sand or gravel material is naturally  
27 transported (littoral drift) via a driftway to an accretion shoreform. These natural sources of  
28 beach material are limited and vital for the long term stability of driftways and accretion  
29 shoreforms.

30  
31 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

32  
33 **Section 69.** A new section is added to chapter 30.91F of the Snohomish County Code to  
34 read:

35  
36 **30.91F.222 "Fill"** means the addition of soil, sand, rock, gravel, sediment, earth retaining  
37 structure, or other material to an area waterward of the ordinary high water mark, in wetlands  
38 or on shorelands, in a manner that raises the elevation, alters topography or creates dry land.

39  
40 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

41  
42 **Section 70.** A new section is added to chapter 30.91F of the Snohomish County Code to  
43 read:

1  
2 **30.91F.355 “Floating home”** means a structure designed primarily as a permanently  
3 based structure and not as a vessel and is typically characterized by permanent utilities, a  
4 semi-permanent anchorage/moorage design, and the lack of adequate self-propulsion to  
5 operate as a vessel.

6  
7 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

8  
9 **Section 71.** A new section is added to chapter 30.91F of the Snohomish County Code to  
10 read:

11  
12 **30.91F.415 “Floodplain”** means the 100-year floodplain based upon flood ordinance  
13 regulation maps.

14  
15 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

16  
17 **Section 72.** A new section is added to chapter 30.91F of the Snohomish County Code to  
18 read:

19  
20 **30.91F.435 "Floodway"** means the area, as identified in a master program, that either: (i) has  
21 been established in federal emergency management agency flood insurance rate maps or  
22 floodway maps; or (ii) consists of those portions of a river valley lying streamward from the  
23 outer limits of a watercourse upon which flood waters are carried during periods of flooding  
24 that occur with reasonable regularity, although not necessarily annually, said floodway being  
25 identified, under normal condition, by changes in surface soil conditions or changes in types  
26 or quality of vegetative ground cover condition, topography, or other indicators of flooding  
27 that occurs with reasonable regularity, although not necessarily annually. Regardless of the  
28 method used to identify the floodway, the floodway shall not include those lands that can  
29 reasonably be expected to be protected from flood waters by flood control devices  
30 maintained by or maintained under license from the federal government, the state, or a  
31 political subdivision of the state.

32  
33 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

34  
35 **Section 73.** A new section is added to chapter 30.91G of the Snohomish County Code to  
36 read:

37  
38 **30.91G.076 “Grading”** means the movement or redistribution of the soil, rock, gravel,  
39 sediment, or other material on a site in a manner that alters the natural contour of the land.

40  
41 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

1 **Section 74.** A new section is added to chapter 30.91G of the Snohomish County Code to  
2 read:

3  
4 **30.91G.085 “Groin”** means a barrier type structure extending from the backshore or  
5 stream bank into a water body for the purpose of the protection of a shoreline and adjacent  
6 upland by influencing the movement of water or deposition of materials.

7  
8 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

9  
10 **Section 75.** A new section is added to chapter 30.91H of the Snohomish County Code to  
11 read:

12  
13 **30.91H.175 “Houseboat”** means a vessel used for living quarters but licensed and  
14 designed substantially as a mobile structure by means of detachable utilities or facilities,  
15 anchoring, and the presence of self-propulsion to operate as a vessel.

16  
17 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

18  
19 **Section 76.** A new section is added to chapter 30.91I of the Snohomish County Code to  
20 read:

21  
22 **30.91I.035 “Industrial development”** means structures or sites used for the primary  
23 purposes of manufacturing, assembly, processing or storage of products or equipment.  
24 Industrial uses include those non-agricultural activities which are permitted or conditionally  
25 permitted, including administrative conditional use permits, in the following zones or  
26 combination of zones as defined in SCC 30.21.025:

27 (1) Uses allowed only in one or more of the Urban industrial zones;

28 (2) Uses allowed only in one or more of the Urban industrial zones and in General  
29 Commercial;

30 (3) Uses allowed exclusively in Rural Industrial (RI), or in RI and any other rural or  
31 resource zone except R-5, except that the following uses which are allowed in RI and in R-5  
32 shall be included as industrial uses:

33 (a) Uses related to the processing or storage of forest, woodwaste or mineral  
34 products or equipment; and

35 (b) Explosives storage.

36  
37 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

38  
39 **Section 77.** A new section is added to chapter 30.91I of the Snohomish County Code to  
40 read:

1 **30.91I.085** “**In-water structure**” means a structure located waterward of the ordinary  
2 high water mark that either causes or has the potential to cause water impoundment or the  
3 diversion, obstruction, or modification of water flow.

4  
5 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

6  
7 **Section 78.** A new section is added to chapter 30.91J of the Snohomish County Code to  
8 read:

9  
10 **30.91J.005** “**Jetty**” means a structure projecting out into the sea at the mouth of a river  
11 for the purpose of protecting a navigation channel or a harbor, or to influence water currents.

12  
13 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

14  
15 **Section 79.** A new section is added to chapter 30.91L of the Snohomish County Code to  
16 read:

17  
18 **30.91L.055** “**Levee**” means a large dike or embankment, often having an access road  
19 along the top, which is designed as part of a system to protect land from floods.

20  
21 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

22  
23 **Section 80.** A new section is added to chapter 30.91L of the Snohomish County Code to  
24 read:

25  
26 **30.91L.085** “**Littoral drift**” means the transport of mud, sand or gravel materials parallel  
27 to the shoreline in the nearshore zone by waves and currents.

28  
29 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

30  
31 **Section 81.** Snohomish County Code Section 30.91M.040, adopted by Amended Ordinance  
32 02-064 on December 9, 2002, is repealed.

33  
34 **Section 82.** A new section is added to chapter 30.91M of the Snohomish County Code to  
35 read:

36  
37 **30.91M.028B** “**Marina**” means a water-dependent use that consists of a system of piers,  
38 buoys or floats to provide moorage for ten or more boats.

39  
40 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

41

1 **Section 83.** A new section is added to chapter 30.91M of the Snohomish County Code to  
2 read:

3  
4 **30.91M.195 “Mooring buoy”** means a floating object anchored to the bottom of a water  
5 body to which vessels may be tied.

6  
7 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

8  
9 **Section 84.** A new section is added to chapter 30.91N of the Snohomish County Code to  
10 read:

11  
12 **30.91N.011 “Native vegetation”** means plants which are indigenous to the Puget Sound  
13 region, not including noxious weeds, introduced species or exotic plants.

14  
15 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

16  
17 **Section 85.** Snohomish County Code Section 30.91N.095, adopted by Amended Ordinance  
18 06-061 on August 1, 2007, is amended to read:

19  
20 **30.91N.095 "Normal maintenance or repair"** of existing structures or developments,  
21 including damage by accident, fire or elements. "Normal maintenance" includes those usual  
22 acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal  
23 repair" means to restore a development to a state comparable to its original condition,  
24 including but not limited to its size, shape, configuration, location and external appearance,  
25 within a reasonable period after decay or partial destruction, except where repair causes  
26 substantial adverse effects the environment. Replacement of a structure or development may  
27 be authorized as repair where such replacement is the common method of repair for the type  
28 of structure or development and the replacement structure or development is comparable to  
29 the original structure or development including but not limited to its size, shape,  
30 configuration, location, and external appearance and the replacement does not cause  
31 substantial adverse effects to shoreline resources or environment.

32  
33 *This definition applies only to “Shoreline” regulations in (~~chapter~~) chapters 30.44 and*  
34 *30.67 SCC and critical area regulations in chapters 30.62A, 30.62B and 30.62C SCC.*

35  
36 **Section 86.** A new section is added to chapter 30.91N of the Snohomish County Code to  
37 read:

38  
39 **30.91N.097 “Normal protective bulkhead”** means a bulkhead, of a scope or scale  
40 common to single family residences, constructed at or near the ordinary high water mark, the  
41 sole purpose of which is to protect an existing single family residence from damage due to  
42 erosion caused by waves or current action, and not for the purpose of creating new land.

1 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

2  
3 **Section 87.** A new section is added to chapter 30.91P of the Snohomish County Code to  
4 read:

5  
6 **30.91P.291 "Primary shoreline use"** means the predominant use of a site that is both an  
7 allowed use within the shoreline environment designation and allowed pursuant to the zoning  
8 regulations.

9  
10 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

11  
12 **Section 88.** A new section is added to chapter 30.91R of the Snohomish County Code to  
13 read:

14  
15 **30.91R.124 "Restore," "restoration" and "ecological restoration"** mean the  
16 reestablishment or upgrading of impaired ecological shoreline processes or functions. This  
17 may be accomplished through measures including, but not limited to, revegetation, removal  
18 of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does  
19 not require returning the shoreline area to aboriginal or pre-European settlement conditions.

20  
21 *This definition applies only to "Shoreline" regulations in chapter 30.44 and 30.67 SCC.*

22 **Section 89.** Snohomish County Code Section 30.91R.122, adopted by Amended Ordinance  
23 06-061 on August 1, 2007, is amended to read

24 **30.91R.122 "Restoration"** means the manipulation of the physical, chemical, or biological  
25 characteristics of a site with the goal of returning natural or historic ecological functions of a  
26 former or degraded wetland or fish and wildlife habitat conservation area.

27  
28 *This definition applies only to "Shorelines" regulations in chapter 30.44 SCC and*  
29 *"Wetlands and fish and wildlife habitat conservation areas" regulations in chapter 30.62A*  
30 *SCC.*

31  
32 **Section 90.** A new section is added to chapter 30.91R of the Snohomish County Code to  
33 read:

34  
35 **30.91R.195 "Revetment"** means a facing of stone or concrete built to protect a scarp,  
36 embankment, or shore structure against erosion by waves or currents.

37  
38 *This definition applies only to "Shoreline" regulations in chapter 30.44 and 30.67 SCC.*

39  
40 **Section 91.** A new section is added to chapter 30.91R of the Snohomish County Code to  
41 read:

1  
2 **30.91R. 197 “Riprap”** means a layer, facing, or protective mound of stones placed to  
3 prevent erosion, scour, or sloughing of a structure or embankment; also the stone so used.

4  
5 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

6  
7 **Section 92.** A new section is added to chapter 30.91S of the Snohomish County Code to  
8 read:

9  
10 **30.91S.075 “Seawall”** means a structure separating land and water areas primarily to  
11 prevent erosion and other damage caused by wave action. Seawalls are more massive and  
12 capable of resisting greater wave forces than a bulkhead.

13  
14 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

15  
16 **Section 93.** A new section is added to chapter 30.91S of the Snohomish County Code to  
17 read:

18  
19 **30.91S.181 "Shorelands"** means those upland areas associated with shorelines of the state  
20 including:

- 21 (1) Uplands extending landward for 200 feet in all directions as measured on a horizontal  
22 plane from the ordinary high water mark;  
23 (2) Floodways and 100-year floodplains; and  
24 (3) All wetlands and river deltas associated with shorelines of the state.

25  
26 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

27  
28 **Section 94.** Snohomish County Code Section 30.91S.190, adopted by Amended Ordinance  
29 02-064 on December 9, 2002, is amended to read:

30  
31 **30.91S.190 "Shoreline conditional use"** means a use or modification (~~((development))~~)  
32 which is classified by the (~~((shoreline management master program))~~) Snohomish County  
33 Shoreline Management Program (SMP) as a conditional use in certain shoreline  
34 environments or is (~~((not classified by the master program))~~) an unlisted use or modification  
35 not specifically prohibited by the SMP.

36  
37 (~~((This definition applies only to "Shoreline" regulations in chapter 30.44 SCC.))~~)

38  
39 **Section 95.** A new section is added to chapter 30.91S of the Snohomish County Code to  
40 read:

41  
42 **30.91S.191 “Shoreline ecological functions”** means the work performed or role played by  
43 the physical, chemical, and biological processes that contribute to the maintenance of the

- 1 aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.  
2 Shoreline ecological functions include, but are not limited to:
- 3 (1) *Streams*. Fish and wildlife habitat; transport of water, sediment and organic material; and  
4 floodwater storage and attenuation;
  - 5 (2) *Wetlands*. Fish and wildlife habitat; pollution assimilation; sediment retention; shoreline  
6 stabilization; floodwater storage, attenuation and conveyance; wave energy attenuation;  
7 stream base-flow maintenance; and groundwater discharge/recharge;
  - 8 (3) *Lakes*. Fish and wildlife habitat; sediment retention; pollution assimilation; and  
9 floodwater attenuation, storage and conveyance;
  - 10 (4) *Riparian Habitat Areas (shoreline vegetation)*. Habitat for water dependent and riparian  
11 dependent fish and wildlife; noise and visual screening; large woody debris and other  
12 natural organic matter recruitment; floodwater attenuation and storage; temperature  
13 maintenance; pollution assimilation; streambank stabilization; and supply of sediments  
14 and nutrients.
  - 15 (5) *Marine waters*. Fish and wildlife habitat; wind, wave and current attenuation; sediment  
16 supply; longshore transport of sediment; and pollution assimilation.

17  
18 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

19  
20 **Section 96.** A new section is added to chapter 30.91S of the Snohomish County Code to  
21 read:

22  
23 **30.91S.192 “Shoreline environment designations”** means the categories of shorelines  
24 established by the Snohomish County Shoreline Management Program (SMP) in order to  
25 provide a uniform basis for applying policies and use regulations within physically distinct  
26 shoreline areas. The SMP classifies shorelines into seven shoreline environment  
27 designations: Urban, Urban Conservancy, Rural Conservancy, Resource, Municipal  
28 Watershed Utility, Natural and Aquatic.

29  
30 **Section 97.** A new section is added to chapter 30.91S of the Snohomish County Code to  
31 read:

32  
33 **30.91S.193 “Shoreline jurisdiction”** means all of the geographic areas regulated by the  
34 Snohomish County Shoreline Management Program, including all shorelines, shorelines of  
35 the state, shorelines of statewide significance, and shorelands.

36  
37 **Section 98.** A new section is added to chapter 30.91S of the Snohomish County Code to  
38 read:

39  
40 **30.91S.194 “Shoreline Management Program (SMP)”** means the Snohomish County  
41 Shoreline Management Program consisting of the components described in SCC 30.67.030.

42

1 **Section 99.** A new section is added to chapter 30.91S of the Snohomish County Code to  
2 read:

3  
4 **30.91S.195** “**Shoreline modification**” means an action that modifies the physical  
5 configuration or qualities of the shoreline area, usually through the construction of a physical  
6 element such as: shoreline stabilization; piers and docks; fill; breakwaters, jetties, groins and  
7 weirs; beach and dune management; dredging and dredge material disposal; and shoreline  
8 habitat and natural systems enhancement or restoration projects.

9  
10 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

11  
12 **Section 100.** Snohomish County Code Section 30.91S.200, adopted by Amended Ordinance  
13 02-064 on December 9, 2002, is amended to read:

14  
15 **30.91S.200** “**Shoreline permit**” means any substantial development, variance, conditional  
16 use, or revision thereto authorized under the provisions of the ~~((master program))~~ Snohomish  
17 County Shoreline Management Program and subject to review by the Washington State  
18 Department of Ecology.

19  
20 ~~((This definition applies only to "Shoreline" regulations in chapter 30.44 SCC.))~~

21  
22 **Section 101.** Snohomish County Code Section 30.91S.210, adopted by Amended Ordinance  
23 02-064 on December 9, 2002, is amended to read:

24  
25 **30.91S.210** “**Shoreline substantial development**” means any development of which the  
26 total cost, or fair market value, whichever is higher, exceeds ~~(((\$2,500))~~ the dollar threshold  
27 established or as hereafter adjusted for inflation by the state office of financial management  
28 pursuant to WAC 173-27-040(2)(a), or any development which materially interferes with the  
29 normal public use of the water or shorelines of the state. (~~(; except that the types of~~  
30 development defined in SCC 30.44.110 shall not be considered substantial developments for  
31 the purpose of this chapter. ))

32  
33 ~~((This definition applies only to "Shoreline" regulations in chapter 30.44 SCC.))~~

34  
35 **Section 102.** Snohomish County Code Section 30.91S.220, adopted by Amended Ordinance  
36 02-064 on December 9, 2002, is repealed.

37  
38 **Section 103.** Snohomish County Code Section 30.91S.230, adopted by Amended Ordinance  
39 02-064 on December 9, 2002, is amended to read:

40  
41 **30.91S.230** “**Shoreline variance**” means a permit for the limited purposes of granting  
42 relief to specific bulk, dimensional, or performance standards set forth in the Snohomish  
43 County Shoreline Management Program (SMP). ~~((where there are extraordinary or unique~~

1 ~~circumstances relating to the property such that the strict implementation of the SMP would~~  
2 ~~impose unnecessary hardships on the applicant, or thwart the policies set forth in chapter~~  
3 ~~90.58 RCW.~~

4  
5 ~~((This definition applies only to "Shoreline" regulations in chapter 30.44 SCC.))~~

6  
7 **Section 104.** Snohomish County Code Section 30.91S.240, adopted by Amended Ordinance  
8 02-064 on December 9, 2002, is amended to read:

9  
10 **30.91S.240 "Shorelines"**~~((are))~~ means all of the ~~((waters))~~ water areas of the state,  
11 including reservoirs, and their associated ~~((wetlands))~~ shorelands, together with the lands  
12 underlying them; except (1) shorelines of statewide significance, (2) shorelines on segments  
13 of streams upstream of a point where the mean annual flow is 20 cubic feet per second or  
14 less, and the wetlands associated with such upstream segments, and (3) shorelines on lakes  
15 less than 20 acres in size, and wetlands associated with such small lakes.

16  
17 **Section 105.** A new section is added to chapter 30.91S of the Snohomish County Code to  
18 read:

19  
20 **30.91S.465 "Soil bioengineering"** means an applied science that combines structural,  
21 biological, and ecological concepts to construct living structures that stabilize the soil to  
22 control erosion, sedimentation and flooding using live plant materials as a main structural  
23 component.

24  
25 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

26  
27 **Section 106.** A new section is added to chapter 30.91S of the Snohomish County Code to  
28 read:

29  
30 **30.91S.685 "Structure"** means a permanent or temporary edifice or building, or any  
31 piece of work artificially built or composed of parts joined together in some definite manner,  
32 whether installed on, above or below the surface of the ground or water, except for vessels.

33  
34 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

35  
36 **Section 107.** A new section is added to chapter 30.91T of the Snohomish County Code to  
37 read:

38  
39 **30.91T.054.1 "Tidal waters"** means marine and estuarine waters bounded by the ordinary  
40 high mark. Where a stream enters the tidal waters, the tidal water is bounded by the  
41 extension of the elevation of the marine ordinary high water mark within the stream.

42  
43 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

1  
2 **Section 108.** A new section is added to chapter 30.91T of the Snohomish County Code to  
3 read:

4  
5 **30.91T.054.1B “Tidelands”** means the land on the shore of marine water bodies between the  
6 line of ordinary high tide and the line of extreme low tide.

7  
8 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

9  
10 **Section 109.** A new section is added to chapter 30.91T of the Snohomish County Code to  
11 read:

12  
13 **30.91T.068 “Tram”** means a conveyance that transports passengers or freight in carriers  
14 on rails or suspended from cables supported by a series of towers.

15  
16 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

17  
18 **Section 110.** A new section is added to chapter 30.91U of the Snohomish County Code to  
19 read:

20  
21 **30.91U.075 “Upland”** means the area above or landward of the ordinary high water mark.

22  
23 **Section 111.** A new section is added to chapter 30.91V of the Snohomish County Code to  
24 read:

25  
26 **30.91V.017 “Vessel”** means ships, boats, barges, or any other floating craft which are  
27 designed and used for navigation and do not interfere with normal public use of the water.

28  
29 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

30  
31 **Section 112.** A new section is added to chapter 30.91W of the Snohomish County Code to  
32 read:

33  
34 **30.91W.009 “Water-dependent”** means a use or a portion of a use which requires direct  
35 contact with the water and cannot exist at a non-water location due to the intrinsic nature of  
36 its operations. Examples of water-dependent uses include ship cargo terminal loading areas,  
37 ferry and passenger terminals, barge loading facilities, ship building and dry docking,  
38 marinas, aquaculture, float plane facilities and sewer outfalls.

39  
40 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

41  
42 **Section 113.** A new section is added to chapter 30.91W of the Snohomish County Code to  
43 read:

1  
2 **30.91W.009.1 “Water-enjoyment”** means a recreational use, or other use facilitating public  
3 access to the shoreline as a primary characteristic of the use; or a use that provides for  
4 recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as  
5 a general character of the use and which through the location, design and operation assures  
6 the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to  
7 qualify as a water-enjoyment use, the use must be open to the general public and the  
8 shoreline space of the project must be devoted to provisions that accommodate public  
9 shoreline enjoyment. Examples include parks, piers, museums, restaurants,  
10 educational/scientific reserves, resorts and mixed use projects.

11  
12 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

13  
14 **Section 114.** A new section is added to chapter 30.91W of the Snohomish County Code to  
15 read:

16  
17 **30.91W.011 “Water-oriented”** means any combination of water-dependent, water-related,  
18 and water-enjoyment uses. Nonwater-oriented serves to describe those uses which have little  
19 or no relationship to the shoreline. Examples of nonwater-oriented uses include professional  
20 office, automobile sales or repair shops, mini storage facilities, multifamily residential  
21 development, department stores, and gas stations.

22  
23 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

24  
25 **Section 115.** A new section is added to chapter 30.91W of the Snohomish County Code to  
26 read:

27  
28 **30.91W.012 “Water-related”** means a use or a portion of a use which is not intrinsically  
29 dependent on a waterfront location but whose operation cannot occur economically without a  
30 waterfront location. Examples of water-related uses include warehousing of goods  
31 transported by water, seafood processing plants, hydroelectric generating plants, gravel  
32 storage when transported by barge, oil refineries where transport is by tanker, and log  
33 storage.

34  
35 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

36  
37 **Section 116.** A new section is added to chapter 30.91W of the Snohomish County Code to  
38 read:

39  
40 **30.91W.008 “Watercourse”** means any portion of a channel, bed, bank, or bottom within  
41 the ordinary high water mark of waters of the state. This definition does not include  
42 irrigation ditches, canals, stormwater runoff devices, or other entirely artificial watercourses,  
43 except where they exist in a natural watercourse which has been altered by humans.

1  
2 *This definition applies only to "Shoreline" regulations in chapters 30.44 and 30.67 SCC.*

3  
4 **Section 117.** Snohomish County Code Section 30.91W.070, adopted by Amended  
5 Ordinance 02-064 on December 9, 2002 is repealed.

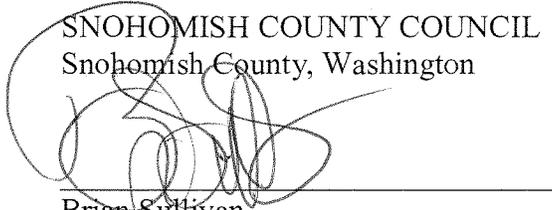
6  
7 **Section 118.** Nothing in this ordinance shall be construed as abating any official action of  
8 the county now pending under or by virtue of the Snohomish County Shoreline Management  
9 Master Program goals, policies, regulations and environment designations or the provisions  
10 contained in chapter 30.44 SCC herein repealed by the adoption of this ordinance, or as  
11 waiving any right of the county under the policies, provisions and regulations repealed by the  
12 adoption of this ordinance.

13  
14 **Section 119. Severability and savings.** If any section, sentence, clause or phrase of this  
15 ordinance shall be held to be invalid or unconstitutional by the Growth Management  
16 Hearings Board (Growth Board), or a court of competent jurisdiction, such invalidity or  
17 unconstitutionality shall not affect the validity or constitutionality of any other section,  
18 sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence,  
19 clause or phrase of this ordinance is held to be invalid by the Growth Board or court of  
20 competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the  
21 effective date of this ordinance shall be in full force and effect for that individual section,  
22 sentence, clause or phrase as if this ordinance had never been adopted.

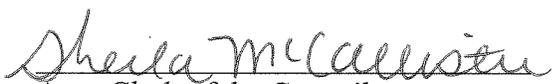
23  
24 **Section 120. Effective date and implementation.** The effective date of this ordinance shall  
25 be fourteen days after the date on which the Washington State Department of Ecology  
26 approves the Snohomish County Shoreline Management Program as provided by RCW  
27 90.58.090. The Department of Planning and Development Services is authorized to take  
28 such actions as may be necessary to implement this ordinance on its effective date.

29  
30 PASSED this 6<sup>th</sup> day of June, 2012.

31  
32 SNOHOMISH COUNTY COUNCIL  
33 Snohomish County, Washington

34  
35  
36  
37   
38 Brian Sullivan  
39 Council Chair

40 ATTEST:

41  
42   
43 Asst. Clerk of the Council

D-10

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

- APPROVED
- EMERGENCY
- VETOED

DATE: 6/21/, 2010<sup>12</sup>

  
\_\_\_\_\_  
Aaron Reardon  
Snohomish County Executive

ATTEST: Cara S. Palmer

Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney