



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
February 5, 2019, 5:30 p.m.

### MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Review of Commission Bylaws and Relevant Municipal Code Responsibilities (SMC Chapter 2.15 and 2.92) (EXHIBITS A, A1, & A2)
- 3) Election of Officers
- 4) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 5) Approval of the minutes of January 15, 2019 regular meeting (EXHIBIT B)
- 6) Shoreline Master Program: Review of Draft Edits and Preparation for Open House and Public Hearing (EXHIBITS C & C1)
- 7) CED Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) Adjournment

***A quorum of the City Council may be present***

*The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.*

*All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.*

# **BYLAWS OF THE PLANNING COMMISSION OF THE CITY OF SEATAC**

We, the members of the Planning Commission of the City of SeaTac, State of Washington, created pursuant to Chapter 35A.63 of the Revised Code of Washington and Chapter 2.15 of the SeaTac Municipal Code, do hereby adopt the following BYLAWS:

## **ARTICLE 1 – NAME**

### **Section 1.1**

The official name of the commission is the "Planning Commission of the City of SeaTac" per SMC 2.15.010.

### **Section 1.2**

The official seat of the Commission is the City Hall of the City of SeaTac.

## **ARTICLE 2 – JURISDICTION**

### **Section 2.1**

The purpose and intent of the Commission is to promote orderly physical development; prepare and recommend regulations, amendments, extensions, or additions to the regulations or plans for physical development; and review and make recommendations, hold public hearings, and establish regulations and standards regarding plats, plans for subdivisions or dedications of land situated within the boundaries of the City or proposed for annexation to the City.

## **ARTICLE 3 – RELATIONS TO CITY STAFF**

### **Section 3.1**

The Community and Economic Development Department staff of the City, as assigned by the City Manager, shall provide staff assistance and serve as liaison between the Planning Commission and those boards and commissions not represented on the Planning Commission, and shall also serve to facilitate communication by the Planning Commission to the City Council.

## **ARTICLE 4 – FUNCTIONS AND DUTIES**

The Commission, pursuant to SMC 2.15.110 through 2.15.140, shall have the following major functions:

#### Section 4.1

Serves as an advisor to the SeaTac City Council in order to promote the orderly physical development and growth of the City;

#### Section 4.2

Prepare a comprehensive plan for the City, in accordance with state law, and recommend not more than once a year to City Council such changes, amendments or additions to the comprehensive plan as may be deemed desirable for the physical, social and economic development of the City;

#### Section 4.3

Recommend, or prepare and recommend, for the adoption by Council, regulations, amendments, extensions or additions to such regulations or plans for the physical development of the City in the interests of health, safety or general welfare;

#### Section 4.4

Review and make recommendations to the Council on such development regulations which may be deemed necessary and which shall be consistent with and shall implement the comprehensive plan;

#### Section 4.5

Act as a research and fact finding agency of the City, with the assistance of the Director of Community and Economic Development, in regard to growth management/annexation, land use, transportation, environmental management, parks/recreation/open space, housing, utilities, historic resources, community quality/design, economic development and capital facilities. The Commission, with the assistance of the Director of Community and Economic Development, shall conduct such surveys, analysis, studies and reports as are generally authorized or requested by the City Council;

#### Section 4.6

Conduct advanced planning for public works programs and the long-range capital budget;

#### Section 4.7

Establish such other work project priorities as the City Council may direct;

Section 4.8

Review, discuss and analyze work products, projects and recommendations of other City commissions that may relate to the functions and duties of the Commission, and when appropriate, actions of Hearing Examiner, which may indicate the need for amendments to the Municipal Code;

Section 4.9

Review, discuss and analyze work products and projects as may be referred to the Commission by the Council or Staff, and when appropriate, solicit and consider input from other Boards or Commissions which may have an interest in the subject mater;

Section 4.10

With City Council approval, to study specific problems or projects which may arise from time to time. This may include, but is not limited to, forming ad hoc committees from within as well as outside its membership.

Section 4.11

Hold public hearings or public meetings, as required by the SeaTac Municipal Code or State law, or as requested by the City Council.

**ARTICLE 5 – MEMBERSHIP**

Section 5.1

The Commission shall be composed of five (5) members that shall include three (3) members that are residents of the City and two (2) members shall own, operate or be employed by business entities located within the City, but if such candidates cannot be found, then the fourth and/or fifth member shall be residents of the City.

Section 5.2

The members of the Planning Commission shall be appointed by the Mayor, subject to confirmation by the City Council.

Section 5.3

Members of the Planning Commission shall serve for a term of three years, or until appointment of a successor member, whichever is later.

#### Section 5.4

If a member of the Planning Commission shall be absent, without prior notification and excuse, from three (3) consecutive regularly scheduled meetings of the Commission, the Chairperson shall report that fact and circumstances to the Mayor, who may declare the position held by that member vacant and a new member may be appointed in the manner set forth above.

#### Section 5.5

Absences from six (6) convened meetings by any Commission member, excused or unexcused, occurring within a twelve-month period, may likewise be grounds for removal.

### **ARTICLE 6 – MEETINGS**

#### Section 6.1

Regular meetings are held the first and third Tuesday of each month, except when the Planning Commission sets an alternative meeting time, for the expressed purpose of conducting business and taking formal action. Agendas are issued and the proceedings of the meetings are recorded and published in the form of adopted meeting minutes.

#### Section 6.2

The Director of Community and Economic Development, or designee, shall attend each meeting of the Planning Commission and shall ensure that minutes of each meeting are taken and published. The Director, or designee, shall provide copies of the published minutes to each member of the City Council.

The Planning Commission shall provide to the City Council a written summary of every public hearing held by the Commission at a following study session or regular meeting of the City Council but not less than two weeks prior to the Council's action on the subject of the public hearing. If deemed necessary by the Planning Commission due to time factors, an oral summary report on a public hearing may be given within said two week time period to the City Council by a Planning Commission member or the Director of Community and Economic Development.

#### Section 6.3

The Planning Commission may hold joint meetings with one or more city or county planning agencies and may engage in regional planning activities.

#### Section 6.4

Special meetings may be called by the Chairperson as needed and formal action may be taken. Agendas are issued and the proceedings of the meetings are recorded and

published in the form of adopted meeting minutes. Notice of any special meeting shall be issued as required by state law.

#### Section 6.5

Workshop meetings are held as needed for the purpose of providing work sessions for the development, review and discussion of draft documents, studies and reports. Agendas are issued; however, the proceedings are not recorded or published, and no formal action may be taken.

#### Section 6.6

All meetings shall be held in the Council Chamber, SeaTac City Hall starting at 5:30 p.m., unless otherwise directed by the Chairperson.

#### Section 6.7

All meetings shall be open public meetings as required by state law.

### **ARTICLE 7 – OFFICERS**

#### Section 7.1

The officers of the Commission shall consist of a Chairperson and Vice-Chairperson, elected from the appointed members of the Commission. The election of officers shall take place the first regular meeting of February of each year, unless otherwise directed by the Chairperson. The term of office for each officer shall run until the next subsequent election of new officers; provided, however, that any officer may be removed at any time by a majority vote of the entire Commission.

#### Section 7.2

If the position of Chairperson becomes vacant, the Vice-Chairperson shall automatically become Chairperson until the next election of officers, as provided in Section 7.1. If the position of Vice-Chairperson becomes vacant, the Commission shall elect a Vice-Chairperson at the next regular meeting after the vacancy occurs.

#### Section 7.3

The election of Chairperson or Vice-Chairperson requires the affirmative vote of at least three commission members. The election of an Officer shall be continued to the next regularly scheduled meeting should the commission be unable to select an Officer in accordance with this Section.

## **ARTICLE 8 – DUTIES OF OFFICERS**

### Section 8.1

Chairperson – The chairperson shall preside over the meetings of the Commission and may exercise all powers usually incident to the office, retaining as a member of the Commission, however, the full right to have a vote recorded on all deliberations of the Commission. The City Council Committee liaison(s) shall be appointed, as needed, by the Planning Commission from within its membership.

### Section 8.2

Vice-Chairperson – The Chairperson being absent, the Vice-Chairperson shall preside as acting Chairperson for the meeting. If both the Chairperson and Vice-Chairperson are absent, a member of the Commission shall be designated as acting Chairperson for the meeting.

### Section 8.3

Secretary – The Secretary, a designated city staff member, shall keep a record of all meetings of the Commission and those records will be retained at such office as the Commission may direct. The Secretary shall also perform such other ministerial functions relating to the position of Secretary as directed, including to facilitate communication by the City Council.

## **ARTICLE 9 – QUORUM**

### Section 9.1

Three (3) members of the Commission shall constitute a quorum for the transaction of business. Any action taken by a majority of those present, when those present constitute a quorum, at any regular or special meeting shall be deemed as the action of the Commission.

## **ARTICLE 10 – AGENDA/RULES OF ORDER**

### Section 10.1

The regular order of business shall be as follows, but may be adjusted as needed:

- Call to Order/Roll Call
- Approval of Minutes
- Public Hearing (if applicable), Including an Explanation of Public Hearing Procedures and a Staff Presentation
- Old Business
- New Business

- City Council Committee Liaison Report(s)
- CED Director/Staff Report
- Commission Comments
- Adjournment

#### Section 10.2

Regular and special meetings of the Commission shall be conducted under the most recent edition of Roberts Rules of Order, except as otherwise addressed by these Bylaws.

### **ARTICLE 11 – PUBLIC HEARINGS**

#### Section 11.1

The following procedure shall apply to Public Hearings held by the Planning Commission:

- The Director of Community and Economic Development or designee shall present the issue to the Planning Commission and respond to questions.
- A person may speak for up to three minutes, although up to ten minutes may be granted by the Chairperson if a person is speaking for a group of at least five people in attendance at the Public Hearing. The Chairperson may establish longer time periods, if there is unanimous concurrence by the rest of the Commission.
- The Planning Commission may ask questions of the speaker and the speaker may respond, but may not engage in further debate.

The Public Hearing will then be closed, but Planning Commission discussion may ensue if the Commission so desires.

### **ARTICLE 12 – COMPENSATION/EXPENSES**

#### Section 12.1

The members of the Planning Commission shall serve without compensation.

#### Section 12.2

The City Council may appropriate a budget for use of the Planning Commission in meeting such expenses and expenditures as may be necessary. The City shall provide to the Planning Commission adequate space and facilities and necessary supplies to facilitate the official business of the Commission. It should be noted that the Community and Economic Development Department is designated to provide space and the necessary supplies to facilitate the official business of the Commission.



## **ARTICLE 13 – CONFLICTS OF INTEREST**

### **Section 13.1**

If any member of the Planning Commission concludes that such member has a conflict of interest or an appearance of fairness problem with respect to a matter pending before the Commission, that member shall disqualify himself or herself from participating in the deliberations and the decision-making process with respect to that matter. If the Mayor and City Manager conclude that a member has a conflict of interest or an appearance of fairness problem with respect to a matter pending before the Commission, that member shall be disqualified from participating in the deliberations and the decision-making process with respect to that matter. In either event, the Mayor may appoint, without necessity of confirmation by the City Council, a person to serve as an alternate on the Planning Commission in regard to that particular matter.

## **ARTICLE 14 – AMENDMENT**

### **Section 14.1**

These Bylaws and Rules of Procedure may be amended by the City Council. Any amendments proposed by the Commission must be forwarded by the Commission to the City Council for consideration by the affirmative vote of a majority of the entire Commission membership during the course of a regular or special meeting; provided, however, that the amendment was proposed at a prior regular or special meeting.

## Chapter 2.15 CITIZEN ADVISORY COMMITTEES, COMMISSIONS, AND BOARDS

### Sections:

- [2.15.010](#) Establishment.
- [2.15.020](#) Appointment.
- [2.15.030](#) Chairperson, Vice-Chairperson and rules of procedure.
- [2.15.040](#) Quorum.
- [2.15.050](#) Staff liaison and support.
- [2.15.060](#) Annual update to City Council.
- [2.15.070](#) Youth membership.
- [2.15.080](#) Terms.
- [2.15.090](#) Vacancies.
- [2.15.100](#) Absences.
- [2.15.110](#) Compensation.
- [2.15.120](#) Expenses.
- [2.15.130](#) Council review.
- [2.15.140](#) Open Public Meetings Act (OPMA) training.
- [2.15.150](#) Airport Advisory Committee.
- [2.15.160](#) Arts, Culture, and Library Advisory Committee.
- [2.15.170](#) Community Services Advisory Committee.
- [2.15.180](#) Hotel-Motel Tax Advisory Committee.
- [2.15.190](#) LEOFF 1 Disability Board.
- [2.15.200](#) Planning Commission.
- [2.15.210](#) Senior Citizen Advisory Committee.
- [2.15.220](#) Sidewalk Advisory Committee.
- [2.15.230](#) Tree Board.
- [2.15.240](#) Staggering of terms.

### **2.15.010 Establishment.**

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The following Citizen Advisory Committees, Commissions, and Boards shall serve in an advisory capacity to the City Council:

- A. Airport Advisory Committee;
- B. Arts, Culture, and Library Advisory Committee;
- C. Community Services Advisory Committee;
- D. Hotel-Motel Tax Advisory Committee;
- E. LEOFF 1 Disability Board;
- F. Planning Commission;
- G. Senior Citizen Advisory Committee;
- H. Sidewalk Advisory Committee; and
- I. Tree Board. (Ord. 17-1010 § 1)

**2.15.020 Appointment.**

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All members will be appointed by the Mayor and confirmed by the City Council, unless otherwise specified by law. All members to be appointed or reappointed must provide an updated application, including background check form.

All applicants will be interviewed by the Mayor and/or other Councilmembers or staff as determined by the Mayor, except any person that was interviewed for the same position by the current Mayor may be reappointed without being interviewed. This section shall not apply to sitting Councilmembers.

All appointed or reappointed members will be subject to a background check unless one was conducted, and passed, within the previous twelve (12) months. (Ord. 18-1015 § 1: Ord. 17-1010 § 2)

**2.15.030 Chairperson, Vice-Chairperson and rules of procedure.**

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Each Citizen Advisory Committee, Board, or Commission shall elect its own Chairperson and Vice-Chairperson, unless otherwise specified in this chapter or by law, and may establish bylaws or rules of procedures as long as they do not conflict with this chapter or any applicable law. (Ord. 17-1010 § 3)

**2.15.040 Quorum.**

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A majority of the appointed members of each Citizen Advisory Committee, Board, or Commission shall constitute a quorum for the transaction of business. Any action taken by a majority of the members present, when those present constitute a quorum, at any meeting of a Citizens' Advisory Committee, Board, or Commission shall be deemed to be the action of the Committee. (Ord. 17-1010 § 4)

**2.15.050 Staff liaison and support.**

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The City Manager shall designate a City employee to act as staff liaison to each Advisory Committee, Board, or Commission. The staff liaison shall produce, in cooperation with the Chair, an agenda for distribution to the Committee, Board, or Commission and the public. The staff liaison shall attend each meeting of the Advisory Committee, Board, or Commission, and shall take and publish minutes of each meeting. The staff liaison shall provide copies of the agenda, and the published minutes of meetings by posting them to the website calendar appointment for the meeting. Prior to consideration of any topic, the staff liaison person shall prepare and provide to each Committee, Board, or Commission member a staff report and documentary information, as may be appropriate. (Ord. 17-1010 § 5)

**2.15.060 Annual update to City Council.**

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Each Citizen Advisory Committee, Board, or Commission shall provide an annual update to the City Council during a City Council meeting or in writing. (Ord. 17-1010 § 6)

**2.15.070 Youth membership.**

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The Mayor may appoint a qualified youth member to the Community Services Advisory Committee, Arts, Culture, and Library Advisory Committee, Sidewalk Advisory Committee, and the Airport Advisory Committee. If a youth member is not found, the position may be filled by a resident. Any youth member must be a student residing in the City, and be between the ages of sixteen (16) and eighteen (18) at the time of appointment. (Ord. 17-1010 § 7)

**2.15.080 Terms.**

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Members shall serve for a term of three (3) years, unless otherwise specified in this chapter. This section shall not apply to sitting Councilmembers. (Ord. 17-1010 § 8)

**2.15.090 Vacancies.**

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All vacancies, including current positions with terms ending, will be open for qualified individuals to apply. If a vacancy occurs during a current term, a qualified successor shall be appointed to serve the remainder of the unexpired term. If the unexpired term is six (6) months or less, the appointee will be appointed to fill the unexpired term plus one full term. If a successor has not yet been appointed at the end of an appointed term, the current member may serve past the end of their appointed term until a successor has been appointed. (Ord. 17-1010 § 9)

### **2.15.100 Absences.**

If a member is absent, without prior notification and excuse, from three (3) consecutive regularly scheduled meetings, the Administrative and Finance (A&F) Committee shall be notified by the City Manager of the circumstances. In such circumstances, the A&F Committee may declare the position held by that member vacant and allow a new member to be appointed by the Mayor for the remainder of the unexpired term, subject to confirmation by the City Council. (Ord. 18-1015 § 2: Ord. 17-1010 § 10)

### **2.15.110 Compensation.**

The members of the Advisory Committees, Board, or Commission shall serve without compensation. (Ord. 17-1010 § 11)

### **2.15.120 Expenses.**

The City Council may appropriate funds within the budget of an appropriate City Department to provide for staff support and supplies for use of the Advisory Committees, Board, or Commission, as approved by the Department Director. The City Manager shall provide to each Advisory Committee, Board, or Commission adequate space and facilities and necessary supplies to facilitate the official business of the Committee. (Ord. 17-1010 § 12)

### **2.15.130 Council review.**

The City Council reserves the right to review the conduct, acts and decisions made by the Committees, Boards, or Commissions, as authorized by law. (Ord. 17-1010 § 13)

### **2.15.140 Open Public Meetings Act (OPMA) training.**

In accordance with RCW [42.30.205](#), all members of Citizen Advisory Committees, Commissions, and Boards must complete OPMA training within ninety (90) days of the commencement of a term or assuming duties. The City Clerk shall be responsible for ensuring compliance with this section. (Ord. 17-1010 § 14)

### **2.15.150 Airport Advisory Committee.**

A. Duties and Responsibilities. The Airport Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. To discuss both the positive and negative impacts of the Sea-Tac International Airport in the City of SeaTac;
2. To discuss land use issues related to Sea-Tac Airport, including the impacts on the City of SeaTac, including but not limited to the South Aviation Support Area (SASA), the international arrivals facility, and airport access;
3. To discuss agreements between the City of SeaTac and the Port of Seattle related to Sea-Tac Airport including, but not limited to, any interlocal agreements;
4. To discuss mitigations of the airport impacts including, but not limited to, traffic mitigation, surface water management, parking, and the payment of impact fees;

5. To make recommendations to the City Council regarding ways to protect residents and businesses from negative airport impacts;
6. To make recommendations to the City Council regarding ways for residents and businesses to take advantage of positive airport impacts; and
7. To address other airport related issues as deemed appropriate by the Committee or the City Council.

B. Membership. The Airport Advisory Committee shall consist of nine (9) members composed of:

1. Three (3) sitting Councilmembers, one (1) of which will be Chair appointed by the Mayor;
2. Three (3) members from the SeaTac business community; and
3. Three (3) members who reside in the City of SeaTac, one of which can be a youth member. (Ord. 17-1010 § 15)

### **2.15.160 Arts, Culture, and Library Advisory Committee.**

A. Duties and Responsibilities. The Arts, Culture and Library Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Make recommendations pertaining to art and culture to the community and creating a bridge between the SeaTac community and the Valley View Library;
2. Inform the City Council in matters of the arts, culture and library related activities and programs;
3. Represent the interest of the community pertaining to the arts, culture and library;
4. Develop cooperation with schools, local, regional, state and national art and cultural related organizations;
5. Solicit grants and resources to enhance and promote related programs;
6. Advocate for increased access and consciousness to art, culture and library programs;
7. Facilitate community dialogue and education on issues including literacy, diversity and intellectual freedom;
8. Establish and administer an Arts and Cultural Master Plan; and
9. Work with King County 4Culture Grant program for funding sources.

B. Membership. The Arts, Culture, and Library Advisory Committee shall consist of seven (7) members composed of:

1. Individuals who work or reside in the City, one of which can be a youth member. (Ord. 17-1010 § 16)

### **2.15.170 Community Services Advisory Committee.**

A. Duties and Responsibilities. The Community Services Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Make reports and recommendations to the City Council concerning community service issues;
2. Bring committee members, leaders and businesses to address issues related to community service;

3. Review City actions which may affect the accessibility or quality of community services available to City residents;
4. Seek volunteers who are interested in performing service in our community;
5. Evaluate funding requests and, based on Council priorities, make recommendations on funding human service agencies and organizations to the Parks and Recreation Committee;
6. Help volunteers find projects in which that can serve the community;
7. Connect volunteers with agencies or groups who conduct community service projects in the City;
8. Connect agencies or groups with service projects in our community;
9. Address other community service issues as deemed appropriate by the Committee;
10. Review and recommend community service plans and policies, including the human service element of the City's Comprehensive Plan; and
11. Participate in collaborative planning efforts involving citizen groups, human service agencies and local organizations.

B. Membership. The Community Services Advisory Committee shall consist of seven (7) members composed of:

1. Individuals who work or reside in the City, one (1) of which can be a youth member. (Ord. 18-1015 § 3: Ord. 17-1010 § 17)

### **2.15.180 Hotel-Motel Tax Advisory Committee.**

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A. Duties and Responsibilities. The Hotel-Motel Tax Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Perform functions as the City's Lodging Tax Advisory Committee, as required by RCW [67.28.1817](#), for the purposes set forth in Chapter [67.28](#) RCW;
2. Any proposed imposition of a hotel-motel tax, any proposed increase in the rate of the hotel-motel tax, any proposed repeal of an exemption from the tax, and any proposed change in the use of revenue received from the hotel-motel tax shall be submitted to the Committee for review and comment, at least forty-five (45) days before final action on or passage of the proposal by the Council;
3. Hold public hearings and solicit public comments if necessary;
4. Submit to the City Council comments on any proposal in a timely manner through generally applicable public comment procedures, which shall include an analysis of the extent to which the proposal will accommodate activities for tourists or increased tourism, and the extent to which the proposal will affect the long-term stability of the fund established for receipt of revenue from the hotel-motel tax.

B. Membership. The Hotel-Motel Tax Advisory Committee shall consist of nine (9) members composed of:

1. The Chair, who shall be a sitting Councilmember appointed by the Mayor;
2. Four (4) representatives of businesses located within the City required to collect the lodging tax; and
3. Four (4) persons involved in activities authorized to be funded by revenue received from the lodging tax.

Persons who are eligible for appointment under subsection (B)(2) of this section are not eligible for appointment under subsection (B)(3) of this section. Persons who are eligible for appointment under subsection (B)(3) of this section are not eligible for appointment under subsection (B)(2) of this section.

C. Annual Council Review. As required by RCW [67.28.1817\(1\)](#), the City Council shall annually review the membership of the Committee, and shall make such changes to the number of members appointed to the Committee as the Council may deem appropriate. In no event shall the number of Committee members be reduced to less than five (5). (Ord. 17-1010 § 18)

### **2.15.190 LEOFF 1 Disability Board.**

A. Duties and Responsibilities. The LEOFF 1 Disability Board approves medical claims for active and retired fire and LEOFF 1 members, and approves disability leaves and retirements for active fire and police LEOFF 1 members in accordance with provisions of Chapter [41.26](#) RCW, Chapter [415-105](#) WAC, and the City of SeaTac Disability Board policies and procedures.

B. Membership. The LEOFF 1 Disability Board shall consist of five (5) members, composed of:

1. Two (2) shall be sitting Councilmembers appointed the Mayor;
2. One (1) shall be a LEOFF 1 member nominated and voted by LEOFF 1 retirees;
3. One (1) shall be a LEOFF 2 member nominated by LEOFF 2 (active Firefighters) and voted by LEOFF 1 retirees; and
4. One (1) shall be a resident of the City voted by the other board members.

C. Terms. Pursuant to RCW [41.26.110](#), members of the LEOFF 1 Disability Board shall serve a term of two (2) years. (Ord. 17-1010 § 19)

### **2.15.200 Planning Commission.**

A. Duties and Responsibilities. The Planning Commission acts in an advisory capacity to the City Council with the following purposes:

1. In order to maintain and achieve the highest level of the City's attributes so that all SeaTac residents and businesses can enjoy and be proud to reside in this community, study and make recommendations to the City Council for adoption of long range comprehensive plans, policies, programs, services related to land use, transportation and community facilities, and development regulations which shall be consistent with and implement the Comprehensive Plan.
2. Recommend to the City Council such development regulations which may be deemed necessary, but which shall be consistent with and shall implement the Comprehensive Plan, to include the following:
  - a. Subdivision Code, SMC Title [14](#);
  - b. Zoning Code, SMC Title [15](#), including the Official Zoning Map;
  - c. Development Review Code, SMC Title [16A](#);
  - d. Crime Prevention Through Environmental Design Code, SMC Title [17](#); and
  - e. Shoreline Management Code, SMC Title [18](#).
3. Conduct public hearings as required, review individual or City-wide rezones initiated by the City, and such other actions as may be requested by the City Council.

4. Research and fact finding, which may include undertaking such surveys, analyses, research, and reports in order to fulfill the purposes set forth in this section. The Planning Commission is specifically authorized to join with and cooperate with the planning agencies of other cities and counties, to include regional planning agencies, in furtherance of such research and planning.

5. Annually, by July 15th of each calendar year, to coincide with the City's preliminary budget or mid-year biennial review process, submit to the City Council a work plan for the ensuing calendar year, together with a report on progress made in implementing the goals and requirements of State law and on the status of land use policies and procedures within the City, for the purpose of assisting the Council in establishing a budget to support the Commission. The work plan may include:

- a. A description of all anticipated amendments to the Comprehensive Plan;
- b. Anticipated preparation of subarea plans;
- c. Anticipated area rezones;
- d. Anticipated amendments of development regulations;
- e. Any other studies and projects reasonably expected to be undertaken; and
- f. Any estimated direct expenses.

B. Membership. The Planning Commission shall consist of seven (7) members that are composed of:

1. Four (4) members who are residents of the City; and
2. Three (3) members who shall own, operate or be employed by business entities located within the City, but if such candidates cannot be found, then these positions shall be residents of the City. (Ord. 17-1010 § 20)

#### **2.15.210 Senior Citizen Advisory Committee.**

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A. Duties and Responsibilities. The Senior Citizen Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Identify issues related to senior citizens in the community;
2. Act as an advisory body to the City Council and provide input through the City Manager and the staff liaison to the City Council on issues relating to senior citizens in the community;
3. Provide increased opportunities for community involvement by senior citizens of the City and community, in general;
4. Advise the City Council, through the City Manager, regarding the delivery of senior citizen programs; and
5. Provide outreach to the community in an effort to develop and place senior citizen issues before the citizens of the City of SeaTac in a positive manner.

B. Membership. The Senior Citizen Advisory Committee shall consist of seven (7) members composed of:

1. Residents fifty-five (55) years of age or older at the time of appointment. (Ord. 17-1010 § 21)

#### **2.15.220 Sidewalk Advisory Committee.**

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A. Duties and Responsibilities. The Sidewalk Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Develop recommendations to Council regarding the funding, construction, site selection for sidewalk construction projects, and future maintenance of neighborhood sidewalk projects within the community;
2. Make recommendations to City Council to help ensure that the Neighborhood Sidewalk Program meets the needs and goals of our community, which shall be developed through the Committee's work plan. The work plan will include tasks such as:
  - a. Research best practices of other jurisdictions and vet those ideas within the community.
  - b. Develop, maintain and implement a project identification, ranking and selection process.
  - c. Seek innovative, community-based ideas through sustainable, two (2) way communication within the community.
  - d. Develop and provide oversight of program community outreach efforts.
3. The Committee Chair shall be appointed by the Mayor and the Vice-Chair shall be selected by the Committee Chair.

B. Membership. The Sidewalk Advisory Committee shall consist of nine (9) members composed of:

1. Three (3) sitting Councilmembers appointed by the Mayor; and
2. Six (6) citizens representing a wide range of ages, neighborhoods, schools, cultures, religions, socio-economics, special needs, and skills, one (1) of which may be a youth member. (Ord. 17-1010 § 22)

### **2.15.230 Tree Board.**

A. Duties and Responsibilities. The Tree Board acts in an advisory capacity to the City Council with the following purposes:

1. Meet the obligations of the Tree City U.S.A. Program and ensure the valued natural resource of public trees (and other vegetation) is maintained in a manner that ensures its viability for future generations.
2. Plant, prune, maintain, and remove trees and other plantings within all City of SeaTac rights-of-way, parks and other City properties to preserve public safety and to preserve or enhance the development of public spaces.
3. Study, investigate and develop a written plan for the care, preservation, promotion of public education, pruning, planting, replanting, removal or disposition of trees, shrubs, other vegetation that are located within public spaces, such as parks, public rights-of-way, and any other public place. A list of recommended or beneficial trees and plantings, as well as prohibited trees and plantings, may be included in the plan. Such plan will be presented annually to the City Council and upon the Council's acceptance and approval shall constitute the official comprehensive City Tree Plan. The plan will be reviewed and updated as the Board determines, or as otherwise directed by the City Manager.
4. Make recommendations to the various City departments to implement removal of public trees or parts of public trees that are deemed to be injurious to the general public or that are causing an interference with utilities such as overhead power or transmission lines. This may also include diseased or defective trees.
5. Make its own rules and regulations, and keep a record of its proceedings. A majority of the members shall be a quorum for the transaction of business.

B. Membership. The Tree Board shall consist of five (5) members, composed of:

1. Three (3) qualified City staff that are appointed by the City Manager, and shall serve indefinitely or until new members are appointed by the City Manager; and
2. One (1) sitting Councilmember appointed by the Mayor; and
3. One (1) City resident. (Ord. 17-1010 § 23)

### **2.15.240 Staggering of terms.**

---

Terms for all positions on Citizen Advisory Committees, Boards, and Commissions shall be staggered. The City Clerk is hereby directed to create a schedule for the staggering of terms so that terms expire in different months throughout the year, and that an approximate equal number of terms expire each year. The City Clerk is authorized to adjust terms of current positions to accommodate the intent of this section. (Ord. 17-1010 § 25)

---

### **The SeaTac Municipal Code is current through Ordinance 18-1039, passed November 27, 2018.**

Disclaimer: The City Clerk's Office has the official version of the SeaTac Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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## Chapter 2.92 ETHICS OF BOARD, COMMITTEE, AND COMMISSION MEMBERS

### Sections:

- [2.92.010](#) Policy.
- [2.92.020](#) Definitions.
- [2.92.030](#) Prohibited conduct.
- [2.92.040](#) Complaint process and enforcement.
- [2.92.050](#) Penalties for noncompliance.
- [2.92.060](#) Frivolous complaints.
- [2.92.070](#) Acknowledgment.

### **2.92.010 Policy.**

---

A. It is the policy of the City of SeaTac to uphold, promote and demand the highest standard of ethics from all of its appointed officials. Appointed officials shall maintain the utmost standards of personal integrity, truthfulness, honesty and fairness in carrying out their public duties; avoid any improprieties or material misrepresentations regarding their roles or authority as appointed public officials, as defined herein; and never use their City positions or powers for improper personal gain.

B. It is the intention of the City Council that this chapter be liberally interpreted to accomplish its purpose of protecting the public against decisions that are affected by undue influence, conflicts of interest, or any other violation of this Code of Ethics. Interpretation of this chapter should be guided by common sense and practicality.

C. This chapter is intended to supplement Washington State law, including but not limited to Chapter [42.23](#) RCW, the United States and Washington State Constitutions, laws pertaining to conflicts of interests, elections campaigns and City ordinances. (Ord. 17-1011 § 1 (part))

### **2.92.020 Definitions.**

---

As used in this chapter, these words shall have the following meanings, unless the context clearly indicates otherwise:

A. "Business" means any corporation, partnership, sole proprietorship, firm, enterprise, franchise, association, organization, self-employed individual, consultant, holding company, joint stock company, receivership, trust, or any legal entity organized for profit.

B. "Compensation" means payment in any form for real or personal property or services of any kind.

C. "Family" means spouses, children, dependents, parents, siblings, aunts, uncles, nieces, nephews, cousins, grandchildren, grandparents, son-in-law or daughter-in-law, brother-in-law or sister-in-law, and anyone residing in the person's household;

D. "Gift" means a voluntary transfer of real or personal property of any kind or the voluntary rendition of services of any kind without consideration of equal or greater value, but not including any reasonable hosting expenses, including travel, entertainment, meal, and refreshment expenses incurred in connection with appearances, ceremonies, and occasions reasonably related to official City business, or where otherwise permitted by law.

E. "Immediate family" shall mean spouse and dependent children.

F. "Official" means a member of Council-appointed Boards, Committees, Commissions and other Council-appointed task groups, but shall not include City Councilmembers or City employees.

G. "Person" means any individual, corporation, business or other entity, however constituted, organized or designated.

H. "Remote interest" means:

1. That of a nonsalaried officer of a nonprofit corporation; or
2. That of an employee or agent of a contracting party where the compensation of such employee or agent consists entirely of fixed wages or salary; or
3. That of a landlord or tenant of a contracting party; or
4. That of a holder of less than one percent (1%) of the shares of a corporation, a limited liability company, or other entity, which is a contracting party. (Ord. 17-1011 § 1 (part))

### **2.92.030 Prohibited conduct.**

---

The following shall constitute violations of this Code of Ethics:

A. General Prohibition Against Conflicts of Interest. In order to avoid becoming involved or implicated in a conflict of interest or impropriety, no official should be involved in any activity that is in conflict with the conduct of official City business or is adverse to the interests of the City.

B. Beneficial Interests in Contracts Prohibited. No official shall participate in his/her capacity as an official in the making of a contract in which she/he has a financial interest, direct or indirect. This shall include any contract for sale, lease or purchase, with or for the use of the City, or the acceptance directly or indirectly of any compensation, gratuity or reward from any other person beneficially interested therein. Provided, however, that this prohibition shall not apply where the official has only a remote interest in the contract, and where the fact and extent of such interest is disclosed and noted in the official minutes or similar records of the City prior to formation of the contract, and thereafter the governing body authorizes, approves or ratifies the contract in good faith, by a vote of its membership sufficient for the purpose without counting the vote(s) of the official(s) having the remote interest.

C. Beneficial Influence in Contract Selection Prohibited. No official shall influence the City's selection of, or its conduct of business with, a corporation, person or firm having or proposing to do business with the City if the official has a financial interest in or with the corporation, person or firm, unless such interest is a remote interest and where the fact and extent of such interest is disclosed and noted in the official minutes or similar records of the City prior to formation of the contract.

D. Representation of Private Person at City Proceeding Prohibited. No official shall appear on behalf of a private person, other than him/herself or an immediate family member, or except as a witness under subpoena, before any regulatory governmental agency or court of law in an action or proceeding to which the City or an official in an official capacity is a party, or accept a retainer or compensation that is contingent upon a specific action by the City.

E. Beneficial Interest in Legislation Prohibited. No official, in appearing before the City Council or when giving an opinion before the City Council in their capacity as a member of a Board, Commission or Committee, shall have a financial interest in any legislation coming before the City Council or participate in any discussion with or give an official opinion to the City Council, unless such interest is a remote interest and where the fact and extent of such interest is disclosed and noted on the record of the Council or similar records of the City, prior to consideration of the legislation by the City Council.

F. Disclosure of Confidential Information Prohibited. No official shall disclose or use any confidential, privileged or proprietary information, gained by reason of his/her official position, for a purpose which is other than a City purpose; provided, however, that nothing shall prohibit the disclosure or use of information which is a matter of public knowledge, or which is available to the public upon request.

G. Concealment of Public Records Prohibited. No official may intentionally destroy public records, or conceal a record if the official knew the record was required to be released under the Public Records Act, was under a personal obligation to release the record, and failed to do so. This subsection does not apply where the decision to withhold the record was made in good faith after consultation with the City Attorney's Office and the City's Public Records Officer.

H. Use of Email. No official may use a non-City email account to conduct City business, with the intent to avoid records being preserved as required by law.

I. Improper Use of Position Prohibited. No official shall knowingly use his/her position to secure personal benefit, gain or profit, or use his/her position to secure special privileges or exceptions for him/herself, or for the benefit, gain or profits of any other persons.

J. Improper Interference with the City Manager. No official shall interfere with the duties of the City Manager, as set forth in RCW [35A.13.120](#).

K. Improper Use of City Property Prohibited. No official shall use City owned vehicles, equipment, materials, money or property for personal or private convenience or profit. Such use is restricted to those services which are available to the public generally, for the authorized conduct of official City business.

L. Acceptance of Compensation, Gifts, Favors, Rewards or Gratuity Prohibited. No official may, directly or indirectly, give or receive, or agree to give or receive, any compensation, gift, favor, reward or gratuity, for a matter connected with or related to the official's services with the City of SeaTac; provided, however, that this prohibition shall not apply to:

1. Attendance by an official at a hosted meal when it is provided in conjunction with a meeting directly related to the conduct of City business, or where attendance by the official as a City representative is appropriate;
2. An award publicly presented in recognition of public service; or
3. Any gift valued at fifty dollars (\$50.00) or less, which gift cannot reasonably be presumed to influence the vote, action or judgment of the official, or be considered as part of a reward for action or inaction. The following are presumed not to influence the vote, action or judgment of the official, or be considered as part of a reward for action or inaction, so as to allow an official or employee to receive or accept them:
  - a. Unsolicited advertising or promotional items of nominal value, such as pens and note pads;
  - b. Unsolicited tokens or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item;
  - c. Unsolicited items received for the purpose of evaluation or review, if the recipient has no personal beneficial interest in the eventual use or acquisition of the item;
  - d. Informational material, publications, or subscriptions related to the recipient's performance in their capacity as a City representative;
  - e. Food and beverages consumed at hosted receptions where attendance is related to the recipient's performance as a City representative;

- f. Admission to, and the cost of food and beverages consumed at, events sponsored by or in conjunction with a civic, charitable, governmental, or community organization;
- g. Payments by a governmental or nongovernmental entity of reasonable expenses incurred in connection with a speech, presentation, appearance, or trade mission related to the recipient's performance as a City representative;
- h. Payments for seminars and educational programs sponsored by a bona fide nonprofit professional, educational, or trade association, or charitable institution related to the recipient's performance as a City representative;
- i. Flowers, plants, and floral arrangements, however, such items shall be made available for the enjoyment of all City employees;
- j. Food and beverages on infrequent occasions in the ordinary course of meals where attendance is as a City representative.

4. The presumption in this subsection (L)(3) is rebuttable and may be overcome by clear and convincing evidence based on the circumstances surrounding the giving and acceptance of the item.

#### M. Impermissible Conduct After Leaving City Service.

- 1. Disclosure of Privileged, Confidential, or Proprietary Information Prohibited. No former official shall disclose or use any privileged, confidential or proprietary information gained because of his/her City position.
- 2. Participation in City Matter Prohibited. No former official shall, during the period of one (1) year after leaving City office:
  - a. Assist any person in matters involving the City if, while in the course of duty with the City, the former official was officially involved in the matter, or personally and substantially participated in the matter, or acted on the matter; or
  - b. Participate as or with a bidder, vendor or consultant in any competitive selection process for a City contract in which he/she assisted the City in determining the project or work to be done, or the process to be used. (Ord. 17-1011 § 1 (part))

#### **2.92.040 Complaint process and enforcement.**

A. A complaint that this Code of Ethics has been violated shall be filed with the City Clerk. The subject of the complaint shall be sent a copy of the complaint by the City Clerk. All complaints shall be subject to the following requirements:

- 1. The complaint must be based upon facts within the personal knowledge of the complainant;
- 2. The complaint must be submitted in writing and signed under oath by the complainant and filed no more than one (1) year from the date of the alleged violation;
- 3. The complaint must include a detailed factual description of the alleged violation including the date, time and place of each occurrence and the name of the person or persons who are alleged to have committed a violation. The complaint must also refer to the specific provisions of the code of ethics which are alleged to have been violated;
- 4. The complaint must be accompanied by all available documentation or other evidence known to the complainant to support the allegations of the complaint.

B. No person shall knowingly file a false or frivolous complaint, or a false or frivolous report of violation of this Code of Ethics.

C. Any complaint that this Code of Ethics has been violated shall be forwarded to the City Attorney or his or her designee for a sufficiency determination. After reviewing the complaint, the City Attorney may take any of the following actions and inform the complainant, the subject of the complaint, and the City Council as appropriate:

1. Determine that the facts stated in the complaint, even if true, would not constitute a violation of the Code of Ethics, and that no further action is warranted.
2. Determine that the facts stated in the complaint, even if true, would not constitute a material violation of the Code of Ethics because any potential violation was inadvertent or minor or has been adequately cured, such that further proceedings on the complaint would not serve the purposes of the Code of Ethics. The City Attorney may communicate with the subject of the complaint and/or the City Council to provide advice and/or counseling so that such a violation, even if true, could be prevented in the future.
3. Make a preliminary determination that the facts stated in the complaint, if true, could potentially constitute a violation of the Code of Ethics such that further proceedings are warranted.
4. The initial determination shall be documented in writing within fifteen (15) days of its receipt of the complaint, unless a longer time is deemed warranted by the City Attorney based on particular circumstances. The City Attorney's initial determination is final.
5. For all complaints in which the City Attorney's initial determination is that further proceedings are warranted, the City Attorney shall promptly designate an individual to conduct an investigation of the complaint. The individual designated to investigate the complaint may, but is not required, to be a City employee.

D. The individual designated to conduct the investigation shall complete the investigation and prepare written findings, conclusions, and recommended disposition as soon as practicable, but no later than thirty (30) days of the date of the initial determination unless an extension is granted by the City Attorney. A copy of the written investigation findings and conclusions shall be provided to the City Attorney.

E. Within five (5) business days of receipt of the investigator's written findings, conclusions, and recommended disposition, the City Attorney shall forward a copy to the City's Hearing Examiner. The City Attorney shall also forward a copy to the complaining party and the subject of the investigation.

F. Within ten (10) business days of receipt of the investigator's report, unless a longer time is approved by the City Attorney, the Hearing Examiner shall consider and review the complaint, findings, conclusions and recommended disposition. If the Hearing Examiner determines that more information is needed to make a determination as to whether the Code of Ethics has been violated, it may request additional documentary evidence or convene a hearing to gather such additional evidence as required. After final deliberations on the complaint, investigator's findings, as well as any additional testimony, statements, or documents presented at the hearing, if any, the Hearing Examiner shall determine whether or not a violation of the Code of Ethics has occurred. Throughout the process, the Hearing Examiner may seek legal advice from the City Attorney or other legal counsel as assigned by the City Attorney.

G. If the Hearing Examiner determines that a violation of the Code of Ethics has occurred, it may, but is not required, to recommend penalties be imposed for the violation.

H. Copies of the written findings of fact, conclusions and recommended disposition of the Hearing Examiner shall be forwarded to the complaining party and the subject of the investigation and the City Council. Additional copies

shall be forwarded to the investigator and the City Attorney.

I. If the Hearing Examiner determines that a violation of the Code of Ethics occurred, the Council shall review and discuss the written findings of fact, conclusions and recommended disposition at the next regularly scheduled Council meeting agenda. Any penalty for violation of the Code of Ethics must be approved by majority vote of the Council. If the Hearing Examiner determines that no violation of the Code of Ethics occurred, the determination is final and closed.

J. After a complaint has been filed and during the pendency of a complaint, members of the City Council shall not discuss directly or indirectly with any party or other person about any issue or fact or law regarding the complaint, except as part of the investigation or disposition of the complaint.

K. Neither the City nor any official may take or threaten to take, directly or indirectly, official or personal action, including but not limited to discharge, discipline, personal attack, harassment, intimidation, or change in job, salary, or responsibilities against any person because that person filed a complaint. (Ord. 17-1011 § 1 (part))

### **2.92.050 Penalties for noncompliance.**

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Any official found to have violated any provision of this Code of Ethics may be subject to one (1) or more of the following penalties, subject to approval of a majority of the Council:

- A. A cease and desist order as to violations of this Code of Ethics.
- B. An order to disclose any reports or other documents or information requested.
- C. Removal from the Board, Committee, or Commission.
- D. Any other penalty that is deemed just and equitable. (Ord. 17-1011 § 1 (part))

### **2.92.060 Frivolous complaints.**

---

The City Attorney may request that the Hearing Examiner make a finding that a complaint brought pursuant to this Ethics Code is frivolous and without merit. Upon such a finding, the person making such a complaint may be liable to the City for the cost of any investigation, if applicable. If the complainant is a City employee, he or she may additionally be subject to disciplinary action. (Ord. 17-1011 § 1 (part))

### **2.92.070 Acknowledgment.**

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All members of Council-appointed City Boards, Committees and Commissions shall acknowledge receipt and review of this chapter by signing an acknowledgment form. (Ord. 17-1011 § 1 (part))



**The SeaTac Municipal Code is current through Ordinance 18-1039, passed November 27, 2018.**

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**CITY OF SEATAC  
PLANNING COMMISSION  
Minutes of January 15, 2019  
Regular Meeting**

**Members present:** Leslie Baker, Tej Basra, Roxie Chapin, Tom Danztler, Brandon Pinto  
**Members absent:** Jim Todd

**Staff present:** Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner; Alena Tuttle, Assistant Planner; Steve Pilcher, CED Director; Carl Cole, City Manager; Aleksandr Yeremeyev, Economic Development Strategist

**1. Call to Order**

Chair Tej Basra called the meeting to order at 5:30 p.m.

**2. Public Comment**

Stanley Tombs announced that due to his appointment to City Council Position #5, he has resigned from the Planning Commission, effective immediately. Commissioner expressed their congratulations and appreciation for his work as a Commissioner.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the December 4, 2018 meeting as written.

**Passed 5-0.**

**4. Shoreline Master Program Update**

Planning Manager Jennifer Kester introduced Alex Pittman with the Watershed Company, a consultant hired by the City to assist with the update, which is required by State law. Angle Lake is the only water body in the city subject to this program. The shorelines plan and regulations apply to lands within 200 feet of the shoreline. Mr. Pittman reviewed a PowerPoint presentation, which provided a primer to shorelines regulations and the approach that is being taken.

Ms. Tuttle reviewed the amount of shorelines permitting that has occurred the past 12 years in SeaTac. Other than projects at Angle Lake Park, there have been few Substantial Development Permits. The majority of work has been the issuance of Exemptions.

Ms. Kester noted that the State Department of Ecology (DOE) has the final approval authority over the City's program and individual permitting.

Staff is recommending that Title 18 be repealed and that a single, combined document (Master Program and regulations) be adopted.

The Commission agreed with no longer referring to the "Hughes property" and instead, using its parcel number instead. Staff is also recommending allowing some special provisions for WSDOT projects.

The update needs to be adopted by June 30, 2019. Mr. Pittman reviewed the proposed timeline for the project, including public involvement opportunities and the need to provide DOE with

time for review. Ms. Kester reviewed elements of the proposed outreach plan, which includes fliers, contact with the Angle Lake Shore Club, etc.

### **5. City Center Plan update**

Senior Planner Kate Kaehny reviewed work done to date and anticipated schedule for moving forward. She reviewed information from a 2009 analysis of the former Airport Station Area Plan. A full build out of the area was anticipated to yield estimates of number of jobs, housing units and fiscal revenues.

Ms. Kaehny then reviewed “Opportunity Zones”, their tax benefits and possible benefits to developers. All properties in the study area are included as Opportunity Zones, which can make investment in this area attractive to developers. The intent is to bring capital investment into these areas and thereby improve their overall economic standing.

Commissioners discussed whether there is adequate infrastructure to support the growth, particularly low-income housing. Chair Basra clarified the benefits of Opportunity Zones and that projects do not need to be only low-income housing.

Commissioner Danztler suggested the City challenge the application of the OZ designation to the airport and requested the Commission go on record that a change be made whenever there is a chance to do so. Planning Manager Kester said staff can look into what the process would be to have this re-evaluated. CM Forschler formally requested that the City Manager look into this issue.

Chair Basra spoke of the need to review the density standards in the Zoning Code and increase allowable densities for multi family housing.

Ms. Kaehny then reviewed next steps that staff is taking before briefing the Commission at the next meeting in February.

There was further discussion about the need for investment of public funds in this area in order to encourage development.

Commissioner Danztler related the story of his property, the investment in infrastructure that has been made and that his site is ready for development.

### **6. Comprehensive Plan Amendment Cycle**

This item was postponed until the next meeting.

### **7. CED Director’s Report**

Director Steve Pilcher noted upcoming terms that are expiring and the need to re-apply if the affected members wish to remain on the Commission.

### **8. Commissioners’ Comments**

None.

### **9. Adjournment**

There being no further business, the meeting adjourned at 7:22 p.m.



**MEMORANDUM**  
**COMMUNITY & ECONOMIC DEVELOPMENT**

Date: February 1, 2019  
To: Planning Commission  
From: Jennifer Kester, Planning Manager  
Subject: Shoreline Master Program Update: Review of Draft Edits and Preparation for Open House and Public Hearing

---

Enclosed is a copy of the draft edits to the Shoreline Master Program. At the meeting, the Commission will review these changes with staff. Any additional edits will be incorporated into the document for the March 5<sup>th</sup> Open House and Public Hearing.

The Commission will also discuss the format and schedule for the open house and public hearing. Notice will go out on February 5<sup>th</sup> and documents will be posted at [www.seatacwa.gov/shorelineupdate](http://www.seatacwa.gov/shorelineupdate).

DRAFT City of  
SeaTac's  
Shoreline Master  
Program:

DRAFT General Goals and Policies  
DRAFT Environment Designations  
DRAFT Regulations



City of SeaTac

~~May 2010~~ 2019

# Acknowledgments

## ~~*City of SeaTac Shoreline Ad Hoc Advisory Committee*~~

~~Chris Wythe, Councilmember  
Barry Ladenburg, Councilmember  
Roxie Chapin, Planning Commissioner  
Barbara Anderson  
Bruce Lindquist  
Cameron Moorehead  
Dave Pattison  
Judy Willaims  
Mike Borfitz  
Patti Austin~~

## *City of SeaTac Planning Commission*

~~Richard Forschler, Chair  
Mel McDonald, Vice-Chair  
Rick Lucas  
Tom Dantzler  
Roxie Chapin  
Tejvir Basra, Chair  
Tom Dantzler  
Roxie Chapin  
Jim Todd  
Brandon Pinto  
Leslie Baker~~

## *City of SeaTac City Council*

~~Ralph Shape, Mayor  
Gene Fisher, Deputy Mayor  
Chris Wythe, Councilmember  
Ferry Anderson, Councilmember  
Tony Anderson, Councilmember  
Mia Gregerson, Councilmember  
Barry Ladenburg, Councilmember  
Erin Sitterly, Mayor  
Clyde Hill, Deputy Mayor  
Rick Forschler  
Peter Kwon  
Joel Watchel  
Stanley Tombs  
Pam Fernald~~

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Figure 1. Shoreline Environment Designation Map



# Chapter 1 Introduction

## 1.1 History and Requirements of the Shoreline Management Act

Washington's **Shoreline Management Act** (Act) was adopted by the public in a 1972 referendum "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The Act has three broad policies:

1. **Encourage water-dependent uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."
2. **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."
3. **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."

This Act recognizes that "shorelines are among the most valuable and fragile" of the state's resources. The Act, and the City of SeaTac, recognize and protect private property rights along the shoreline, while aiming to preserve the quality of this unique resource for all state residents.

The primary purpose of the Act is to provide for the management and protection of the state's shoreline resources by planning for reasonable and appropriate uses. In order to protect the public interest in preserving these shorelines, the Act establishes a coordinated planning program between the state and local jurisdictions to use in addressing the types and effects of development occurring along the state's shorelines. By law, the City is responsible for the following:

1. Development of an inventory of the natural characteristics and land use patterns along shorelines covered by the act.
2. Preparation of a "Master Program" to determine the future of the shorelines.
3. Development of a permit system to further the goals and policies of both the act and the local Master Plan.
4. Development of a Restoration Plan that includes goals, policies and actions for restoration of impaired shoreline ecological functions.

## **1.2 Master Program Development and Public Participation**

The City of SeaTac (City) obtained a grant from the Washington Department of Ecology (Ecology) in 2007 to conduct a comprehensive Shoreline Master Program (SMP) update.— The first step of the update process was to inventory the City’s shorelines as defined by the state’s Shoreline Management Act (SMA) (RCW 90.58). Angle Lake is the only SMA shoreline in the City of SeaTac. The inventory describes existing biological and physical conditions. These conditions were then analyzed and characterized to create a baseline from which future development actions in the shoreline will be measured.

Environmental designations were identified for the different shoreline reaches and goals, policies, and regulations for each were developed.

The Guidelines require that the City demonstrate that its updated SMP yields “no net loss” in shoreline ecological functions relative to the baseline due to its implementation. Ideally, the SMP in combination with other City and regional efforts will ultimately produce a net improvement in shoreline ecological functions.

The City obtained a second grant from Ecology in 2018 to complete a periodic SMP update. Washington state law requires jurisdictions to review and update their SMPs every eight years in accordance with the Shoreline Management Act (SMA) and its current guidelines and legislative rules to attain state approval. The periodic update to this SMP focused on reviewing relevant legislative updates since the comprehensive update and incorporating any applicable amendments and ensuring consistency with the City’s 2017 Comprehensive Plan Update and other City regulations.

## **1.3 Purposes of the Shoreline Master Program**

The purposes of this Master Program are:

To carry out the responsibilities imposed on the City of SeaTac by the Washington State Shoreline Management Act (RCW 90.58).

To promote the public health, safety, and general welfare, by providing a guide and regulation for the future development of the shoreline resources of the City of SeaTac.

To further, by adoption, the policies of RCW 90.58, and the goals of this Master Program, both which hereafter follow.

To comply with the Shoreline Master Program Guidelines (Chapter 173-26 WAC), including a particular focus on including regulations and mitigation standards to ensure that development under the Shoreline Master Program will not cause a net loss of ecological functions.

## **1.4 Legislative Findings and Washington Shoreline Management Policies**

The Washington State Legislature finds the shorelines of the state are among the most valuable and fragile of its natural resources and there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition, it finds that ever increasing pressures of additional uses are being placed on the shorelines, necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of the state and uplands

adjacent thereto are in private ownership and that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest; therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to ensure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in navigable water, will promote and enhance the public interest. This policy is intended to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the water of the state and its aquatic life, while generally protecting public rights of navigation and its associated activities.

## 1.5 Shoreline Master Program Basics

The SeaTac Shoreline Master Program is a planning document that outlines goals and policies for the shoreline of the City and establishes regulations for development occurring in that area.

In order to preserve and enhance the shoreline of SeaTac it is important that all development proposals relating to the shoreline area be evaluated in terms of the City's Shoreline Master Program, and that the City Shoreline Administrator be consulted. Some developments may be exempt from regulation, while others may need to stay within established guidelines, or may require a conditional use permit application or variance application; ALL proposals must comply with the policies and regulations established by the state Shoreline Management Act as expressed through this local Shoreline Master Program adopted by the City of SeaTac.

The Shoreline Management Act defines for local jurisdictions the content and goals that should be represented in the Shoreline Master Programs developed by each community; within these guidelines, it is left to each community to develop the specific regulations appropriate to that community. Under the Act, all shorelines of the state meeting the criteria established receive a given shoreline environmental designation. The purpose of the shoreline designation system is to ensure that all land use, development, or other activity occurring within the designated shoreline jurisdiction is appropriate for that area and provides consideration for the special requirements of that environment. SeaTac has designated its Angle Lake shorelines under five shoreline environments: Aquatic, Urban Conservancy, Shoreline Residential, Medium-Intensity, and High-Intensity. These environments are described in Chapter 5: Shoreline Environments.

Persons proposing any shoreline development, land use, or other projects in the shoreline area must consult with the City of SeaTac Shoreline Master Program Administrator (the City of SeaTac's Planning and Community and Economic Development Director) to determine how the proposal is addressed in the Master Program.

The City's Shoreline Administrator will determine if a proposal is exempt from a Shoreline Substantial Development Permit (i.e. qualifies for a Shoreline Exemption), as well as provide information on the permit application process.

Requests for variances, conditional use permits, and substantial development permits require review and recommendation by the City's Shoreline Administrator, with the decision by the Hearing Examiner. Requests for conditional uses and variances also require final approval by the State of Washington Department of Ecology. A description of exempt projects, shoreline application procedures and criteria are discussed in Chapter 8: Administration.

A description and map of the area within the jurisdiction of this Shoreline Master Program are presented in Chapter 5: Shoreline Environments.

## **1.6 Organization of this Shoreline Master Program**

This Master Program is divided into eight Chapters:

Chapter 1: Introduction provides general background information on the state Shoreline Management Act; the development of the Shoreline Master Program in SeaTac; and a general discussion of when and how a shoreline master program is used.

Chapter 2: Definitions defines terms found in this document.

Chapter 3: Shoreline Management Goals and Policies lists the general goals and policies which guide the more detailed policies and regulations found in the individual section of the SeaTac Shoreline Master Program.

Chapter 4: General Policies and Regulations sets forth the general policies and regulations that apply to uses, developments, and activities in *all* shoreline areas of SeaTac.

Chapter 5: Shoreline Environments defines and maps the shoreline jurisdiction in the City of SeaTac and defines and maps the environment designations of all the shorelines of the state in the City of SeaTac. Policies and regulations specific to the four designated shoreline environments, (Urban Conservancy, Shoreline Residential, Medium-Intensity, and High-Intensity) are detailed in this chapter. Specific setback regulations, reduction incentives and dimensional and density standards for all Shoreline Environments are also detailed in this chapter.

Chapter 6: Specific Shoreline Use Policies and Regulations sets forth policies and regulations governing specific categories of uses and activities typically found in shoreline areas. The policies and regulations cover the following uses and activities: Agriculture, Aquaculture, Commercial Development (Primary and Accessory), Industrial Development, Mining, Parking (as a primary use), Recreational Facilities, Residential Development, Scientific, Historical, Cultural, or Educational Uses, Signage, Transportation, and Utilities (Primary and Accessory).

Chapter 7: Shoreline Modification Activity Regulations provides policies and regulations for those activities that modify the physical configuration or qualities of the shoreline area.

Chapter 8: Administration provides the system by which the SeaTac Shoreline Master Program will be administered, and provides specific information on the application process and criteria used in evaluating requests for shoreline substantial development permits, conditional use permits, and variances.

## **1.7 Relationship of this Shoreline Master Program to Other Plans**

The permitting process for a shoreline development or use does not exempt an applicant from complying with any other local, state, regional or federal statutes or regulations which may also be applicable to such development or use. In SeaTac, other plans and policy documents that must be considered include the SeaTac Comprehensive Plan and the adopted Surface Water Design Manual.

Proposals must also comply with the regulations developed by the City to implement its plans, such as the zoning code, as well as regulations relating to building construction and safety.

At the time of a permit application or of an initial inquiry, the City's Shoreline Administrator should inform the applicant of those regulations and statutes which may be applicable to the best of the administrator's knowledge; PROVIDED, that the final responsibility for complying with such other statutes and regulations shall rest with the applicant.

## **1.8 Title**

This document shall be known and may be cited as the City of SeaTac Shoreline Master Program. This document may refer to itself as "The Master Program."

## Chapter 2 Definitions

Accessory use or accessory structure - Any subordinate use, structure, or building or portion of a building located on the same lot as the main use or building to which it is accessory.

Accretion - The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

Act - The Shoreline Management Act (Chapter 90.58 RCW and Chapter 173-27 WAC).

Adjacent lands - Lands adjacent to the shorelines of the state (outside of shoreline jurisdiction). The SMA directs local governments to develop land use controls (i.e. zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (see Chapter 90.58.340 RCW).

Administrator - The City of SeaTac's ~~Planning and Community~~ and Economic Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Agriculture - The cultivation of the soil, production of crops, and/or raising of livestock, including incidental preparation of these products for human use. In all cases, the use of agriculture related terms shall be consistent with the specific meanings provided in WAC 173-26-020.

AKART - An acronym for "all known, available, and reasonable methods of prevention, control, and treatment" (WAC 173-201A-020). AKART shall represent the most current methodology that can be reasonably required for preventing, controlling, or abating the pollutants associated with a discharge. The concept of AKART applies to both point and nonpoint sources of pollution.

Anadromous fish - Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to procreate.

Appurtenance - A structure or development which is necessarily connected to the use and enjoyment of a single family residence and is located landward of the ordinary high water mark and also of the perimeter of any wetland. (On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards (250) [except to construct a conventional drainfield] and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark) (see WAC 173-27-040(2)(g)).

Aquaculture - The commercial cultivation of fish, shellfish, and/or other aquatic animals or plants including the incidental preparation of these products for human use.

Aquascreens - A fiberglass screen used as a bottom barrier to limit and/or control aquatic plant growth. The screen is typically anchored to an area of the lake bottom and functions as a physical barrier to prevent plants from growing on the lake bottom.

Archaeological - Having to do with the scientific study of material remains of past human life and activities.

Architectural Standards - Rules, regulations, or guidelines relating to the design, size, configuration or location of buildings and structures including setbacks, height, and bulk restrictions. It may include other structural design or configuration conditions required as part of a variance or conditional use permit intended to improve the compatibility between adjacent structures, activities, or uses.

Associated Wetlands - Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act. Refer to WAC 173-27-030(1).

Average grade level - The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure; provided that in case of structures to be built over water, average grade level shall be the elevation of ordinary high water. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).

Baseline - The existing shoreline condition, in terms of both ecological function and shoreline use, established at the time this Shoreline Master Program is approved.

~~Best available science—Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.~~

BMPs - see Best Management Practices.

Beach - The zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

Beach enhancement/restoration - Process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation, drift sills and other nonintrusive means as applicable.

Beach feeding - "Beach feeding" means landfill deposited on land or in the water to be distributed by natural water processes for the purpose of supplementing beach material.

Benthic organism - Organisms that live in or on the bottom of a body of water.

Benthos - Benthos are living organisms associated with the bottom layer of aquatic systems, at the interface of the sediment (or substrate) and overlying water column. Benthos commonly refers to an assemblage of insects, worms, algae, plants and bacteria.

Berm - A linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.

Best available science - Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.

Best Management Practices (BMPs) – BMPs are methods – Any schedule of improving water quality that can have a great effect when applied by numerous individuals. BMPs encompass a variety of activities, prohibition of behavioral, procedural, and practices, maintenance procedure, or structural measures and/or managerial practice that reduce the amount, when used singly or in combination, prevents or reduces the release of contaminants in pollutants and other adverse impacts to surface water, stormwater runoff and in receiving waters and groundwater, while minimizing the potential for flooding, soil creep, and soil instability.

Bioengineering - see Soil bioengineering

Biofiltration system – A stormwater or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds and other vegetative features.

Bioretention – A stormwater best management practice consisting of a shallow landscaped depression designed to temporarily store and promote infiltration of stormwater runoff. Standards for bioretention design, including soil mix, plants, storage volume and feasibility criteria, are specified in Appendix C of the Surface Water Design Manual.

Biota - The animals and plants that live in a particular location or region.

Boat launch or ramp - Graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

Boat lift - A mechanical device that can hoist vessels out of the water for storage. These devices are usually located along a pier.

Boat rail or railway - A set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.

Boathouse - A structure designed for storage of vessels located over water. Boathouses should not be confused with "houseboats".

Boating Facility – A public moorage structure or a private moorage structure serving more than four residences.

Bog - A wet, spongy, poorly drained area which is usually rich in very specialized plants, contains a high percentage of organic remnants and residues and frequently is associated with a spring, seepage area, or other subsurface water source. A bog sometimes represents the final stage of the natural process of eutrophication by which lakes and other bodies of water are very slowly transformed into land areas.

Breakwater - An off-shore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave-caused erosion.

Bulkhead - means a vertical or nearly vertical erosion protection structure placed parallel to the shoreline consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.



CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act ("Superfund"); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA.

CFR - Code of Federal Regulations.

CZMP - Coastal Zone Management Plan.

Certified engineer/biologist - see Professional engineer and Professional biologist.

Clean Water Act - The primary federal law providing water pollution prevention and control; previously known as the Federal Water Pollution Control Act. See 33 USC 1251 et seq.

City - The City of SeaTac.

Clearing - The destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

Commercial - Uses and facilities that are involved in wholesale or retail trade or business activities.

Comprehensive Plan - Comprehensive plan means the document, including maps adopted by the City council that outlines the City's goals and policies relating to management of growth, and prepared in accordance with RCW 36.70A. The term also includes adopted subarea plans prepared in accordance with RCW 36.70A.

Conditional Use - A use, development, or substantial development that is classified as a conditional use or is not classified within the applicable master program. Refer to WAC 173-27-030(4).

Conservation Easement - A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Covered moorage - Boat moorage, with or without walls, that has a roof to protect the vessel.

Cumulative Impact - The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

DNS - Determination of Nonsignificance, under SEPA.

Degrade - To scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

Development - A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any state of water level. “Development” does not include dismantling or removing structures if there is no other associated development or re-development (RCW 90.58.030(3d)).

Dock - A floating moorage structure.

Downdrift - The direction of movement of beach materials.

Dredge spoil - The material removed by dredging. Same as Dredge Material.

Dredging - Excavation or displacement of the bottom or shoreline of a water body. Dredging can be accomplished with mechanical or hydraulic machines. Most dredging is done to maintain channel depths or berths for navigational purposes; other dredging is for cleanup of polluted sediments.

Dwelling unit – a single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

EIS - Environmental Impact Statement.

Ecological Functions - The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

Ecosystem-wide Processes - The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Ecology (WDOE) - The Washington State Department of Ecology.

Ell – Terminal section of a pier which typically extends perpendicular to the pier walkway. These sections can be either on fixed-piles or floating docks and are typically wider than the pier walkway.

Emergency - An unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3eiii) and WAC 173-27-040(2d)).

Endangered Species Act (ESA) - A federal law intended to protect any fish or wildlife species that are threatened with extinction throughout all or a significant portion of its range.

Enhancement - Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

Environmental Impacts - The effects or consequences of actions on the natural and built environments. Environmental impacts include effects upon the elements of the environment listed in the State Environmental Policy Act (SEPA). Refer to WAC 197-11-600 and WAC 197-11-444.

Environmentally Sensitive Areas Ordinance 03-1037, SeaTac - This ordinance provides the goals, policies, and implementing regulations for protecting the designated critical areas of SeaTac. The ordinance addresses environmentally sensitive area development controls; measures important for protecting and preserving these resources; preventing or mitigating cumulative adverse environmental impacts to critical areas; and serves to alert the public to the development limitations of critical areas.

Environments, (Shoreline Environment) - Designations given specific shoreline areas based on the existing development pattern, the biophysical capabilities and limitations, and the goals and aspirations of local citizenry, as part of a Master Program.

Erosion - The wearing away of land by the action of natural forces.

Excavated moorage slip - A boat mooring location that is man-made in that it requires dredging or excavation of excess sediment to afford access. Such slips may often involve dredging of the lake bottom waterward of the OHWM, or may include excavating a segment of the existing shoreline to enable moorage of a boat.

Excavation - Excavation is the artificial movement of earth materials.

Exemption - Certain specific developments are exempt from the definition of substantial developments and are therefore exempt from the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still be carried out in compliance with policies and standards of the Act and the local master program. Conditional use and/or variance permits may also still be required even though the activity does not need a substantial development permit (WAC 172-27-040). For a complete list of exemptions, see Chapter 8.

Fair market value - "Fair market value" of a development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

Fill – the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetland, or on shorelands in a manner that raises the elevation or creates dry land.

Finger Pier – A narrow extension to a fixed-pile pier, usually extending perpendicular to the pier walkway along with an ell to form an enclosed area for boat moorage.

Float - A floating structure that is moored, anchored, or otherwise secured in the water offshore and that may be associated with a fixed-pile pier, or may be a stand alone structure, such as platforms used for swimming and diving.

Floating Dock - A fixed structure floating upon a water body for the majority of its length and connected to shore.

Floating home - A structure designed and operated substantially as a permanently based over water residence. Floating homes are not vessels and lack adequate self-propulsion and steering equipment to operate as a vessel. They are typically served by permanent utilities and semi-permanent anchorage/moorage facilities.

Floodplain - Synonymous with 100-year floodplain. The land area susceptible to being inundated by stream derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

Floodway - means the area, ~~as identified in a master program,~~ that either: (i) has been established in effective federal emergency management agency flood insurance rate maps or floodway maps; or (ii) consists of those portions of ~~the area of~~ a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway ~~shall~~does not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Geotechnical Report or Geotechnical Analysis - a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grading - The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

Grassy swale - A vegetated drainage channel that is designed to remove various pollutants from storm water runoff through ~~biofiltration~~filtration.

Groin - A barrier-type structure extending from, and usually perpendicular to, the backshore into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or

deposition of materials. This is accomplished by building or preserving an accretion beach on its updrift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

HPA - Hydraulic Project Approval - The permit issued by the Washington State Departments of Fisheries or Wildlife pursuant to the State Hydraulic Code Chapter 75.20.100-140 RCW.

Habitat - The place or type of site where a plant or animal naturally or normally lives and grows.

Hearing Examiner - The Hearing Examiner of the City of SeaTac.

Height - The distance measured from the average grade level to the highest point of a structure: provided, that television antennas, chimneys and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines: provided further, that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).

Heliport - any landing area or other facility owned and operated, and which is designed, used or intended to be used by private aircraft for landing or taking off of aircraft, including all associated or necessary buildings and open spaces.

Hoist – A device used for lifting or lowering a load by means of a drum or lift-wheel around which rope or chain wraps. It may be manually operated, electrically or pneumatically driven and may use chain, fiber or wire rope as its lifting medium.

Houseboat - A vessel, principally used as an over water residence. Houseboats are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring and the presence of adequate self-propulsion and steering equipment to operate as a vessel. Principal use as an overwater residence means occupancy in a single location, for a period exceeding two months in any one calendar year. This definition includes liveaboard vessels.

Hydric soils - Generally, soils which are, or have had a history of being, wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants (WAC 173-22-030(5)).

Hydrophytes - Those plants capable of growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (WAC 173-22- 030(5)).

~~Impervious surface – Any nonvertical~~ Impervious surface – A man-made or modified surface artificially covered or hardened so as to prevent an area that either prevents or impedes the percolation entry of water into the soil mantle including, but as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also “new impervious surface”). Common impervious surfaces include, but are not limited to, roof tops, swimming pools, paved or graveled roads and, walkways or, patios, driveways, parking lots, or storage areas, but excluding landscaping and surface water retention/detention facilities areas that are

paved, graveled, or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater.

In-kind replacement - To replace wetlands, habitat, biota or other organisms with substitute flora or fauna whose characteristics closely match those destroyed, displaced or degraded by an activity.

Interested party - Synonymous with "party of record", all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail (WAC 173-27-030(12)).

Lacustrine (also lacustrian) - Of, on, or pertaining to lakes.

Lake - A body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake's ordinary high water mark within the stream (RCW 90.58.030(1d); WAC 173-20-030; WAC 173-22-030(4)).

Landfill - the creation of, or addition to, a dry upland area (landward of the OHWM) by the addition of rock, soil, gravels and earth or other material. Does not include solid or hazardous waste.

Landscaping - Vegetation ground cover including shrubs, trees, flower beds, grass, ~~ivy~~ and other similar plants and including tree bark and other materials which aid vegetative growth and maintenance and shall not include plant species on the County or State noxious weed lists.

Launching rail - See also Boat launch or ramp and Boat railway.

Launching ramp - See also Boat launch or ramp and Boat railway.

Liberal construction - A legal concept instructing parties interpreting a statute to give an expansive meaning to terms and provisions within the statute. The goal of liberal construction is to give full effect in implementing a statute's requirements. See RCW 90.58.900.

Littoral - Living on, or occurring on, the shore.

Littoral drift - The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

Low Impact Development (LID) - A stormwater and/or land use management strategy that strives to mimic natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design, while also minimizing the potential for off-site flooding and soil instability.

Low Impact Development (LID) Best Management Practices (BMP) - Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

Low Impact Development (LID) Principles - Land use management strategies that emphasize conservation, use of on-site natural features, and site planning to utilize infiltration and native vegetation to minimize stormwater runoff, while protecting against remote area flooding and soil instability.

May - “May” means the action is acceptable, provided it conforms to the provisions of this chapter.

Mitigation or Mitigation Sequencing - The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768 and WAC 173-26-020 (30). Mitigation or mitigation sequencing means the following sequence of steps listed in order of priority, with (a) of this subsection being top priority:

- a) Avoiding the impact all together by not taking a certain action or parts of an action;
- b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
- c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d) Reducing or eliminating the impact over time by preservation and maintenance operations;
- e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
- f) Monitoring the impact and the compensation projects and taking appropriate corrective measures.

Moorage - Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy). Moorage Piles - Structural members that are driven into the lake bed to serve as a stationary moorage point. They are typically used for moorage of small boats in the absence of, or instead of, a dock or pier. In some cases, moorage piles may be associated with a dock or pier.

Mooring buoy - A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

Multifamily dwelling (or residence) - A building containing two or more dwelling units, including but not limited to duplexes, apartments and condominiums.

Must - “Must” means a mandate; the action is required.

~~NEPA—National Environmental Policy Act~~(NEPA) - NEPA requires federal agencies to consider environmental factors when making decisions, especially for development proposals of a significant scale. As part of the NEPA process, EISs are prepared and public comment is solicited.

Native plants - These are plants that occur naturally, and that distribute and reproduce without aid. Native plants in western Washington are those that existed prior to intensive settlement that began in the 1850s.

Natural riparian habitat corridor - The streamside environment designed and maintained primarily for fisheries and wildlife habitat, water quality improvements and secondarily for flood control works.

NFIP - National Flood Insurance Program.

NOAA - National Oceanic and Atmospheric Administration.

~~Nonconforming use or development – A shoreline use or~~ nonconforming structure which – An existing structure that was lawfully constructed or at the time it was built but is no longer fully consistent with present regulations such as setbacks, buffers or yards; area; bulk; height or density standards due to subsequent changes to the master program(WAC 173-27-080).

Nonconforming lot – A lot that met dimensional requirements of the applicable master program at the time of its establishment but now contains less than the required width, depth or area due to subsequent changes to the master program (WAC 173-27-080).

Nonconforming use – An existing shoreline use that was lawfully established prior to the effective date of the applicable SMA/SMP provision, and which no longer conforms to the act or the applicable shoreline provisionsmaster program, but which does not conform to present use regulations due to subsequent changes to the master program (WAC 173-27-080).

Normal maintenance - Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2b))). See also Normal repair.

Normal protective bulkhead - includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land (WAC 173-27-040(2)(c)).

Normal repair - To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment (WAC 173-27-040(2b)). See also Normal maintenance.

~~OHWM, Ordinary High Water Mark – That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: provided, that in any~~



~~area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(11).~~

Off-site replacement - To replace wetlands or other shoreline environmental resources away from the site on which a resource has been impacted by a regulated activity.

Oil separator - Specialized catch basins that are designed to trap oil and other materials lighter than water in the basin while allowing the water to escape through the drainage system. Commonly employed in parking lots and streets.

On-site replacement - To replace wetlands or other shoreline environmental resources at or adjacent to the site on which a resource has been impacted by a regulated activity.

Ordinary High Water Mark (OHWM)- That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(11).

Overwater structure - Any device or structure projecting over the ordinary high water mark, including, but not limited to piers, docks, floats, and moorage.

Permeable pavement - Pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Permit (or Shoreline Permit) - Any substantial development, variance or conditional use permit, or revision, or any combination thereof, authorized by the Act. Refer to WAC 173-27-030(13).

Pier - a fixed, pile-supported moorage structure.

Practicable alternative - An alternative that is available and capable of being carried out after taking into consideration short-term and long-term cost, options of project scale and phasing, existing technology and logistics in light of overall project purposes.

Priority Habitat - A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;

- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife.

Priority Species - Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

- a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.
- b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
- c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
- d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

Professional biologist - A specialist with education and training in the area of natural sciences concerned with the plants and animal life of a region.

Professional engineer - A person who, by reason of his or her special knowledge of the mathematical and physical sciences and the principles and methods of engineering analysis and design, acquired by professional

education and practical experience, is qualified to practice engineering and is licensed by the state of Washington or another state.

Properly Functioning Conditions (PFC) - Conditions that create and sustain natural habitat-affecting processes over the full range of environmental variation, and that support productivity at a viable population level of PTE species. PFC indicates a level of performance for a subset of the more broadly defined “ecological functions,” reflecting what is necessary for the recovery of PTE species.

Proposed, Threatened, and Endangered (PTE) Species - Those native species that are proposed to be listed or are listed in rule by the Washington State Department of Fish and Wildlife as threatened or endangered, or that are proposed to be listed as threatened or endangered or that are listed as threatened or endangered under the federal Endangered Species Act.

Public access - Public access is the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4).

Public interest - The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

Public use - Public use means to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332-30-106.

Qualified Professional - A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least five years of related work experience.

a) A qualified professional for wetlands must be a professional wetland scientist or hydrogeologist licensed in the State of Washington with at least two (2) years of full-time work experience as a wetlands professional, including delineating wetlands using the Federal manuals and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.

b) A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species.

c) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the State of Washington.

d) A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, or engineer licensed in the State of Washington, or other scientist with experience in preparing hydrogeologic assessments.

Rain garden - A shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

RCW - Revised Code of Washington.

RCW 90.58 - The Shoreline Management Act of 1971.

Recreational facilities - Facilities such as parks, trails, and pathways, whether public, private or commercial, that provide a means for relaxation, play, or amusement. For the purposes of this Master Program, recreational facilities are divided into two categories:

~~1-a)~~ Water-dependent (i.e. – moorage facilities, fishing piers, recreational floats) and

~~2-b)~~ Non-water-dependent (i.e. – sports fields, golf courses, and RV camping)

Recreational Float - A floating structure that is moored, anchored, or otherwise secured in the water off-shore and that is generally used for recreational purposes such as swimming and diving.

Residential development - Development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single family development, multifamily development and the creation of new residential lots through land division.

Restoration -- "Restore," "restoration" or "ecological restoration" means the reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

Riparian - Of, on, or pertaining to the banks of a river, stream or lake.

Riprap - A layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

Rotovating - An aquatic vegetation harvesting technique that uses rototilling technology to uproot and remove plants.

Runoff - Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

SEPA - see State Environmental Policy Act

SEPA Checklist - A checklist is required of some projects under SEPA to identify the probable significant adverse impacts on the quality of the environment. The checklist will also help to reduce or avoid impacts from a proposal, and help the responsible governmental agency decide whether a full environmental impact statement (EIS) is required (WAC 197-11-960).

SMA - see Shoreline Management Act

SMP - see Shoreline Master Program

Sediment - The fine grained material deposited by water or wind.

Setback - A required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

Shall - "Shall" means a mandate; the action must be done.

Shorelands or Shoreland Areas - Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous flood plain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act. Shorelands in the City of SeaTac are limited to those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands.

Shoreline Administrator - The City of SeaTac's ~~Planning and~~ Community and Economic Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Shoreline environment designations - The categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. See WAC 173-26-211.

Shoreline jurisdiction - The term describing all of the geographic areas covered by the SMA, related rules and the applicable master program. Also, such areas within a specified local government's authority under the SMA. In the City of SeaTac, shoreline jurisdiction includes Angle Lake, those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands. See definitions of Shorelines, Shorelines of the state, Shorelines of statewide significance, Shorelands, and Wetlands.~~57~~

Shoreline Management Act - Chapter 90.58 RCW, as amended. Washington's Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

Shoreline Master Program (SMP) - The comprehensive use plan and related use regulations which are used by local governments to administer and enforce the permit system for shoreline management. Master programs must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

Shoreline Modification - those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline Permit - A substantial development, conditional use, revision, or variance permit or any combination thereof (WAC 173-27-030(13)).

Shoreline stabilization – Actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods.

Shorelines - All of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d)..

Shorelines Hearings Board - A state-level quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government. See RCW 90.58.170; 90.58.180.

Shorelines of statewide significance - A select category of shorelines of the state, defined in RCW 90.58.030(2)(e), where special preservationist policies apply and where greater planning authority is granted by the SMA. Permit review must acknowledge the use priorities for these areas established by the SMA. See RCW 90.58.020.

Shorelines of the state - Shorelines and shorelines of statewide significance.

Should - “Should” means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and this Master Program, against taking the action.

Sign - A board or other display containing words and/or symbols used to identify or advertise a place of business or to convey information. Excluded from this definition are signs required by law and the flags of national and state governments.

Single-family residence - A detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance (WAC 173-27-040(2g)).

Solid waste - Solid waste means all garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

Soil bioengineering - An applied science that combines structure, biological and ecological concepts to construct living structures that stabilizes the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

State Environmental Policy Act (SEPA) - SEPA requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

Stream - A naturally occurring body of periodic or continuously flowing water where: a) the mean annual flow is greater than twenty cubic feet per second and b) the water is contained within a channel (WAC 173-22-030(8)).

Structure - A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

Substantial Development - Any development of which the total cost or fair market value exceeds ~~five~~seven thousand ~~seven hundred and eighteen~~forty seven dollars (\$~~5,7187,047~~), or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this definition must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the *Washington State Register* at least one month before the new dollar threshold is to take effect (RCW 90.58.030(3)(e)). For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials. A list of activities and developments that shall not be considered substantial development is provided in Chapter 8 (WAC 173-27-040(2)(a)).

Surface Water Design Manual - The King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM adopted in SMC 12.10.010.

Terrestrial - Of or relating to land as distinct from air or water.

Upland - Generally described as the dry land area above and landward of the ordinary high water mark.

Utilities - Services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, stormwater, sewage and communications.

Utilities, Accessory - Utilities comprised of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and stormwater service lines.

Utilities, Primary – Utilities comprised of trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities.

Variance - A means to grant relief from the specific bulk, dimensional or performance standards specified in the applicable master program, but not a means to vary a shoreline use. Variance permits must be specifically approved, approved with conditions, or denied by Ecology (See WAC 173-27-170).

Vegetated LID BMPs - LID BMPs that utilize landscaping.

WAC - Washington Administrative Code.

Water-dependent use- a use or a portion of a use which can not exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-enjoyment use - a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-oriented use- Refers to any combination of water-dependent, water-related, and/or water enjoyment uses and serves as an all encompassing definition for priority uses under the SMA. Non-water-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

Water-related use- A use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1- a) Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water or,

2- b) The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products cost, professional services serving primarily water-dependent activities and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

Water quality - The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity,



for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

Watershed restoration plan - A plan developed or sponsored by the Department of Fish and Wildlife, the Department of Ecology, and/or the Department of Transportation acting within or pursuant to its authority, a city, a county or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to 43.21C RCW, the State Environmental Policy Act.

Wetlands - "Wetlands" or "wetland areas" means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

Zoning - To designate by ordinance, including maps, areas of land reserved and regulated for specific land uses.

# Chapter 3 Goals of the Shoreline Management Program

## 3.1 Introduction

This section contains goals and policies that form the foundation of the City of SeaTac's Shoreline Master Program. They apply to all areas and all designated shoreline environments within the shoreline jurisdiction of the City of SeaTac. The Shoreline Management Act requires cities to adopt goals, or 'elements' to guide and support major shoreline management issues. The elements required by RCW 90.58.100(2), when appropriate are:

- Economic Development Element,
- Public Access Element,
- Recreational Element,
- Circulation Element,
- Shoreline Use Element,
- Conservation Element,
- Historic, Cultural, Scientific and Educational Element, and
- An element that gives consideration to the statewide interest in the prevention and minimization of flood damages.

## 3.2 Economic Development Element

The Shoreline Master Program for the City of SeaTac contains limited provisions for economic development along the shoreline of Angle Lake. Angle Lake is substantially developed with residential uses, with little undeveloped shoreline remaining. A small portion of the Lake's shoreline in the western corner allows a broader range of uses, including limited commercial uses. Angle Lake is a relatively small water body that does not have a navigable connection to other water bodies, so it is not regarded as a commercial transportation route. As such, access to the water is primarily related to recreation and residential uses and is not considered particularly important to commercial or industrial interests. There are three parcels at the west end of the lake that have been developed for commercial use, as well as additional parcels where a mix of land uses, including some commercial use, is allowed under existing zoning. In particular, there are two vacant parcels at the west end of the City that are expected to be developed at some point in the future.

**Goal ED-1. Ensure that any economic activity taking place along the shoreline operates without harming the ~~quality of the site's environment~~environmental quality or adjacent shorelands and that new non-residential development provides public access to the shoreline for water-enjoyment activities.**

~~Proposed~~**Objective ED-1. Require ~~proposed~~ economic use of the shoreline ~~should to~~ be consistent with SeaTac's Comprehensive Plan. ~~Conversely, Require~~ upland uses on adjacent lands outside of immediate SMA jurisdiction (in accordance with RCW 90.58.340) ~~should to~~ be consistent with the purpose and intent of this master program as they affect the shoreline.**

### 3.3 Public Access Element

**Goal PA-1.** Increase the amount and diversity of public access to the shoreline, including trails, viewing platforms, and improved piers, and preserve and enhance views of the shoreline, consistent with the natural shoreline character, private rights and public safety.

~~Policy 3.3A.1.~~ **Objective PA-1.** Provide and enhance shoreline access to Angle Lake through purchase or retention of access easements, signage of public access points, and designation and design of specific shoreline access areas for wildlife viewing. Integrate public access to shorelines as a part of the City's public trail system; priorities for public access trails include connecting tax parcel 042204-9009 ~~the Hughes Property~~ with Angle Lake Park.

Ensure new public access does not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems by locating new access points on the least sensitive portion of the site.

**Objective PA-2.** Ensure the development of upland areas such as parking facilities and play areas, as well as the development of in-water and nearshore structures, such as docks and swimming areas, are located and designed in ways that result in no net loss of ecological function.

**Objective PA-3.** Access should be provided for a range of users including pedestrians, bicyclists, boaters and people with disabilities to the greatest extent feasible.

**Objective PA-4.** Development, uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

### 3.4 Recreational Element

**Goal REC-1.** Encourage diverse, water-oriented recreational opportunities in those shoreline areas that can reasonably tolerate such uses without destroying the integrity and character of the shoreline.

~~The City should maintain~~ **Objective REC-1.** Maintain and enhance existing shoreline recreation assets at Angle lake Park, including, ~~but not limited to,~~ the existing pier and boat launch.

~~The City should pursue~~ **Objective REC-2.** Pursue additional public access to the shoreline for recreational uses, particularly for trails and passive recreation. ~~Opportunities~~ Explore opportunities to develop trail links within and between public properties ~~should be explored.~~

**Objective REC-3.** Ensure existing and proposed recreational uses are of a safe and healthy nature and do not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems.

Objective REC-4. Consider both active and passive recreational needs in development of public shoreline access areas.

### **3.5 Circulation Element**

Goal CIRC-1. **Maintain safe, reasonable and adequate vehicular, bicycle, and pedestrian circulation systems to shorelines and ensure that these routes will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the shoreline.**

Objective CIRC-1. Locate land circulation systems as far from the land-water interface as feasible to reduce interference with either natural shoreline resources or other appropriate shoreline uses, except when necessary to provide for appropriate public access to the shoreline. Where possible avoid creating barriers between adjacent uplands and the shoreline.

Objective CIRC-2. Improve access to Angle Lake through expanded non-motorized connections and transit service.

### **3.6 Conservation Element**

Goal CONS-1. **Preserve, protect, and restore to the greatest extent feasible the natural resources of the shoreline, including but not limited to scenic vistas, aesthetics, and vital riparian areas for wildlife protection.**

Objective CONS-1. Protect shoreline process and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within the shoreline jurisdiction, and incentives to encourage ecologically sound design.

Objective CONS-2. Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.

Objective CONS-3. Preserve the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.

Objective CONS-4. Preserve and restore native vegetation along the shoreline to the greatest extent feasible.

Objective CONS-5. Target Angle Lake Park for restoration of shoreline natural resources and functions while ensuring continued public access to the shoreline.

### 3.7 Shoreline Use Element

- Goal SU-1. Ensure that the land use patterns within shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade habitat and ecological systems and other shoreline resources.
- Objective SU-1. When determining allowable uses and resolving use conflicts within the City's shoreline jurisdiction, apply the following preferences and priorities in the order listed below:
- Objective SU-2. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
- Objective SU-3. Reserve shoreline areas for water-dependent and associated water related uses.
- Objective SU-4. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.
- Objective SU-5. Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.
- Objective SU-6. Limit non-water-oriented uses to those locations where the above described uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act, including opportunities for ecological enhancements and public access improvements.
- Objective SU-7. New residential development should be designed to protect existing shoreline water views, promote public safety, and avoid adverse impacts to shoreline habitats.
- ~~All~~Objective SU-8. Only allow development and redevelopment activities within the City's shoreline jurisdiction ~~should be~~ that are designed to ensure public safety, enhance public access, protect existing shoreline and water views and achieve no net loss of shoreline ecological functions.
- Objective SU-9. Encourage and in some cases require the use of Low Impact Development (LID) and ~~"Green Building"~~ green building practices, such as those promulgated under the Leadership in Energy and Environmental Design (LEED) and Green Built programs, for new development within the shoreline jurisdiction.
- ~~Proposed~~Objective SU-10. Do not allow proposed shoreline uses ~~should not~~ to infringe upon the rights of others or upon the rights of private ownership.
- Objective SU-11. Encourage shoreline uses which enhance their specific areas or employ innovative features for purposes consistent with this program.

Objective SU-12. Encourage restoration of shoreline areas that have been degraded or diminished in ecological value and function as a result of past activities or catastrophic events.

### **3.8 Historic, Cultural, Scientific and Educational Element**

Goal HCSE-1. **Identify, protect, preserve and restore important archaeological, historical and cultural sites located in shoreline jurisdiction of SeaTac for their educational and scientific value, as well as for the recreational enjoyment of the general public.**

Objective HCSE-1. Prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value.

Objective HCSE-2. Ensure that new development is compatible with existing historic structures and cultural areas.

# Chapter 4\_ General Shoreline Provisions\_\_

## 4.1 Introduction

Based on the goals established for the Shoreline Master Program, the following general policies and regulations apply to all uses, developments, and activities in the shoreline area of the City of SeaTac. General policies and regulations are broken into different topic headings and arranged alphabetically. Each topic begins with a description of its applicability, followed by general policy statements and regulations. The intent of these provisions is to be inclusive, making them applicable to all environments, as well as particular shoreline uses and activities. Topics include the following:

- Archaeological and Historic Resources
- Environmental Impacts
- ~~Environmentally Sensitive Areas~~
- Public Access
- Shoreline Vegetation Conservation
- Water Quality, Stormwater, and Non-Point Pollution

The regulations of this chapter are in addition to other adopted ordinances and rules. Where conflicts exist between regulations, those that provide more substantive protection to the shoreline area shall apply. These interlocking development regulations are intended to make shoreline development responsive to specific design needs and opportunities along the City's shorelines, protect the public's interest in the shorelines' recreational and aesthetic values and assure, at a minimum, no net loss of ecological functions necessary to sustain shoreline natural resources. This chapter does not include a discussion of Environmentally Sensitive Areas, nor does the SMP include sensitive area regulations, as SeaTac's 2008 *Final Shoreline Analysis Report* indicated that there are no known sensitive areas within shoreline jurisdiction.

These provisions address the elements discussed in Chapter 3 of this SMP as required by RCW 90.58.100(2) and implement the governing principles of the Shoreline Master Program Guidelines as established in WAC 173-26-186.

## 4.2 Archaeological and Historic Resources

### 4.2.1 *Applicability*

The following provisions apply to archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered. Archaeological sites located both in and outside shoreline jurisdiction are subject to Chapter 27.44 RCW (Indian graves and records) and Chapter 27.53 RCW (Archaeological sites and records) and development or uses that may impact such sites shall comply with Chapter 25-48 WAC as well as the provisions of this chapter.

#### ***4.2.2 Archaeological and Historic Resource Policies***

Due to the limited and irreplaceable nature of archaeological and historic resources, prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the office of archaeology and historic preservation.

#### ***4.2.3 Archaeological and Historic Resource Regulations***

- A. Local developers and property owners shall immediately stop work and notify the City, the Department of Archaeology and Historic Preservation and affected Native American tribes if archaeological resources are uncovered during excavation.
- B. A site inspection or evaluation by a professional archaeologist in coordination with affected Native American tribes shall be required for all permits issued in areas documented to contain archaeological resources. Failure to comply with this requirement shall be considered a violation of the Shoreline Permit.
- C. Significant archaeological and historic resources shall be permanently preserved for scientific study, education and public observation. When the City determines that a site has significant archeological, natural scientific or historical value, a Shoreline Substantial Development Permit and/or any other permit authorizing development or land modification shall not be issued which would pose a threat to the site. The City may require that a site be redesigned or that development be postponed in such areas to allow investigation of public acquisition potential and/or retrieval and preservation of significant artifacts.
- D. In the event that unforeseen factors constituting an emergency as defined in RCW 90.58.030 necessitate rapid action to retrieve or preserve artifacts or data identified above, the project may be exempted from the permit requirement of these regulations. The City shall notify the State Department of Ecology, the State Attorney General's Office and the State Historic Preservation Office of such a waiver in a timely manner.
- E. Archaeological sites located both in and outside the shoreline jurisdiction are subject to RCW 2744 (Indian Graves and Records) and RCW 2753 (Archaeological Sites and Records) and shall comply with WAC 25-48 or its successor as well as the provisions of this master program.
- F. Identified historical or archaeological resources shall be considered in park, open space, public access, and site planning with access to such areas designed and managed to give maximum protection to the resource and surrounding environment.
- G. Clear interpretation of historical and archaeological features and natural areas shall be provided when appropriate.



## **4.3 Environmental Impacts**

### ***4.3.1 Applicability***

The Shoreline Management Act (Act) is concerned with the environmental impacts that both a use and activity may have on the fragile shorelines of the state. Problems of degrading the shoreline and its waters with contaminants such as petroleum products, chemicals, metals, nutrients, solid or human waste, or soil sediments from erosion are all issues that are addressed.

### ***4.3.2 Environmental Impact Policies***

- A. Adverse impacts on the natural environment should be minimized during all phases of development (e.g. design, construction, operation, and management).
- B. Shoreline developments that propose to enhance environmentally sensitive areas, other natural characteristics, resources of the shoreline, and provide public access and recreational opportunities to the shoreline are consistent with the fundamental goals of this Master Program, and should be encouraged.

### ***4.3.3 Environmental Impact Regulations***

- A. All shoreline uses and developments shall be located, designed, constructed and mitigated to result in no net loss of ecological functions necessary to sustain shoreline natural processes.
- B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority:
  - i. Avoiding the impact altogether by not taking a certain action or parts of an action;
  - ii. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
  - iii. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
  - iv. Reducing or eliminating the impact over time by preservation and maintenance operations;
  - v. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
  - vi. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- C. Solid waste, liquid waste, and untreated effluent shall not be allowed to enter any bodies of water or to be discharged onto the land.

- D. The direct release of oil and hazardous materials or chemicals onto the land or into water is prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.
- E. All shoreline uses and activities shall utilize best management practices (BMPs) to minimize any increase in surface runoff and to control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. ~~Physical control measures include, but are not limited to, catch basins, settling ponds, oil/water separators, filtration systems, grassy swales, interceptor drains.~~ Low impact development (LID) BMPs, such as bioretention and landscaped buffers, permeable pavement shall be utilized where feasible to strive to mimic pre-development hydrologic processes. All types of BMPs require regular maintenance to continue to function as intended. BMPs including LID BMPs, are identified in the City's adopted stormwater manual, Surface Water Design Manual.
- F. All shoreline developments and uses shall utilize effective erosion control methods during both construction and operation. Erosion and sediment controls (ESC) shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in Appendix C and D of the Surface Water Design Manual.
- G. All shoreline developments shall be located, constructed and operated so as not to be a hazard to public health and safety.
- H. Land clearing, grading, filling and alteration of natural drainage features and land forms shall be limited to the minimum necessary for development. These activities shall avoid maintenance problems and adverse impacts to adjacent properties or shoreline features, result in no net loss of shoreline ecological functions, and minimize adverse impacts on native vegetation and soils to the extent practicable. When required by the Public Works Director, surface drainage systems or substantial earth modifications shall be designed by a civil engineer registered to practice in the State of Washington. The Director, or designee, may also require additional studies prepared by a qualified soils specialist. ~~These designs shall seek to prevent maintenance problems, avoid adverse impacts to adjacent properties or shoreline features, and result in no net loss of shoreline ecological functions.~~
- I. All shoreline uses and activities shall be located and designed to prevent or minimize the need for shoreline protection structures (bulkheading, riprap, etc.) and stabilization, landfills, groins, jetties, or substantial site regrades.
- J. ~~Identified significant short term, long term, or cumulative adverse environmental impacts lacking appropriate mitigation that is likely to achieve no net loss of ecological functions necessary to sustain shoreline processes shall be sufficient reason for permit denial.~~

## 4.4 Public Access

### 4.4.1 *Applicability*

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. There are a variety of types of potential public access, including picnic areas, pathways and trails, promenades, bridges, street ends, ingress and egress, parking and others.

Existing public access to shorelines within the shoreline jurisdiction is limited to Angle Lake Park situated on the northwestern side of the lake. The park has a boat launch, fishing pier, playground equipment, stage, picnic shelter, barbecue area, restrooms and open recreation areas. A private community park, Angle Lake Manor Beach Lot is located along the north shore of the lake. There are also private recreation facilities associated with multifamily housing and the mobile home park at the western end of the Lake. However, all three of these facilities are private and are available to residents of those specific developments only. ~~There are two vacant City owned properties (tax parcels 042204-9138 and 042204-9009, commonly known as the Hughes Properties) located along the western side of the lake and zoned for high density residential development. The City Council as of late 2008 has not yet decided on the type of development for these sites. However, public access on a portion of these vacant publicly owned properties is identified as a priority of this Shoreline Master Program.~~ Other vacant properties located along the lake are located in single-family zones and the likelihood of public access to those sites is minimal.

### 4.4.2 *Public Access and Recreation Policies*

- A. Ensure development of ~~the Hughes Properties~~ tax parcel 042204-9009 includes public access and natural area preservation and enhancement along the waterfront.
- B. Consider increasing public access to Angle Lake through acquisition of lands and easements by purchase, lease, or gift. Specifically consider opportunities for acquisition of vacant residential parcels located along the northeastern shoreline just south of NE 188th Street and between the eastern shoreline and Military Road South.
- C. Coordinate with commercial property owners on the west side of Angle Lake to allow public access, in the form of a public trail, along the shoreline.
- D. Maintain and upgrade water-enjoyment recreational amenities at Angle Lake Park as funds become available, while reducing the overall impact these amenities have on the shoreline environment.
- E. Public access provisions should be required for all shoreline development and uses, except for a single family residence or residential projects containing less than four (4) dwelling units.
- F. Regulate the design, construction, and operation of permitted uses in the shoreline jurisdiction to minimize, insofar as practical, interference with the public's use of the water.

- G. Development uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.
- H. Preservation and enhancement of the public's visual access to Angle Lake should be encouraged through the establishment of setbacks and height limits that ensure view corridors. Enhancement of views should not be construed to mean excess removal of vegetation that partially impairs views.
- I. Public access to Angle Lake does not include the right to enter upon or cross private property, except for dedicated easements.
- J. Shoreline areas that hold unique value for public enjoyment should be identified and retained, purchased or easements should be acquired for public use. Prioritize sites in terms of short and long term acquisition and development.
- K. Integrate shoreline public access trails with other existing and planned regional trails where feasible to provide non-motorized access and community connections.
- L. Physical access for swimming and non-motorized boating, passive recreation (such as interpretive trails) and habitat enhancement should be important objectives for the management of shoreline public access sites.
- M. Where appropriate, public access should be provided as close as possible to the water's edge without adversely affecting a sensitive shoreline environment.
- N. Public access facilities should provide auxiliary facilities, such as parking and sanitation facilities, when appropriate, and should be designed for accessibility by handicapped and physically impaired persons; auxiliary facilities should be located outside or the shoreline management area where feasible or near the outer edge of the shoreline management area if possible.
- O. Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy.
- P. Public access to the shoreline should be sensitive to the unique characteristics of the shoreline and should preserve the natural character and quality of the environment.
- Q. Regulations shall ensure that the development of active recreational facilities results in no net loss of ecological function. Regulations should address upland concerns, such as the location and design of parking facilities and active play areas, as well as the development on in-water and nearshore structures, such as non-motorized boat launches, piers and swimming areas.
- R. The level of public access should be commensurate with the degree of uniqueness or fragility of the shoreline.
- S. Public access facilities should be constructed of environmentally friendly materials, use low impact development techniques and support healthy natural processes, when feasible.

- T. Regulations should provide detailed guidance for the construction of trails in particularly environmentally sensitive shoreline segments along Angle Lake.
- U. Plan for an integrated shoreline public access system that identifies specific public needs and opportunities to provide public access. This planning should be integrated with other relevant comprehensive plan elements, especially transportation and parks/recreation. The planning process shall also comply with all relevant constitutional and other legal limitations that protect private property rights.
- V. At a minimum, public access planning should result in public access requirements for shoreline permits, recommended projects, and/or actions to be taken to develop access to shorelines on public property. Planning should identify a variety of shoreline circulation and access opportunities for pedestrians (including disabled persons), bicycles, and vehicles between shoreline access points, consistent with other comprehensive plan elements.

#### 4.4.3 Public Access and Recreation Regulations

- A. Public access shall be required for all shoreline development and uses, except for a single family residence or residential projects containing less than four (4) dwelling units.
- B. Public access requirements shall be applied as follows:
  - i. ~~A.~~—A shoreline development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.
    - a. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
    - b. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
    - c. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
    - d. Unacceptable environmental harm will result from the public access which cannot be mitigated; or
    - e. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.

- ii. ~~B~~ Provided further, that the applicant has first demonstrated and the City has determined that all reasonable alternatives have been exhausted, including but not limited to:
    - a. Regulating access by such means as limiting hours of use to daylight hours.
    - b. Designing separation of uses and activities, with such means as fences, terracing, hedges, native and drought tolerant landscaping, and vegetated LID BMPs.
    - c. Providing access that is physically separated from the proposal, such as a nearby street end, an offsite viewpoint, or a trail system.
  - iii. ~~C~~ Where the above conditions cannot be met, a payment in lieu of providing public access shall be required in accordance with RCW 82.02.020.
- C. Developments, uses, and activities shall be designed and operated to avoid blocking, reducing, or adversely interfering with the public's visual or physical access to the water and the shorelines. In providing visual access to the shoreline, natural vegetation shall not be excessively removed either by clearing or by topping.
  - D. Public access sites shall be connected directly to the nearest public street through a parcel boundary, tract, or easement.
  - E. Public access sites shall be made barrier free for the physically disabled where feasible.
  - F. Required public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity.
  - G. Public access easements and permit conditions shall be recorded on the deed where applicable or on the face of a plat, if applicable, or short plat as a condition running in perpetuity with the land. Recording with the King County Recorder's Office shall occur at the time of permit approval (RCW 58.17.110; relating to subdivision approval).
  - H. The standard state approved logo and other approved signs that indicate the public's right of access and hour of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access sites. Alternatively, where public access is prohibited, property owners may install signs indicating this, subject to size and location restrictions in a required permit.
  - I. Future actions by the applicant or other parties shall not diminish the usefulness or value of the public access site.
  - J. Physical public access shall be designed to prevent significant impacts to sensitive natural systems.

- K. The City shall require the use of environmentally friendly materials ~~and technology in such things as building materials, paved surfaces, porous pavement, etc.,~~ LID principles, and LID BMPs, when developing public access to the shoreline.
- L. Where public access is to be provided by a trail , the following requirements shall apply:
- i. The trail shall be no greater than 10 feet in total improved width, which may include 1 foot gravel shoulders. Not including landscaping; no more than 8 feet of improved surface is preferable in most cases.
  - ii. ~~Porous~~Permeable pavement or other LID BMPs should be used for public access within the shoreline management area unless ~~the Shoreline Administrator determines that such use is not in the public interest because of safety, durability, aesthetic or functionality concerns~~identified as infeasible pursuant to the Surface Water Design Manual.
  - iii. Where feasible, the trail shall be placed at least 50 feet from the Ordinary High Water Mark.
  - iv. Landscaping should be native and drought tolerant or site appropriate.
  - v. Other specific conditions described in a trail or parks plan.

~~Whenever financially feasible and practical, the~~M. The City shall require the use of building materials and technologies ~~whose production and use result in reduced environmental impacts when developing public access to the shoreline. Porous~~Permeable pavements or other LID BMPs shall be used unless ~~the applicant demonstrates to the satisfaction of the Shoreline Administrator that such materials would restrict accessibility, pose a safety hazard or are not sufficiently durable~~it is identified as infeasible pursuant to the Surface Water Design Manual.

## 4.5 Restoration

Restoration refers to the reestablishment or upgrading of impaired ecological shoreline processes or functions. The following goals and policies are intended to guide actions that are designed to achieve improvements in shoreline ecological functions over time in those areas of Angle Lake where they have been degraded. The overarching purpose is to achieve overall improvements over time when compared to the condition upon adoption of the master program, as detailed in the Shoreline Analysis Report. Restoration is distinct from mitigation measures necessary to achieve no net loss of shoreline functions and the City's commitment to plan for restoration will not be implemented through regulatory means.

### ***General*** 4.5.1 ***General Restoration Goals***

**Goal REST-1**—          Maintain, restore or enhance watershed processes, including sediment, water, wood, light and nutrient delivery, movement and loss.

**Goal REST-2**—          Maintain or enhance fish and wildlife habitat during all life stages and where possible maintain functional corridors linking these habitats.

**Goal REST-3**— Continue to improve water quality on public and private property through implementation of the NPDES Phase II requirements and other efforts.

#### ***4.5.2 System-Wide Restoration Objectives***

Objective REST-1. Improve the water quality of Angle Lake by managing the quality and quantity of stormwater in contributing systems, consistent at a minimum with the latest Washington Department of Ecology *Stormwater Management Manual for Western Washington*.

Objective REST-2. Increase quality, width and diversity of native vegetation in protected corridors adjacent to lake habitats to provide safe migration pathways for fish and wildlife, food, nest sites, shade, perches, and organic debris. Strive to control non-indigenous plants or weeds that are proven harmful to native vegetation or habitats.

Objective REST-3. Continue to work collaboratively with other jurisdictions and stakeholders to implement the *WRLA 9 Plan*.

Objective REST-4. Seek funding where possible for various restoration actions and programs from local sources and by working with other WRIA 9 jurisdictions and stakeholders to seek federal, state, grant and other funding opportunities.

Objective REST-5. Develop a public education plan to inform private property owners in the shoreline zone and in the remainder of the City about the effects of land management practices and other unregulated activities (such as vegetation removal, pesticide/herbicide use, car washing) on fish and wildlife habitats.

Objective REST-6. Where feasible, protect, enhance, and encourage the restoration of lake areas and wetlands throughout the contributing basin where functions have been lost or compromised.

#### ***4.5.3 Angle Lake Restoration Objectives***

Objective ALREST-1. Improve the health of lake shorelines by removing bulkheads and replacing these features to the extent feasible with bioengineered stabilization solutions to improve aquatic habitat conditions.

Objective ALREST-2. Target Angle Lake Park for habitat enhancements that are designed and sited to be compatible with the heavy active recreation use at this park. Opportunities include removing the bulkhead and providing bioengineered shoreline stabilization, removal of excess impervious surface, consolidation of the viewing platform and replaced pier structure, improved drainage using infiltration and planting of native vegetation where appropriate.

Objective ALREST-3. Improve habitat conditions by increasing large woody debris recruitment potential through plantings of trees along the lake shore, particularly conifers. Where



feasible, install or encourage the installation of large woody debris to meet short-term needs.

Objective ALREST-4. Target single family residential properties with incentives, outreach and information for homeowners who are willing to voluntarily remove bulkheads, plant native vegetation and encourage large woody debris recruitment.

Objective ALREST-5. Decrease the amount and impact of overwater and in-water structures along Angle Lake through minimization of structure size and use of more environmentally friendly materials, including grated decking.

Objective ALREST-6. Target Angle Lake Park for the use of environmentally friendly materials and design during the future replacement of the pier at this site.

Objective ALREST-7. Continue to participate in lake-wide efforts at Angle Lake to reduce populations of non-native aquatic vegetation.

## **4.6 Vegetation Conservation (Clearing and Grading)**

Vegetation within and adjacent to water bodies provides a valuable function for the health of aquatic ecosystems. Vegetation management involves both a passive and active management system. The intent of both systems is to minimize habitat loss and the impact of invasive plants, erosion, sedimentation and flooding. "Passive" vegetation management deals with protection and enhancement of existing diverse native plant communities along all shorelines. "Active" vegetation management involves aquatic weed control as well as the restoration of altered or threatened shorelines using a technology called soil bioengineering. Soil bioengineering reestablishes native plant communities as a dynamic system that stabilizes the land from the effects of erosion.

### **4.6.1 Applicability**

Clearing and grading is the activity associated with developing property for a particular use including commercial, industrial, recreational, and residential. Specifically, "clearing" means the destruction or removal of vegetative ground cover and/or trees including, but not limited to, root material removal and/or topsoil removal. "Grading" means any excavating, filling, removing the duff layer, or combination thereof. Grading can also involve either the export of materials off-site, or the import of materials from an off-site source. Both of these activities may cause erosion, siltation, increased runoff and flood volumes, reduced flood storage capacity, and habitat damage.

Vegetation conservation includes activities to protect and restore vegetation along or near freshwater shorelines that contribute to the ecological functions of shoreline areas. Vegetation conservation provisions include the prevention or restriction of plant clearing and earth grading, vegetation restoration, and the control of invasive weeds and nonnative species.

As with all master program provisions, vegetation management provisions apply even to those shorelines and uses which are exempt from a permit requirement. Like other master program provisions, vegetation conservation standards do not apply retroactively to existing uses and structures, such as existing agricultural practices or the regular maintenance of existing ornamental residential landscapes.

#### ***4.6.2 Shoreline Vegetation Conservation Policies***

- A. All clearing and grading activities should be designed and conducted to minimize impacts to wildlife habitat, minimize sedimentation of lakes, and to minimize degradation of water quality.
- B. Clearing and grading activities in shoreline areas should be limited to the minimum necessary to accommodate shoreline development. Such activities should be discouraged in designated (structural) setback areas and allowed in other shoreline locations only when associated with a permitted shoreline development.
- C. Adverse environmental and shoreline impacts of clearing and grading should be avoided wherever possible through proper site planning, construction timing and practices, bank stabilization, soil bioengineering and use of erosion and drainage control methods. Maintenance of drainage controls should be a high priority to ensure continuing, effective protection of habitat and water quality.
- D. Cleared and disturbed sites remaining after completion of construction should be promptly replanted with native vegetation or with other species as approved by the City.
- E. All clearing and grading activities should be designed with the objective of maintaining natural diversity in vegetation species, age, and cover density.
- F. For proposed land clearing, landfill, or grading activities that require a grading permit under the SeaTac's Municipal Code, a clearing and grading plan addressing species removal, replanting, irrigation, erosion and sedimentation control and other methods of shoreline protection shall be required.
- G. Conserve existing native vegetation around Angle Lake to maintain and enhance: water and sediment storage, removal of excess nutrients and toxic compounds, recruitment of large woody debris, bank stability, shade, and recruitment of organic matter.
- H. Emphasize retention of native shoreline vegetation when reviewing plans for future development and encourage replanting and enhancement of shoreline vegetation when absent to reestablish and upgrade impaired ecological shoreline processes and functions.
- I. Provide incentives for the retention and planting of native vegetation, particularly in areas recommended for designation as Shoreline Residential. Incentives could include additional flexibility with building setbacks from Angle Lake, a simplified permit process with recommended planting plans, reduced or waiver of permit fees, and/or City participation in a pilot-project that promotes shoreline restoration.

- J. The City should explore opportunities for the planting and enhancement of native vegetation at Angle Lake Park.
- K. Vegetation removal on tax parcel 042204-9009 ~~the former Hughes Property~~ should be carefully managed and mitigation plantings should be provided to ensure no net loss of ecological function. Within the Urban Conservancy portions of this property the primary goal should be to maintain and enhance the forest ecology to the maximum extent while providing public access.
- L. In order to increase habitat and address other ecological functions within the shoreline environment such as wave attenuation, temperature regulation, and bank stabilization, encourage homeowners and property managers to leave diseased and fallen trees in place along the shoreline edge provided the trees are not a danger to public safety or private property.
- M. Use soil bioengineering techniques when restoring degraded shorelines, wherever feasible, to minimize the processes of erosion, sedimentation, and flooding.
- N. Development of ~~the two vacant City-owned properties (formerly Hughes; tax parcels 042204-9138 and 042204-9009)~~ should include natural area preservation and enhancement in addition to public access along the waterfront.
- O. The removal of mature trees and native vegetation along Angle Lake should be regulated in a manner that provides greater protection than the current Tree Retention regulations (SMC 15.14). In particular, removal of non-hazardous mature trees and native vegetation within the required setback of Angle Lake should be severely restricted.
- P. The City of SeaTac should provide information to the public about environmentally appropriate vegetation management, landscaping for shoreline properties and alternatives to the use of pesticides and herbicides which impact water quality and aquatic habitat.
- Q. Property owners should use the following Best Management Practices (BMPs) when maintaining residential landscapes:
  - ~~R. i.~~ i. Avoid use of herbicides, fertilizers, insecticides, and fungicides along drainage channels, and shores of Angle Lake, as well as in the water.
  - ~~S. ii.~~ ii. Limit the amount of lawn and garden watering so that there is no surface runoff.
  - ~~T. iii.~~ iii. Dispose of grass clippings, leaves, or twigs properly; do not sweep these materials into the street, into a body of water, or near a storm drain.
- ~~U.~~ R. Aquatic weed management should involve usage of native plant materials wherever possible in soil bioengineering applications and habitat restoration activities. Where active removal or destruction of aquatic vegetation is necessary, it should be done only to the extent necessary to allow water-dependent activities to continue. Removal or modification of aquatic vegetation should be conducted in a manner that minimizes adverse impacts to native plant communities, and should include appropriate handling or disposal of weed materials and attached sediments.

∇. S. Monitor and control aquatic invasive species in Angle Lake to maintain eradication of water lily and prevent establishment of other aquatic invasive species.

∇. T. Discourage extensive lawns due to their limited erosion control value, ~~limited~~ limited water retention capacity, and associated chemical and fertilizer applications.

### ***4.6.3 Shoreline Vegetation Conservation Regulations***

- A. All clearing and grading activities must adhere to the requirements of the City's code pertaining to land, clearing and grading (Chapter 13.190 SMA, Grading Code ), Landscaping (Chapter 15.14 SMC, Landscaping) and all additional requirements provided in the SMP. Additional clearing and grading performance standards may be required as a condition of permit issuance to ensure the proposal will result in no net loss of shoreline ecological functions.
- B. Prior to issuance of any construction, grading, or building permits, a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department of Planning and Community Development. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the landscaping. This regulation would also apply to any site mitigation requirements.
- C. Prior to final issuance of a building permit, land use permit or occupancy, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the landscaping shall be submitted. The bond or other suitable financial guarantee shall be maintained for a three (3) year period, at which point the Building official and the City manager, or designee, will determine if the bond shall be released or extended to maintain landscaped areas. This regulation would also apply to any site mitigation requirements.
- D. In all shoreline areas, land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development.
- E. Clearing and grading activities may only be allowed when associated with a permitted shoreline development.
- F. Any normal and routine maintenance of existing trees, shall not be subject to these clearing and grading regulations, provided, that said maintenance does not involve removal of healthy trees and is not detrimental to the health of any trees.
- G. Any significant placement of materials from off-site (other than surcharge or preload), or the substantial creation or raising of dry upland shall be considered fill and shall also comply with the fill provisions in Chapter 7.
- H. Clearing and grading activities and related alteration of the natural landscape shall only be allowed in association with a permitted shoreline use or development with limited exceptions as set forth below:

- i. Removal of noxious weeds as listed by the state in Chapter 16-750 WAC, provided such activity shall be conducted in a manner consistent with best management practices and the City of SeaTac's engineering and stormwater design standards, and native vegetation shall be promptly reestablished in the disturbed area.
  - ii. Pruning consistent with accepted arboricultural practices, maintenance of existing ornamental landscapes and other activities allowed pursuant to these regulations, provided that said modification is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitats.
  - iii. Maintenance or restoration of view corridors provided that said activity is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitat areas.
- I. The City shall regulate tree removal and land clearing within the shoreline jurisdiction to protect ecological functions. The City shall require a report prepared by a qualified professional as part of any substantial development permit that includes tree removal and land clearing. The report shall identify appropriate mitigation, performance assurances and maintenance and monitoring requirements necessary to assure no net loss of ecological function necessary to sustain shoreline processes.
- J. Native understory vegetation and trees within the Urban Conservancy Environment and within shoreline setback areas in all environments shall be retained, unless necessary to provide water access, to provide limited view corridors or to mitigate a hazard to life or property. Where limited removals are allowed pursuant to the conditions provided above, vegetation shall be replaced to assure no net loss is achieved.
- K. Within all other shoreline areas, tree removal shall be limited to the minimum necessary to accommodate proposed structures and uses or to mitigate a hazard to life or property, and significant trees shall be replaced at an appropriate ratio to assure no net loss is achieved.
- L. Restoration of any shoreline that has been disturbed or degraded shall use native plant materials, unless such restoration occurs within a developed and maintained ornamental landscape, in which case noninvasive plant materials similar to that which most recently occurred on-site may be used.
- M. Surfaces cleared of vegetation and not developed must be replanted with native species or other species as approved by the City within one (1) year. Replanted areas shall be planned and maintained such that, within three (3) years time, the vegetation is at least ninety (90) percent reestablished.
- N. Stabilization of exposed erosion-prone surfaces within the shoreline environment shall, wherever feasible, utilize soil bioengineering techniques.

- O. Aquatic vegetation control shall only occur when native plant communities and associated habitats are threatened or where an existing water dependent use is restricted by the presence of weeds. Aquatic vegetation control shall occur in compliance with all other applicable laws and standards, including Washington Department of Fish and Wildlife requirements. Control of aquatic vegetation by mechanical methods is exempt from the requirement to obtain a shoreline substantial development permit only if the bottom sediment or benthos is not disturbed in the process. It is assumed that mechanical removal of accumulated vegetation at a level closer than two (2) feet to the root level will disturb the bottom sediment and benthos layer.
- P. The control of aquatic vegetation by derooting, rotovating or other methods which disturb the bottom sediment or benthos shall be considered development for which a shoreline substantial development permit is required.
- Q. The application of herbicides or pesticides in Angle Lake, wetlands, or ditches requires a permit from the Washington Department of Ecology and may require preparation of a SEPA checklist for review by other agencies. The individual(s) involved must obtain a pesticide applicator license from the Washington State Department of Agriculture.

## **4.7 Water Quality, Stormwater, and Non-Point Pollution**

### **4.7.1 Applicability**

Water quality is affected in numerous ways by human occupation and development of shoreline areas. Typically the increase in impermeable surfaces as a result of development increases stormwater runoff volumes, causing higher peak stormwater discharges at higher velocities that cause scouring and erosion of stream banks. Erosion increases suspended solids concentrations and turbidity in receiving waters, and carries heavy metals, household wastes, excess nutrients, and other pollutants into these waters. Increased nitrogen and phosphorus enrichment results in algal growth that depresses levels of dissolved oxygen in receiving waters. The degradation of water quality adversely impacts wildlife habitat and public health.

Maintaining high water quality standards and restoring degraded systems has been mandated in RCW 90.58. In February of 2007, the City received its Western Washington Phase II Municipal Stormwater Permit from the Washington State Department of Ecology. Under this permit the City developed a Stormwater Management Program. The City has adopted the King County Stormwater Drainage Manual which applies to all development activities within the City.

### **4.7.2 Water Quality, Stormwater, and Non-Point Pollution Policies**

- A. All shoreline uses and activities should be located, designed, constructed and maintained to mitigate the adverse impacts to water quality.
- B. Water quality education efforts should be used to reduce the potential sources of pollutants to Angle Lake and other natural waterways. The reduction of the sources of fecal coliform should be emphasize in the Angle Lake sub-basin until the City can provide sufficient data to the

- Department Ecology to have 303d listing remove from Angle Lake. These pollutant sources include failing septic systems, ducks, geese and dog feces.
- C. Stormwater impacts should be addressed through the application of the most recent edition of the Adopted Surface Water Design Manual and all applicable City stormwater regulations.
  - D. New impervious surfaces should be limited within the shoreline management area by setting maximum impervious surface standards for new development and redevelopment and encouraging the use of pervious pavements and other low impact development technologies.
  - E. The City should work with Midway Sewer District and the King County Health Department to ensure existing septic systems are working properly to prevent groundwater and surface water degradation through excessive inputs of nutrients (nitrogen and phosphorus) and hazardous microbes.
  - F. The City should work with Midway Sewer District to require connection to the sanitary sewer system when existing properties on septic systems are developed, redeveloped or substantially modified.
  - G. The City should continue to provide general information to the public about the use of land and human activities which impact water quality. This could be accomplished by encouraging educational curricula that provide students with first hand exposure to the issues and solutions, and through community activities, such as Adopt-A-Stream programs.
  - H. The City should ~~encourage~~encourage homeowners and property managers to use non-chemical weed and pest control solutions and natural fertilizers.

#### **4.7.3 Water Quality, Stormwater, and Non-Point Pollution Regulations**

- A. All shoreline development, both during and after construction, shall minimize impacts related to surface runoff through control, treatment and release of surface water runoff such that there is no net loss of receiving water quality in the shoreline environment. Control measures include but are not limited to dikes, runoff intercepting ditches, catch basins, settling wet ponds, sedimentation ponds, oil/water separators, filtration systems, grassy swales, planted buffers, and fugitive dust controls. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in Appendix C and D or the Surface Water Design Manual.
- B. Shoreline development and uses shall adhere to all required setbacks, buffers and standards for stormwater ~~storage basins~~BMP design and maintenance as identified in the Surface Water Design Manual.
- C. All shoreline development shall comply with the applicable requirements of the City's adopted Surface Water Design Manual and all applicable City stormwater regulations.

| D. All shoreline development shall implement applicable Low Impact Development techniques to the maximum extent feasible, pursuant to the standards contained in the adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.



## Chapter 5 Shoreline Environments

### 5.1 Introduction to Shoreline Environment Designations

The basic intent of a shoreline environment designation is to preserve and enhance shoreline ecological functions and to encourage development that will enhance the present or desired future character of the shoreline. To accomplish this, shoreline segments are given an environment designation based on existing development patterns, biological capabilities and limitations, and the aspirations of the local citizenry.

Environment designations are categories that reflect the type of development that has or should take place in a given area. The Shoreline Master Program Guidelines recommend classifying shoreline environments using the following categories: “high-intensity,” “shoreline residential,” “urban conservancy,” “rural conservancy,” “natural,” and “aquatic.”

These categories represent a relative range of development, from high to low intensity land use:

- "High-intensity" is appropriate for areas of high intensity water oriented commercial, transportation, and industrial development.
- “Shoreline residential” is intended to accommodate residential development, and appropriate public access and recreational uses consistent with other elements of shoreline management.
- "Urban conservancy" is a designation designed to protect and restore the ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed areas.
- "Rural conservancy" is intended for areas that protect ecological functions and conserve existing natural resources and that support, or have the capability to support, agricultural and recreational uses.
- "Natural" is intended to protect shorelines that remain relatively free of human influence or that include intact or minimally degraded shoreline functions that cannot support human use.
- And finally, “Aquatic” is a designation intended to protect, restore, and manage the areas waterward of the ordinary high water mark.

Additionally, local governments may establish an alternative environment designation(s), provided that it is consistent with the purposes and policies of the Shoreline Management Act and the Guidelines, including WAC 173-26-211(5). For the City of SeaTac, a locally unique, Medium-Intensity *parallel* environmental designation is established for upland areas on ~~the Hughes property~~ tax parcel 042204-9009. Running parallel to this is the more protective designation, Urban Conservancy, which is assigned to the area along the lakeshore. DOE acknowledges the need for parallel designations in some cases to balance between use and protection.

Once a shoreline segment has been given an environment designation, management policies are developed. These management policies are used as the basis for determining uses and activities that can be permitted in

each environment designation. Specific development standards are also established, which specify how and where permitted development can take place within each shoreline environment.

## **5.2 Need for Consistency**

The Shoreline Management Act requires that policies for lands adjacent to the shorelines be consistent with the Shoreline Management Act, implementing rules, and the local shoreline master program. Conversely, local comprehensive plans provide the underlying framework within which master program provisions should fit. The Growth Management Act requires that shoreline master program policies be incorporated as an element of the comprehensive plan, and that all elements be internally consistent. In addition, under the Growth Management Act, all development regulations must be consistent with the comprehensive plan.

The Shoreline Guidelines identify three criteria for use in evaluating the consistency between master program environment designation provisions and the corresponding comprehensive plan elements and development regulations. In order for shoreline designation provisions, local comprehensive plan land use designations, and development regulations to be internally consistent, all three of the conditions below should be met:

- a) Provisions not precluding one another.  
Comprehensive plan provisions and shoreline environment designation provisions should not preclude one another. To meet this criterion, the provisions of both the comprehensive plan and the master program must be able to be met. Further, when considered together and applied to any one piece of property, the master program use policies and regulations and the local zoning or other use regulations should not conflict in a manner that all viable uses of the property are precluded.
- b) Use compatibility.  
Land use policies and regulations should protect preferred shoreline uses from being impacted by incompatible uses. The intent is to prevent existing or potential future water oriented uses, especially water dependent uses, from being restricted on shoreline areas because of impacts to nearby non-water-oriented uses. To be consistent, master programs, comprehensive plans, and development regulations should prevent new uses that are not compatible with preferred uses from locating where they may restrict preferred uses or development.
- c) Sufficient infrastructure.  
Infrastructure and services provided in the comprehensive plan should be sufficient to support allowed shoreline uses. Shoreline uses should not be allowed where the comprehensive plan does not provide sufficient roads, utilities, and other services to support them. Infrastructure plans must also be mutually consistent with shoreline designations. Where they do exist, utility services routed through shoreline areas shall not be a sole justification for more intense development.

## **5.3 City of SeaTac Shoreline Environment Designations**

This Master Program establishes five shoreline environments for the City of SeaTac. These shoreline environments shall include the shorelines of the City of SeaTac, including shorelands, surface waters, and bedlands.

These environments are derived from the SeaTac Shoreline Analysis Report, the SeaTac Comprehensive Plan, and the environments recommended by the Shoreline Management Act and the Shoreline Guidelines. SeaTac's Shoreline Analysis Report provides an inventory of natural and built conditions within the City's shoreline jurisdiction. The conditions identified in the inventory have been compared with the recommended shoreline environments and the most appropriate environments selected. The five (5) SeaTac shoreline environment designations are:

- A. High-Intensity,
- B. Medium-Intensity,
- C. Shoreline Residential,
- D. Urban Conservancy, and
- E. Aquatic.

These shoreline environments are illustrated for the City of SeaTac in Figure 1 (Shoreline Management Environmental Designations), located at the end of the SMP, and described in the text below. Any undesignated shorelines are automatically assigned an Urban Conservancy environment designation. Each shoreline description includes a definition and statement of purpose, followed by designation criteria, management policies, and development standards specific to that Shoreline Environment. Shoreline development standards are summarized in Table I and regulations that apply throughout the SMP (except where specifically provided) are included at the end of this chapter.

## **5.4 High-Intensity Environment**

### **5.4.1 Purpose**

The purpose of the High-Intensity environment designation is to provide for high-intensity water-oriented commercial and transportation uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

### **5.4.2 Designation Criteria**

Assign a High-Intensity environment designation to shoreline areas that currently support higher intensity commercial uses, or are suitable and planned for high-intensity uses in the future.

### **5.4.3 Designated Areas**

#### **Description**

The only High-Intensity area within SeaTac's shoreline jurisdiction is the area currently comprised of office developments and surface parking along International Boulevard, as shown in Figure 1.

#### **Rationale**

The High-Intensity designation is appropriate for areas of existing and planned commercial use. The area is currently occupied by commercial uses and zoned for Urban High Density Residential (UH-

900) under SeaTac's development regulations. It is also the only area within the shoreline jurisdiction designated for Commercial Medium uses in the City's Comprehensive Plan.

#### **5.4.4 Management policies**

- A. Full utilization of existing High-Intensity area should be achieved before further expansion of the High-Intensity environment is allowed.
- B. Water-dependent, water-related, and water-enjoyment uses (in that order) shall be given priority over non-water oriented uses. Commercial uses that are non-water oriented are allowed, provided public access is provided for new development. Residential uses are also allowed under this SMP.
- C. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
- D. Where feasible, visual and physical public access should be required in all new non-residential development.
- E. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
- F. Explore the possibility of acquiring easements across High-Intensity properties adjacent to the shoreline to develop a public trail between tax parcel 042204-9009 ~~the Hughes property and~~ Angle Lake Park.

#### **5.4.5 Development Standards**

##### **Shoreline Use**

A. The following uses are prohibited in the Shoreline High-Intensity environment:

- i. Aquaculture
- ii. Dry Cleaners
- iii. Mobile Refueling Operations
- iv. Forest Practices
- v. Manufacturing
- vi. Mining
- vii. Parking as a primary use
- viii. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline High-Intensity environment are listed in Chapter Section 6, Specific 1, Shoreline Use Policies and Regulations Standards, Table III.

##### **Height Limit**

- B. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five (35) feet to a maximum height of fifty-five (55) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

### Setbacks

- C. Unless otherwise specified herein, permanent structures shall be setback from the ordinary high water mark as indicated in Table I and the related development regulations in Chapter 15.13 SMC, Zone Classification Standards. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.
- i. Permanent and temporary structures and all new development not identified in (ii) below shall be set back from the ordinary high water mark as indicated in Table I and the related development regulations in SMC 15.13 – Zone Classification Standards. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
  - ii. Development associated with water dependent uses, public and private access to the water and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.
- D. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

### Lot Width and Frontage

- E. The minimum required width of a lot and lake frontage in the High-Intensity environment shall be one hundred (100) feet.

### Impervious Coverage

- F. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have a maximum 50% impervious surface coverage within the shoreline area, unless a variance is approved. ~~The City will encourage practices that further~~ LID should be the commonly used approach to minimize impervious surfaces and stormwater runoff, including use of best available technologies where feasible pursuant to the Surface Water Design Manual.

Dimensional standards for the High-Intensity environment are summarized in Table I at the end of this chapter.

## 5.5 Medium-Intensity Environment

### 5.5.1 Purpose

The purpose of the Medium-Intensity environment designation is to provide for high density multifamily housing and resident-oriented commercial uses that are part of a mixed-use project, while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Recreation and public access are also encouraged in this environment.

### 5.5.2 Designation criteria

Assign a Medium-Intensity environment designation to shoreline areas that currently support medium-intensity residential uses, or are suitable and planned for medium-intensity mixed use and residential uses in the future because of their current use and condition, adjacent land use and the goals and aspirations of the community.

### 5.5.3 Designated Areas

#### **Description**

The only Medium-Intensity area within SeaTac's shoreline jurisdiction is the upland portion of ~~the former Hughes property tax parcel 042204-9009~~ that is located at least 100 feet from the OHWM of Angle Lake. This property is located ~~on east of~~ International Boulevard and borders multifamily residential property ~~on one side and commercial property on the other~~. The Medium-Intensity designation runs parallel to an Urban Conservancy designation, which encompasses shorelands adjacent to and within 100 feet of the OHWM of Angle Lake, as shown in Figure 1.

#### **Rationale**

A parallel designation of Medium-Intensity and Urban Conservancy reflects the different management objectives for this shoreline segment and attempts to define a balance between use and protection. More intense urban development is anticipated near International Boulevard outside the SMA, and similar multifamily and mixed use development may extend to areas within the Medium-Intensity Environment. However, preservation of the existing high ecological values and functions within this segment is needed. This area is currently designated for high density residential uses in the City's Comprehensive Plan.

### 5.5.4 Management policies

- A. Full utilization of the existing Medium-Intensity area should be achieved before further expansion of the Medium-Intensity environment is allowed.
- B. Water-dependent, water-related, and water enjoyment uses (in that order) shall be given priority over non-water oriented uses. Certain commercial uses as permitted in the underlying zone that are non-water oriented are allowed, provided public access is provided for new development. Residential uses are encouraged.

- C. Multifamily and multi-lot residential and recreational developments should provide public access to the shoreline and joint use facilities for community recreational needs.
- D. Regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration to comply with any relevant state and federal law.
- E. Where feasible, visual and physical public access shall be required for in all new non-residential development.
- F. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

### 5.5.5 *Development Standards*

#### **Shoreline Use**

- A. The following uses are prohibited in the Medium-Intensity environment:
  - i. Aquaculture
  - ii. Commercial uses as a primary use (small, resident-oriented commercial uses that are part of a mixed-use project, may be permitted).
  - iii. Dry Cleaners
  - iv. Mobile Refueling Operations
  - v. Forest Practices
  - vi. Manufacturing Uses
  - vii. Mining
  - viii. Parking as a primary use
  - ix. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline Medium-Intensity environment are listed in ~~Chapter Section 6, Specific 1, Shoreline Use Policies and Regulations~~ Standards, Table III.

#### **Height Limit**

- B. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five (35) feet to a maximum height of fifty-five (55) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

### Setbacks

- C. All development shall comply with the standards for setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

### Lot Width

- D. The minimum required lot width in the Medium-Intensity environment shall be one hundred (100) feet.

### Impervious Coverage

- E. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface coverage within the shoreline area, unless a variance is approved. ~~The City will encourage practices that further LID~~ should be the commonly used approach to minimize impervious surfaces and stormwater runoff, including use of best available technologies where feasible pursuant to the Surface Water Design Manual.

All dimensional standards for the Medium-Intensity environment are summarized in Table I at the end of this chapter.

## 5.6 Shoreline Residential Environment

### 5.6.1 Purpose

The Shoreline Residential environment designation is designed to provide for residential needs where the necessary facilities for development can be provided. An additional purpose is to provide appropriate public access and recreational uses.

### 5.6.2 Designation criteria

Assign a Shoreline Residential environment designation to shoreline areas if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

### 5.6.3 Designated Areas

#### Description

Shoreline Residential areas include those areas adjacent to Angle Lake that are currently developed as single family or multifamily, where that use is anticipated to continue in the future.

#### Rationale

The segments of shoreline designated as Shoreline Residential are predominately residential and are planned for low to moderate residential density.



#### 5.6.4 *Management policies*

- A. Residential activities are preferred over other land and resource consumptive development or uses.
- B. Limited non-residential uses, such as parks, day cares, home occupation businesses may be allowed, provided they are consistent with the residential character.
- C. Development should be located, sited, designed and maintained to protect, enhance and be compatible with the shoreline environment.
- D. Development regulations should require the preservation of ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
- E. Multifamily and multi-lot residential and recreational developments should provide public access to the shoreline and joint use facilities for community recreational needs.
- F. Low impact development (LID) techniques, such as minimizing effective impervious surfaces, infiltration of run-off, use of green roofs and pervious pavers, and other techniques, shall be encouraged.
- G. Private property owners should be encouraged to preserve and enhance native shoreline vegetation and use environmentally friendly landscaping practices, through incentives, information and other assistance.

#### 5.6.5 *Development Standards*

##### **Shoreline Use**

- A. The following are prohibited in the Shoreline Residential environment:
  - i. Aquaculture
  - ii. Commercial uses as a primary use (commercial uses that are incidental to the primary residential use and are compatible with the residential character of the neighborhood, such as home occupations, may be permitted).
  - iii. Forest Practices
  - iv. Manufacturing uses
  - v. Mining
  - vi. Parking as a primary use
  - vii. Non-water oriented recreational facilities as a primary use (recreational facilities as an accessory use and multi-use trails may be permitted upon approval of a conditional use permit; minor trails are permitted).
  - viii. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline Residential environment are listed in ~~Chapter Section 6, Specific 1, Shoreline Use Policies and Regulations, and in Standards, Table III of that Chapter.~~

### **Height Limit**

B. New or expanded building or structure shall not exceed a height of thirty (30) feet above average grade level for single-family development. Multifamily development shall be regulated by the underlying zoning but in no case shall the height exceed fifty-five (55) feet above average grade level (unless as specified under SMC-~~15.400.100 45.43.040~~). The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height limit of thirty-five (35) feet shall apply.

### **Setbacks**

- C. Unless otherwise specified herein, permanent structures and non-water related accessory structures shall be setback from ordinary high water mark as indicated in Chapter 6, Table I and the related Development Regulations for Residential Development. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline. (More restrictive than current CAO)
- i. Permanent and temporary structures shall be set back from the ordinary high water mark as indicated in Chapter 6, Table II and the related Development Regulations for Residential Development in Chapter 6. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
  - ii. Development associated with water dependent uses, shoreline access and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.
- D. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied

### **Lot Width**

E. The minimum required lot width and lake frontage in the Shoreline Residential environment shall be fifty (50) feet.

### **Impervious Coverage**

F. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface coverage, unless a variance is approved. ~~The City will encourage practices that further~~ LID should be the commonly

~~used approach to minimize impervious surfaces and stormwater runoff, including use of best available technologies where feasible pursuant to the Surface Water Design Manual.~~

Dimensional standards for the Shoreline Residential environment are summarized in Table I at the end of this chapter.

## 5.7 Urban Conservancy Environment

### 5.7.1 Purpose

The purpose of the Urban Conservancy environment designation is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

### 5.7.2 Designation criteria

Areas designated Urban Conservancy are those areas where one or more of the following characteristics apply:

- A. They are suitable for water-related or water-enjoyment uses,
- B. They are open space, flood plain or other sensitive areas that should not be more intensively developed,
- C. They have potential for ecological restoration,
- D. They retain important ecological functions, even though partially developed, or
- E. They have the potential for development that is compatible with ecological restoration.

### 5.7.3 Designated Areas

#### **Description**

Urban Conservancy areas include shorelands within Angle Lake Park and ~~portions of tax parcel 042204-9009~~ portions of the vacant City owned property where open space and areas with important ecological functions exist, as shown in Figure 1.

#### **Rationale**

Angle Lake Park is constrained by current zoning regulations and the shorelands of ~~tax parcel 042204-9009~~ the City-owned vacant property (former Hughes property) retains important ecological functions. A parallel designation of Medium-Intensity encompasses ~~the western portion of the City owned vacant property~~ the upland portions of ~~tax parcel 042204-9009~~, which has the potential for more intense development. In contrast, ~~the lower portion of tax parcel 042204-9009~~ the eastern portion of the Hughes property adjacent to the shoreline has an Urban Conservancy designation since the use of this area is expected to limited to public access and other uses that are compatible with ecological restoration. This designation will preserve and enhance the ecological functions of the undeveloped portions of the shoreline while retaining future options for passive and active shoreline recreation and public access.

#### 5.7.4 *Management policies*

- A. Uses that preserve the natural character of the area or promote preservation of open space or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
- B. Water dependent recreation uses, such as public access piers, recreational floats and boat launches, shall be the highest priority, provided they can be located, designed, constructed, operated, and mitigated in a manner that ensures no net loss of ecological function.
- C. Water oriented recreation uses, such as viewing trails, benches and shelters, should be emphasized and non-water oriented uses should be minimized and allowed only as an accessory use; for example picnic areas, forest trails and small playground areas would be acceptable, but tennis courts and developed sports fields would not.
- D. Standards should be established for shoreline stabilization, vegetation conservation, water quality, and shoreline modifications to ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
- E. Public access and public recreation objectives should be implemented whenever feasible and whenever significant ecological impacts can be mitigated.
- F. Approved low impact development techniques should be emphasized for any development occurring within the Urban Conservancy environment.

#### 5.7.5 *Development Standards*

##### **Shoreline Use**

- A. Land uses that are permitted in the Urban Conservancy shoreline environment include:
  - i. Water-oriented recreation
  - ii. Non-water oriented recreation as an accessory use
  - iii. Minor Trails
  - iv. Scientific, historical, cultural and educational uses
  - v. Restoration activities
  - vi. Utilities (Accessory)
- B. The following may be permitted as conditional uses in the Urban Conservancy environment:
  - i. Boating Facilities
  - ii. Ancillary Commercial Development
  - iii. Parking as an accessory use
  - iv. Multi-use Trails
  - v. Transportation Facilities
  - vi. Utilities (Primary)

- C. All new uses and developments permitted or allowed as conditional uses in the Urban Conservancy environment must be compatible with conserving, protecting and restoring ecological conditions of the shoreline.
- D. The following uses are prohibited in the Urban Conservancy environment:
  - i. Aquaculture
  - ii. Commercial uses (Primary)
  - iii. Non-water oriented recreational facilities (primary)
  - iv. Forest Practices
  - v. Manufacturing
  - vi. Mining
  - vii. Residential development
  - viii. Roads, utilities and parking areas that can be located outside of the shoreline area
- E. New uses and developments must demonstrate consistency with the Urban Conservancy management policies.

Additional allowed, conditional and prohibited uses for the Urban Conservancy shoreline environment are listed in ~~Chapter~~ Section 6, Specific 1, Shoreline Use Policies and Regulations, and Standards, Table III of that Chapter.

### **Height Limit**

- F. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall exceed a height of thirty-~~five (30)~~ five (35) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances.

### **Setbacks**

- G. Permanent and temporary structures and all other non-water related development shall be set back from the ordinary high water mark as indicated in Table I and the related Development Regulations for Recreation in Chapter 6. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
- H. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.
- I. Developments associated with a ecological restoration or interpretation, water-dependent uses and public access are not required to meet the minimum setback. However, where such development can be approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the successful operation of the use.

In no case shall parking be allowed within the minimum setback without a shoreline variance that reduces the setback to allow parking outside of the reduced setback.

#### **Lot Width**

- J. The minimum required lot width and lake frontage in the Urban Conservancy environment shall be one hundred (100) feet.

#### **Impervious Coverage**

- K. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 10% impervious surface coverage, unless a variance is approved. ~~The City will encourage practices that further~~ LID should be the commonly used approach to minimize impervious surfaces and stormwater runoff, including use of best available technologies where feasible pursuant to the Surface Water Design Manual.

Dimensional standards for the Urban Conservancy environment are summarized in Table I at the end of this chapter.

## **5.8 Aquatic Environment**

### **5.8.1 Purpose**

The purpose of the Aquatic environment designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark.

### **5.8.2 Designation criteria**

Assign an Aquatic environment designation to areas waterward of the ordinary high water mark.

### **5.8.3 Designated Areas**

#### **Description**

Aquatic areas include all areas waterward of the ordinary high water mark as shown in Figure 1.

### **5.8.4 Management policies**

- A. Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
- B. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
- C. To reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.

- D. All developments and uses on waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- E. Uses that adversely impact the ecological functions of critical freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.
- F. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

### 5.8.5 *Development Standards*

Regulations and performance standards that apply to individual uses and developments are listed in Chapter 6, including a summary of allowed, conditional and permitted uses in Table III. Table I below summarizes the dimensional standards in this chapter.

**TABLE I. SUMMARY OF SHORELINE DIMENSIONAL STANDARDS**

SHORELINE STANDARD	HIGH-INTENSITY	MEDIUM-INTENSITY	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	Aquatic <sup>4</sup>
Maximum Height	55 ft. <sup>1</sup>	55 ft. <sup>1</sup>	30 ft. (55 Ft. <sup>1</sup> in areas zoned UH-900 and 40 feet in areas zoned UM-3,600)	35 ft.	N/A <sub>6</sub>
Shoreline Setback <sup>2</sup>	65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement	N/A <sup>3</sup>	65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement	100 ft. (standard) may be reduced to 65 ft. (minimum) with enhancement <sup>5</sup>	N/A <sub>6</sub>
Maximum Impervious Surface Coverage	50%	40%	40%	10%	N/A <sub>6</sub>
Minimum Lot Frontage and Width	100 ft.	100 ft.	50 ft.	100 ft.	N/A <sub>6</sub>
Minimum Lot Size and Lot Density	900 sq. ft. per unit (except 3,000 sq. ft. for single family)	900 sq. ft. per unit (except 3,000 sq. ft. for single family)	7,200 sq. ft. (except 900 sq. ft. per unit in UH-900 and 3,600 sq. ft. per unit in UM-3,600)	No further subdivision is allowed	N/A <sub>6</sub>

<sup>1</sup> Development shall also be subject to the height limits established by the underlying zoning, but in no case shall the height exceed fifty-five feet (55) above average grade level . The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. A height of more than thirty-five feet (35) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.

<sup>2</sup> The standard setback applies unless the applicant implements voluntary enhancements as described in the following flexible shoreline setback regulations and in Table II below. The setback may be reduced by the Shoreline Administrator to the minimum setback indicated in Table I. Please see zoning regulations for interior lot setbacks and other requirements that apply to specific zones.



<sup>3</sup>The Medium-Intensity environment is a parallel environment located a minimum of hundred (100) feet from the OHWM of Angle Lake, therefore no shoreline setback applies.

<sup>4</sup>Land based standards do not apply in the Aquatic designation. Height of all structures shall be the minimum necessary for the proposed water dependent use.

<sup>5</sup>No reduction is allowed from the 100 foot minimum shoreline setback on tax parcel 042204-9009 ~~the former Hughes property~~, where the Urban Conservancy environment is parallel with the Medium-Intensity environment and more restrictive requirements are necessary to protect comparatively high ecological function.

<sup>6</sup>Not Applicable. Standard is generally not applicable in the Aquatic environment because only water dependent structures and development, such as docks, are allowed.

## 5.9 Flexible Shoreline Setback Regulations

In addition to the specific requirements for particular uses, the following standards shall apply:

### Shoreline Setbacks

- A. A seventy-five (65) foot standard setback shall be established from the ordinary high water mark for all lots, except that a one-hundred (100) foot standard setback shall be established from the ordinary high water mark on lots within the Urban Conservancy designation.
- B. On all properties other than Urban Conservancy, the standard setback may be reduced down to a minimum of fifty (50) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 10 feet in cumulative setback reduction may be achieved under Upland Related Actions.
- C. No setback reduction is allowed on tax parcel 042204-9009 ~~the Hughes Property~~ in order to protect the relatively high level of ecological function. At Angle Lake Park, the one-hundred (100) foot setback may be reduced to a minimum of seventy-five (65) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 10 feet in cumulative setback reduction may be achieved under Upland Related Actions.
- D. All property owners who obtain approval for a reduction in the setback must record the final approved setback and corresponding conditions in a Notice on Title, and provide a copy of the Notice on Title to the Shoreline Administrator.

- E. All property owners who obtain approval for a reduction in the setback must prepare, and agree to adhere to, a shoreline vegetation management plan, in accordance with SMC 15.700.140, prepared by a qualified professional and approved by the Shoreline Administrator that includes appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake water quality. This plan shall be added to a Notice on Title, and a copy of the Notice on Title provided to the Shoreline Administrator.
- F. Restoration of native vegetation as discussed below shall consist of a mixture of trees, shrubs and groundcover and be designed to improve habitat functions. Restoration of native vegetation may include vegetated LID BMPs. Preparation of a revegetation plan shall be completed by a qualified professional and include a monitoring and maintenance program that shall, at a minimum, include the following:
- i. The goals and objectives for the mitigation plan;
  - ii. The criteria for assessing the mitigation;
  - iii. A monitoring plan that includes annual progress reports submitted to the Shoreline Administrator and that lasts for a period sufficient to establish that performance standards have been met as determined by the Shoreline Administrator, but no less than five years; and
  - iv. A contingency plan.
- G. Whenever the Shoreline Administrator determines that monitoring has established a significant adverse deviation from predicted impacts, or that mitigation or maintenance measures have failed, the applicant or the property owner shall be required to institute correction action, which shall also be subject to further monitoring as provided in this section.
- H. The Shoreline Administrator may require a performance bond(s) or other security in an amount sufficient to guarantee that all required mitigation measures will be completed in a manner that complies with conditions of approval and to guarantee satisfactory workmanship and materials for a period not to exceed five years. The Shoreline Administrator shall establish the conditions of the bond or other security according to the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.
- I. All costs associated with the mitigation/monitoring and planning including City expenses, shall be the responsibility of the applicant.
- J. The following shoreline setback reduction standards apply to all development in shoreline jurisdiction, including redevelopment, outside of tax parcel 042204-9009 the Hughes Property in the Urban Conservancy Environment. Shoreline setbacks may be reduced by the following standards identified in Table II below.
- K. Any further reduction of shoreline setbacks beyond the minimum listed in this chapter shall require a Shoreline Variance.

**TABLE II. SHORELINE SETBACK REDUCTION MECHANISMS**

REDUCTION MECHANISM		REDUCTION ALLOWANCE
<b>Water Related Actions</b>		
1	Removal of an existing bulkhead covering at least 75 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's ordinary high water mark (OHWM) and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation.	15 feet
2	Removal of an existing bulkhead covering at least 25 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation.	10 feet
3	Preservation of existing trees and native vegetation and restoration of native vegetation, as necessary in at least 75 percent of the reduced (i.e. that portion remaining after reductions are applied) setback area. The remaining 25 percent of the setback area can be comprised of existing non-invasive, non-native vegetation. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 75% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.)	15 feet
4	Preservation of existing natural shoreline conditions (e.g. no bulkhead or other unnatural shoreline features such as upland impervious surfaces or other structural alterations allowed) within 10 feet of the OHWM, including preservation of existing native vegetation.	10 feet
5	Preservation of existing trees and native vegetation and restoration of native vegetation in at least 25 percent of the reduced setback area. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 25% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.)	5 feet
<b>Upland Related Actions</b>		

REDUCTION MECHANISM	REDUCTION ALLOWANCE
<p>6 Installation of <del>biofiltration</del><u>infiltration/infiltration mechanisms</u><del>BMPs</del> such as rain gardens, <u>bioretention</u>, roof downspout controls, <u>dispersion</u>, bioswales, created and/or enhanced wetlands, <u>other</u> infiltration facilities, <u>infiltration</u> ponds or other approved Low Impact Development <del>techniques</del><u>BMPs</u> that treat the majority of surface water run-off from a site and exceed adopted stormwater requirements. (Note: stormwater ponds serving more than one property should be located outside of shoreline jurisdiction if possible).</p>	10 feet
<p>7 Installation of a "<u>greenvegetated</u>" roof in accordance with the <del>standards of the LEED Green Building Rating System</del><u>Surface Water Design Manual and applicable codes</u>.</p>	10 feet
<p>8 Installation of <del>pervious material for</del><u>permeable pavement for</u> driveway, sidewalk, parking, or <del>road construction</del><u>street surfaces</u>.</p>	5 feet
<p>9 Limiting total impervious surface, e.g. pathways or patios for water access and enjoyment, in the reduced setback area to less than 5 percent, provided the applicant complies with all other development requirements</p>	5 feet
<p>10 Preserving or restoring at least 20 percent of the total lot area outside of the setback area as native vegetation. No more than 20 percent of the total lot area can be lawn.</p>	5 feet

## Chapter 6 Shoreline Use Provisions

As required by the Shoreline Management Act, this Master Program sets forth policies and regulations governing specific categories of uses and activities typically found in shoreline areas. The policies and regulations cover the following uses and activities: Agriculture, Aquaculture, Boating Facilities, Commercial Development (Primary and Accessory), Forest Practices, Manufacturing Development, Mining, Parking (as a primary use), Recreational Facilities, Residential Development, Scientific, Historical, Cultural, or Educational Uses, Signage, Transportation, and Utilities (Primary and Accessory). The policies and regulations, which provide basic criteria for evaluating shoreline permit applications, are used to implement the broader goals, policies and intent of the Shoreline Management Act and this Program.

### 6.1 Shoreline Use Standards

**KEY**

**P** = Permitted Use (Shoreline Exemption or Substantial Development Permit)

**C** = Conditional Use

**X** = Prohibited

Shoreline uses are allowed only if the underlying zoning allows the use.

**TABLE III. SHORELINE USES**

SHORELINE USES	HIGH-INTENSITY	MEDIUM-INTENSITY	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC
<b>Agriculture</b>	X	X	X	X	X
<b>Aquaculture</b>	X	X	X	X	X
<b>Boating Facilities</b> (Public or serving 4 or more residences)	P	P	C	C	X
<b>Commercial Development</b>					
Primary	P	X	X	X	X
Accessory	P	P	P*	C	X
<b>Forest Practices</b>	X	X	X	X	X
<b>Manufacturing</b>	X	X	X	X	X
<b>Mining</b>	X	X	X	X	X
<b>Parking</b>					
As a Primary Use	X	X	X	X	X
As an Accessory Use	P	P	P	C	X
<b>Recreational Facilities</b>					

	HIGH-INTENSITY	MEDIUM-INTENSITY	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC
<b>SHORELINE USES</b>					
Water oriented	P	P	P	P	P
Non-water oriented					X
As a Primary Use	X	X	X	X	X
As an Accessory Use	P	P	P	P	X
Multi-use Trails	P	P	C	C	X
Minor Trails	P	P	P	P	X
<b>Residential Development</b>					
Single family	P	P	P	X	X
Multifamily	P	P	P*	X	X
<b>Scientific, Historical, Cultural, or Educational Uses</b>					
	P	P	P	P	P
<b>Transportation Facilities</b>					
New Roads related to Permitted Shoreline Activities	C	C	C	C	X
Expansion of Existing Circulation Systems and driveways	P	P	C	C	X
<b>Utilities (Primary)</b>					
Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)	X	X	X	X	X
Other	C	C	C	C	C
<b>Utilities (Accessory)</b>					
Local Public Water, Electric, Natural Gas Distribution, Public Sewer collection, Cable and Telephone Service, and Appurtenances	P	P	P	P	C

\*Only if the use is permitted in the underlying zoning classification.

## **6.2 Specific Shoreline Use Regulations**

### **6.2.1 Agriculture**

#### **6.2.1.1 Applicability**

Agriculture refers to livestock, crop, vegetation and soil management. These activities are not applicable to the City of SeaTac. There are no known agricultural activities of significance within the shoreline jurisdiction. If such activities are established in the future, regulations will be established by amendment to this program.

#### **6.2.1.2 Regulations**

A. Agriculture is a prohibited use activity within shoreline jurisdiction.

### **6.2.2 Aquaculture**

#### **6.2.2.1 Applicability**

Aquaculture is the farming or culturing of food fish or other aquatic plants and animals in lakes, streams and other natural or artificial water bodies. These activities are not applicable to the City of SeaTac. There are no known aquaculture activities existing or anticipated within the shoreline jurisdiction. If such activities are established in the future, regulations will be established by amendment to this program.

#### **6.2.2.2 Regulations**

A. Aquaculture is prohibited within all shoreline environments.

### **6.2.3 Boating Facilities**

#### **6.2.3.1 Applicability**

Boating facilities include public or private dry storage and wet-moorage facilities and structures; boat launch ramps, covered moorage, boat houses, mooring buoys, and marine travel lifts. Boating facilities as defined in this SMP do not apply to residential moorage facilities serving four (4) or fewer single-family residences.

Accessory uses found in boating facilities may include fuel docks and storage, boating equipment sales and rental, wash-down facilities, fish cleaning stations, repair services, public launching, bait and tackle shops, potable water, waste disposal, administration, parking, groceries and dry goods.

#### **6.2.3.2 Policies**

A. Boating facilities should be located, designed, and operated to provide maximum feasible protection and restoration of ecological processes and functions and all forms of aquatic, littoral, or terrestrial life.

- B. To the extent possible, boating facilities should be located in areas of low biological productivity.
- C. Boating facilities should be located and designed so their structures and operations will be aesthetically compatible with the area visually affected and will not unreasonably impair shoreline views. However, the need to protect and restore functions and to provide for water-dependent uses carries higher priority than the protection of views.

### **6.2.3.3 Regulations**

- A. New boating facilities shall not significantly impact the rights of navigation on the water of the state.
- B. Boating facilities shall not be located where their development would reduce the quantity or quality of critical aquatic habitat or where significant ecological impacts would occur.
- C. Public launch ramps shall, where feasible, be located only on stable shorelines where water depths are adequate to eliminate or minimize the need for dredging, filling, beach enhancement or other maintenance activities.
- D. It is the applicant's responsibility to comply with all state agency policies and regulations, including all applicable health, safety and welfare requirements associated with the primary use or accessory use.
- E. -The traffic generated by such a facility must be safely and conveniently handled by the streets serving the proposed facility.
- F. No live-aboards or floating homes are allowed.
- G. The facility must be limited to day moorage only.
- H. Covered moorage is prohibited.
- I. Public access shall be required, pursuant to the Public Access regulations contained in Chapter 4.
- J. The perimeter of parking, dry moorage, and other storage areas shall be landscaped with native or drought tolerant landscaping or vegetated LID BMPs to provide a visual and noise buffer between adjoining dissimilar uses or scenic areas.
- K. The facility must have provisions available for cleanup of accidental spills of contaminants.

## **6.2.4 Commercial Development**

### **6.2.4.1 Applicability**

Commercial development means those uses that are involved in wholesale, retail, service and business trade.



#### 6.2.4.2 Policies

- A. Water dependent and multi-use commercial projects that include some combination of ecological restoration, public access, open space and recreation should be encouraged in the High-Intensity Environment.
- B. Commercial developments should incorporate Low Impact Development techniques into all new development.

#### 6.2.4.3 Regulations

- A. Commercial uses that are water-dependent, water-related, and water-enjoyment uses (in that order) shall be given priority over non-water oriented uses in those Shoreline Environments and zones where commercial uses are allowed.
- B. Commercial uses that are water enjoyment and water related may also be allowed, provided public access is provided (see Chapter 4, Public Access) for new development, ecological restoration is incorporated into the project where feasible and impacts to existing navigation, recreation and public access are avoided.
- C. New non-water-oriented commercial uses are prohibited unless they are part of a mixed-use project and the use provides a significant public benefit with respect to SMA objectives.
- D. Primary commercial uses are permitted outright only in the High-Intensity environment.
- E. Commercial uses may be allowed in the Medium-Intensity environment provided they are ancillary to the primary use.
- F. Commercial development may be allowed in the Urban Conservancy environment as an accessory use to a permitted recreational use or facility. Examples of limited accessory commercial uses to permitted recreational uses and/or facilities are as follows:
  - i. Concession stands,
  - ii. Booths associated with festivals sponsored by the City, and Private parties or receptions and banquets.
- G. Overwater commercial development is prohibited except in existing structures, where necessary to support water-dependent uses or accessory water dependent recreation activities that support a commercial use.
- H. Other than those allowed in Regulation C above, commercial vendors may not establish business facilities in shoreline jurisdiction. This prohibition does not preclude a vendor from being hired to provide services in connection with a permitted use.

- I. Home occupations are allowed within the Shoreline Residential environment provided they meet the requirements of SMC ~~15.17~~15.465.500, Home Occupations.
- J. Low Impact Development techniques shall be incorporated into new development as feasible, pursuant to the City's adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

### **6.2.5 Forest Practices**

#### **6.2.5.1 Applicability**

Forest practices are those activities not covered by the Forest Practices Act involving conversion to non-forest use. Due to the lack of timber harvest potential within the City's shoreline jurisdiction, these activities are not applicable to SeaTac. There are no known forest practices existing or anticipated within shoreline jurisdiction. If such operations are established in the future, regulations will be established by amendment to this program.

#### **6.2.5.2 Regulations**

- A. Forest Practices are a prohibited use activity within shoreline jurisdiction.

### **6.2.6 Manufacturing**

#### **6.2.6.1 Applicability**

Manufacturing developments are facilities for processing, manufacturing and storage of finished or semi-finished goods and food stuffs. Economic development, in the form of manufacturing activities is not supported by the Shoreline Management Goals established for this Master Program. There are no known manufacturing activities existing or planned within shoreline jurisdiction. The adopted SeaTac Comprehensive Plan does not provide for any industrial uses along the shoreline in the future. If such operations are established in the future, regulations will be established by amendment to this program.

#### **6.2.6.2 Regulations**

- A. Manufacturing is prohibited within all shoreline environments.

### **6.2.7 Mining**

#### **6.2.7.1 Applicability**

Mining is the removal of naturally occurring materials from the earth for beneficial uses. There are no mining activities existing or anticipated within the shoreline jurisdiction. If such uses are established in the future, regulations will be established by amendment to this program.

### 6.2.7.2 Regulations

- A. Mining is a prohibited use activity within shoreline jurisdiction.

## 6.2.8 Parking

### 6.2.8.1 Applicability

Parking is the temporary storage of automobiles or other motorized vehicles. The following provisions apply only to parking that is accessory to a permitted shoreline use. Parking as a primary use and parking which serves a use not permitted in shoreline jurisdiction is prohibited.

### 6.2.8.2 Policies

- A. Parking in shoreline areas should be minimized.
- B. Parking facilities in shoreline areas should be located and designed to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance, and shall result in no loss of ecological functions.
- C. Parking in shoreline areas should not restrict access to the site by necessary public safety vehicles, utility vehicles, or other vehicles requiring access to shoreline properties.

### 6.2.8.3 Regulations

- A. Parking as a primary use is prohibited in Shoreline jurisdiction.
- B. Parking in shoreline areas must directly serve a permitted shoreline use.
- C. Parking facilities shall provide adequate provisions, including LID BMPs, to control ~~surface~~storm water runoff to prevent it from contaminating water bodies.
- D. Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served, except when the parking facility is within or beneath the structure and adequately screened with native and drought tolerant landscaping or vegetated LID BMPs or in cases when an alternate orientation would have less adverse impact on the shoreline.
- E. Exterior parking facilities shall be designed and landscaped with native and drought tolerant landscaping or vegetated LID BMPs to minimize adverse impacts upon adjacent shoreline and abutting properties. Exterior parking facilities for nonresidential uses shall be landscaped with ~~vegetation~~native and drought tolerant landscaping in such a manner that plantings provide an effective “full-screen” within three years of project completion when viewed from adjacent areas within Shoreline jurisdiction.

- F. New and reconstructed parking areas within the ~~Urban Conservancy~~ shoreline environment shall utilize Low Impact Development (LID) ~~techniques as appropriate and as described in where~~ feasible based on design criteria pursuant to the most recent edition of the Low Impact Development Surface Water Design Manual: Technical Guidance for Puget Sound.

## ***6.2.9 Recreational Development***

### **6.2.9.1 Applicability**

Recreational uses include passive activities, such as walking, viewing and fishing. Recreational development also includes facilities for active uses, such as swimming, boating, and other outdoor recreation uses. This section applies to both public and private noncommercial shoreline recreational facilities (excluding private residences) in SeaTac.

### **6.2.9.2 Policies**

- A. Recreational uses in the shoreline jurisdiction should be limited to water-oriented uses. Non-water-oriented recreational facilities may be allowed as an accessory use in limited circumstances where they support water oriented uses and do not displace water oriented uses.
- B. The coordination of local, state and federal recreation planning should be encouraged. Shoreline recreational developments should be consistent with the City's park and recreation plans.
- C. Recreational developments should be designed to preserve, enhance or create scenic views and vistas.
- D. The use of publicly owned lands for public access and development of recreational opportunities should be encouraged.
- E. The City encourages land acquisitions for open space that provide wildlife habitat and offer opportunities for education and interpretation within shoreline jurisdiction.
- F. Shoreline areas with a potential for providing recreation or public access opportunities should be identified and acquired by lease or purchase, or through partnerships with nonprofit and service organizations, and incorporated into the park and open space system.
- G. Links between existing and future shoreline parks, recreation areas and public access points should be created with a non-motorized trail system through acquisition of easements and/or land.
- H. Recreational activities should be designed to avoid conflict with private property rights, and to minimize and mitigate negative impacts on adjoining property.
- I. Public access should not contribute to a net loss of shoreline ecological functions.

### 6.2.9.3 Regulations

- A. All structures associated with a recreational use, water dependent structures, such as docks and boardwalks, and appurtenances that provide access to the water for that use, shall maintain a standard setback of seventy-five (65) feet (or one-hundred (100) feet in the Urban Conservancy Environment) from the OHWM. This setback may be reduced down to 50 feet: (or sixty five (65) feet in the Urban Conservancy environment) with enhancement from Section 5.9, Flexible Shoreline Setback Regulations. However, existing structures may be replaced in their current location and configuration to the extent allowed by state and federal agencies with jurisdiction. Any further setback reduction shall require approval of a shoreline variance application.
- B. Private and public recreation areas shall protect existing native vegetation in the shoreline area and restore vegetation impacted by development activities. Recreational use and development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.
- C. Water-dependent or water-related activities such as swimming, boating, and fishing, and activities that benefit from waterfront scenery such as picnicking, hiking and bicycling shall be emphasized in planning public and private (excluding residential) noncommercial recreation sites in the shoreline corridor.
- D. All recreational developments shall make adequate provisions for:
  - i. Non-motorized and pedestrian access;
  - ii. The prevention of trespass onto adjacent properties, including but not limited to landscaping and fencing;
  - iii. Protection and restoration of environmentally sensitive areas and shoreline processes and functions;
  - iv. Signs indicating the publics' right of access to shoreline areas, installed and maintained in conspicuous locations at the point of access and the entrance; and
  - v. Buffering of such development from adjacent private property or natural area with native and drought tolerant landscaping or vegetated LID BMPs.
- E. In approving shoreline recreational developments, the City shall ensure that the development will maintain, enhance or restore desirable shoreline features.
- F. Swimming areas shall be separated from boat launch areas.
- G. The construction of swimming facilities, piers, moorages, floats and launching facilities waterward of the OHWM shall be governed by the regulations relating to overwater structure construction in the Shoreline Modifications Section of this SMP.

- H. Public boat launching facilities may be developed, provided the traffic generated by such a facility can be safely and conveniently handled by the streets serving the proposed facility.
- I. Fragile and unique shoreline areas with valuable ecological functions, such as wildlife habitats, shall be used only for non-intensive recreation activities that do not involve the construction of structures.
- J. Recreation developments such as golf courses and playfields that require periodic use of fertilizers, pesticides or other chemicals, or that support high-intensity activities as a primary use, such as sporting events, shall be located outside of shoreline jurisdiction.
- K. Proposals for new or expanded recreational development shall include provisions for public access to the shoreline.
- L. A new or expanded shoreline recreational development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.
  - i. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
  - ii. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
  - iii. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
  - iv. Unacceptable environmental harm such as damage to fish spawning areas will result from the public access which cannot be mitigated; or
  - v. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
  - vi. -Provided further, that the applicant has first demonstrated and the City of SeaTac has determined that all reasonable alternatives have been exhausted, including but not limited to:
    - a. Regulating access by such means as limiting hours of use to daylight hours.
    - b. Designing separation of uses and activities, with such means as fences, terracing, hedges, native and drought tolerant landscaping, and vegetated LID BMPs.
    - c. Providing access that is physically separated from the proposal, such as an offsite viewpoint, or a trail system.
  - vii. Whenever a requirement of ~~12, A-F~~ Regulation L (i-vi) cannot be met, the City shall, as a condition of granting a permit, require the applicant to make an in-lieu of payment in accordance with RCW 82.02.020.

## 6.2.10 Residential Development

### 6.2.10.1 Applicability

Residential development means one or more buildings, structures, lots, parcels, or portions thereof which are designed for and used or intended to be used to provide a place of abode for human beings, including single family residences and other detached dwellings together with accessory uses and structures normally applicable to residential uses located landward of the OHWM, including, but not limited to, swimming pools, garages, sheds, fences and saunas.

Residential development is prohibited in the Aquatic environment and Urban Conservancy environment. Single-family and Multifamily development is limited to those underlying zones that currently allow it and subject to the requirements therein.

### 6.2.10.2 Policies

- A. Residential development should be permitted only where there are adequate provisions for utilities, circulation and access.
- B. Recognizing the single purpose, irreversible and space consumptive nature of shoreline residential development, new development should provide adequate setbacks and natural buffers from the water and ample open space among structures to protect natural features, preserve views and minimize use conflicts.
- C. The City should provide development incentives, including reduced shoreline setbacks, to encourage the protection, enhancement and restoration of high functioning buffers and natural or semi-natural shorelines.
- D. Residential development should be designed to preserve shoreline aesthetic characteristics, views, and minimize physical impacts to shoreline ecological functions.
- E. Residential development should be designed so as to preserve existing shoreline vegetation, control erosion and protect water quality using best management practices and where possible, utilizing low impact development technologies.
- F. The City encourages the use of joint-use piers and docks in lieu of individual piers and docks for each waterfront lot to protect the ecological functions of the lake.
- G. The City should encourage the use of alternative paving products, such as pervious pavers, as a mechanism for reducing impervious surfaces and surface water runoff.
- H. Development should, at a minimum, achieve no net loss of ecological functions necessary to sustain shoreline natural resources, even for exempt development.

### 6.2.10.3 Regulations

- A. Residential development is permitted in the High-Intensity, Medium-Intensity, and Shoreline Residential environments subject to the policies and regulations for the specific Shoreline Environment (see Chapter 5, Table I, the standards of the underlying zoning regulations and the general regulations in Chapter 4 of this Shoreline Master Program.
- B. Structures or other development accessory to residential uses are permitted in shoreline jurisdiction, if allowed under all other applicable standards in this SMP and subject to the provisions of the City's zoning code.
- C. All additions to residential structures must comply with all standards in this SMP, including required shoreline setbacks established in Chapter 5, Table I.
- D. Residential structures that are intentionally modified, replaced, repaired or enlarged are subject to the requirements in Chapter 8 (Administration – Nonconforming Use and Development Standards). These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 5, Table I, when proposed development exceeds fifty (50) percent of the fair market replacement cost of existing development.
- E. Residential structures that are intentionally modified, replaced or repaired following a catastrophic loss are subject to the requirements in Chapter 8 (Administration – Nonconforming Use and Development Standards). These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 5, Table I, when proposed development exceeds seventy-five (75) percent of the fair market replacement cost of existing development.
- F. Accessory uses and appurtenant structures not specifically addressed in the SMP shall be subject to the same regulations as primary residences.
- G. In order to maintain visual access to the waterfront, fences within the required setback from the OHWM shall be:
  - i. No more than 4 feet high when separating two residential lots and no more than 6 feet high when separating a residential lot from a park or commercial use, and
  - ii. May not extend beyond the OHWM.
- H. To protect views and vistas maximum height limits have been established for each Shoreline Environment as indicated in Chapter 5, Table I, Summary of Shoreline Dimensional Standards. In addition to the restrictions stated therein, development over 35 feet shall require a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.
- I. ~~The stormwater runoff for all new or expanded pavements or other impervious surfaces redevelopment shall be directed to infiltration systems and other Low Impact Development techniques shall be incorporated into new development as include LID BMPs~~



~~where feasible, in accordance with~~ pursuant to the City's adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound.

- J. Residential development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.

## 6.2.11 *Signs*

### 6.2.11.1 **Applicability**

A sign is defined as a device of any material or medium, including structural component parts, which is used or intended to be used to attract attention to the subject matter for advertising, identification or informative purposes. The following provisions apply to any commercial or advertising sign directing attention to a business, professional service, community, site, facility, or entertainment, conducted or sold either on or off premises.

### 6.2.11.2 **Policies**

- A. Signs should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses.
- B. Signs should not block or otherwise interfere with visual access to the water or shorelines.
- C. Outdoor advertising and billboards are not an appropriate use of the shoreline area within shoreline jurisdiction.

### 6.2.11.3 **Regulations**

- A. Signs shall comply with the City's sign regulations.
- B. Sign plans and designs shall be submitted for review and approval at the time of shoreline permit approval.
- C. All signs shall be located and designed to minimize interference with vistas, viewpoints and visual access to the shoreline.
- D. Temporary or obsolete signs shall be removed within ten (10) days of elections or termination of any other functions. Examples of temporary signs include: real estate signs, directions to events, political advertisements, event or holiday signs, and construction signs.
- E. Signs that do not meet the policies and regulations of this program shall be removed or required to conform within two years of the adoption of this master program.

## Allowable Signs

- F. The following types of signs may be allowed in all shoreline environments:
- i. Water navigational signs and highway signs necessary for operation, safety and direction.
  - ii. Public information signs directly relating to a shoreline use or activity.
  - iii. Off-premise, freestanding signs for community identification, information, or directional purposes.
  - iv. National, site and institutional flags or temporary decorations customary for special holidays and similar events of a public nature.

## Prohibited Signs

- G. The following signs are prohibited:
- v. Off-premises detached outdoor advertising signs.
  - vi. Spinners, streamers, pennants, flashing lights, and other animated signs used for commercial purposes.
  - vii. Signs placed on trees or other natural features.
  - viii. Commercial signs for products, services, or facilities located off-site.

## 6.2.12 *Transportation Facilities*

### 6.2.12.1 **Applicability**

Transportation facilities are those structures and developments that aid in land, air, and water surface movement of people, goods, and services. They include roads and highways, bridges, bikeways, trails, heliports, and other related facilities. In SeaTac, these uses account for a minimal percentage of the shoreline land inventory. However, the impact of these facilities on shorelines can be substantial.

### 6.2.12.2 **Policies**

- A. Normal operation and maintenance of all roadways in shoreline jurisdiction should be exempt.
- B. New road construction in the shoreline jurisdiction should be minimized, and allowed by conditional use only when related to and necessary for the support of permitted shoreline activities.
- C. Expansion of existing roadways should be allowed by conditional use if such facilities are found to be in the public interest.
- D. Joint use of transportation corridors within the shoreline jurisdiction for roads, utilities and motorized and nonmotorized forms of transportation should be encouraged, where feasible.

### 6.2.12.3 Regulations

- A. New road construction in shoreline jurisdiction shall be minimized and allowed only when related to and necessary for the support of permitted shoreline activities.
- B. Transportation facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- C. Expansion of existing roadways within the shoreline jurisdiction shall be allowed only when the proponent demonstrates that:
  - i. No alternative route is feasible;
  - ii. The roadway is constructed and maintained to cause the least possible adverse impact on the land and water environment; and
  - iii. The roadway is found to be in the public interest.
- D. Transportation and primary utility facilities shall be required to make joint use of rights-of-way, and to consolidate crossings of water bodies to minimize adverse impacts to the shoreline.
- E. Developers of roads must be able to demonstrate that efforts have been made to coordinate with existing land use plans including the Shoreline Master Program and the City's Comprehensive Plan.
- F. All debris and other waste materials from roadway construction shall be disposed of in such a way as to prevent their entry into any water body.
- G. Road designs must provide safe pedestrian and nonmotorized vehicular crossings where public access to shorelines is intended.
- H. Streets within shoreline jurisdiction shall be designed with the minimum pavement area required. Gravel and more innovative materials shall be used where feasible for pathways and road shoulders to minimize the amount of ~~impermeable~~impervious surfaces and help to maintain a more natural appearance.
- I. The City shall give preference to mechanical means for roadside brush control on roads in shoreline jurisdiction rather than the use of herbicides.

### 6.2.13 Utilities (Primary)

#### 6.2.13.1 Applicability

Utilities are services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, sewage, and communications. Utilities in this SMP are divided into primary and accessory based on type and scale. The provisions of this section apply to primary use and activities such as solid waste handling

and disposal, water transmission lines, sewage treatment facilities and mains, power generating or high voltage transmission facilities, gas distribution lines and storage facilities, stormwater mains and regional stormwater treatment facilities.

#### **6.2.13.2 Policies**

- A. New primary utilities should be located outside of the shoreline jurisdiction SMA unless no other feasible option exists. Where allowed they should utilize existing transportation and utility sites, rights-of-way and corridors whenever possible, rather than creating new corridors. Joint use of rights of- way and corridors should be encouraged.
- B. Solid waste disposal activities and facilities should be prohibited in shoreline areas. "Solid waste facilities" are not to be construed as storage of recyclable materials.
- C. Primary utilities should avoid locating in environmentally sensitive areas unless no feasible alternatives exist.
- D. Wherever primary utility facilities and corridors must be placed in a shoreline area, they should be located so as to protect scenic views. Whenever possible, such facilities should be placed underground or designed to minimize impacts on the aesthetic qualities of the shoreline area.

#### **6.2.13.3 Regulations**

- A. Primary utilities shall be located outside of shoreline SMA jurisdiction unless no other feasible option exists.
- B. Primary utilities shall be located landward of the ordinary high water mark unless such location is not feasible or would result in potentially greater environmental impacts.
- C. Primary utility facilities shall avoid disturbance of unique and fragile areas, as well as wildlife spawning, nesting and rearing areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- D. Utility development shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety or create a significant and disproportionate liability for the owner.
- E. Utility lines shall utilize existing rights-of-way, shared trenches, corridors and/or bridge crossings whenever possible and shall avoid duplication and construction of new corridors in all shoreline areas. Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.
- F. Solid waste disposal sites and facilities are prohibited in the shoreline environment.

- G. Where major facilities must be placed in a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
- H. Primary utility development shall provide screening of facilities from water bodies and adjacent properties. Screening, including native and drought tolerant landscaping or vegetated LID BMPs and fencing, shall be designed to constitute a dense “full screen”.
- I. Clearing of vegetation for the installation or maintenance of utilities shall be kept to a minimum and upon project completion any disturbed areas shall be restored to their pre-project condition.
- J. The City shall hold public meetings prior to the issuance of a substantial development permit for a major primary utility project in accordance with the administrative procedures outlined in this Master Program to allow for the greatest amount of public input to help guide utility-related decisions.

### 6.2.14 Utilities (Accessory)

#### 6.2.14.1 Applicability

Utilities have been split into accessory and primary with accessory meaning utilities that affect small-scale distribution services connected directly to the uses along the shoreline. For example, power distribution, telephone, cable, water and sewer service lines, stormwater collection and conveyance, are all considered as utilities accessory to shoreline uses. They are covered in this section because they concern all types of development and have the potential of impacting the ecological condition and visual quality of the shoreline and its waters.

#### 6.2.14.2 Policies

- A. Utilities are necessary to serve shoreline uses and should be properly installed to protect the shoreline and water from contamination and degradation.
- B. Utility facilities and rights-of-ways should be located outside of the shoreline area to the maximum extent possible. When utility lines require a shoreline location, they should be placed underground, where feasible.
- C. Utility facilities should be designed and located in a manner which preserves the natural landscape and shoreline ecology, and minimizes conflicts with present and planned land uses.

#### 6.2.14.3 Regulations

- A. Utility developments shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, or endanger public health and safety.

- B. In shoreline areas, accessory utilities shall be placed underground and in shared trenches unless demonstrated to be infeasible. Further, such lines shall utilize existing rights-of-way, and existing corridors whenever possible..
- C. Utility facilities shall be located and designed to avoid destruction of, or damage to, important wildlife areas, and other unique and fragile areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- D. Clearing for the installation or maintenance of utilities shall be kept to a minimum, and upon project completion, any disturbed area shall be restored, to the greatest extent feasible, to pre-project conditions, including replanting with native species, or other species as approved by the City, and maintenance care. If the previous condition is identified as being undesirable for shoreline function, then landscaping and other improvements shall be undertaken.
- E. The location and construction of outfalls shall comply with all appropriate federal, state, county and City regulations.
- F. The City of SeaTac shall maintain, enhance and restore public natural drainage systems to protect water quality, reduce flooding, reduce public costs and prevent associated environmental degradation for a no net loss of shoreline ecological functions. ←
- G. New utility lines including electricity, communications, and fuel lines shall be located underground and in shared trenches unless demonstrated to be infeasible. Existing above ground lines shall be moved underground when properties are redeveloped or in conjunction with major system upgrades or replacements.
- H. Utility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with utility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.
- I. Proposals for new utility corridors shall fully substantiate the infeasibility of existing routes.

# Chapter 7 Shoreline Modification Provisions

## 7.1 Introduction

Shoreline modification activities are those actions that modify the physical configuration or qualities of the shoreline area. Shoreline modification activities are, by definition, undertaken in support of or in preparation for a permitted shoreline use. A single use may require several different shoreline modification activities.

Shoreline modification activity policies and regulations are intended to assure, at a minimum, no net loss of ecological functions necessary to sustain shoreline natural resources and to prevent, reduce and mitigate the negative environmental impacts of proposed shoreline modifications consistent with the goals of the Shoreline Management Act. A proposed development must meet all of the regulations for both applicable uses and activities as well as the general and environment designation regulations.

This chapter has been divided into four sections: Clearing and Grading, Shoreline Stabilization, Dredging and Fill, and Overwater Structures.

## 7.2 Table of Shoreline Modification Activities

### Interpretation of shoreline modification table:

The shoreline modification table below determines whether a specific shoreline modification is allowed within each of the shoreline environments. See standards following the table for a full explanation of activities and required conditions for permitted activities. The shoreline environment is located on the vertical column of the table and the specific modification is located on the horizontal row of the table.

The table should be interpreted as follows:

- A.- If the letter "X" appears in the box at the intersection of the column and the row, the modification is not allowed in that shoreline environment.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the modification may be allowed through a Shoreline Exemption or a Shoreline Substantial Development Permit, within the shoreline environment only if the underlying zoning allows the modification.
- C.- If the letter "C" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment subject to the shoreline conditional use review procedures specified in Chapter 8, and only if the underlying zoning allows the modification.

Note that Medium- and High-Intensity environments are located along waterbodies that do not generally accommodate navigation. No overwater structures exist in these areas currently, and future demand for

overwater structures is not anticipated. These activities are therefore prohibited in these two shoreline environments.

**TABLE IV. SHORELINE MODIFICATIONS**

Shoreline Modification Activity	High-Intensity	Medium-Intensity <sup>1</sup>	Shoreline Residential	Urban Conservancy (tax parcel 042204-9002Park)	Urban Conservancy (tax parcel 042204-9009Hughes)	Aquatic
CLEARING AND GRADING	P	P	P	P	C	See adjacent upland environment
SHORELINE STABILIZATION						
Beach Restoration and Enhancement	P	N/A	P	C	C	
Soil Bio-engineering	P	P	P	P	P	
Bulkheads	X	N/A	P	C	X	
Breakwaters, jetties, and groins	X	N/A	X	X	X	
DREDGING AND FILL						
Dredging	C	N/A	C	C	C	
Fill	C	N/A	C	C	C	
OVERWATER STRUCTURES						
Accessory to Residential Structures <sup>2</sup> :						
Recreational Float	P	N/A	P	N/A	C	
Boathouse	X	N/A	X	N/A	X	
Joint Use Pier, Dock, Float, Buoy, Moorage Pile	P	N/A	P	N/A	C	

<sup>1</sup> The Medium-Intensity shoreline environment is located 100 feet from the OHWM adjacent to the on tax parcel 042204-9009 Hughes Property so regulations for shoreline stabilization and overwater structures are not applicable (N/A).

<sup>2</sup> Note these regulations are not applicable (N/A) either where the specific shoreline environment does not front the shoreline or where residential structures are not allowed in that environment or in an adjacent parallel environment.



**TABLE IV. SHORELINE MODIFICATIONS**

Shoreline Modification Activity	High-Intensity	Medium-Intensity <sup>1</sup>	Shoreline Residential	Urban Conservancy (tax parcel <u>042204-9002</u> Park)	Urban Conservancy (tax parcel <u>042204-9009</u> Hughes)	Aquatic
Non-Joint Use Pier, Dock Float	X	N/A	C	N/A	X	
Overwater Walkway	C	N/A	X	N/A	C	
Launching Ramp	X	N/A	X	N/A	N/A	
Launching Rails	X	N/A	X	N/A	N/A	
Boat Lifts	X	N/A	X	N/A	N/A	
Boat Canopies	X	N/A	X	N/A	N/A	
Moorage Covers	X	N/A	X	N/A	N/A	
Not Accessory to Residential Structures:						
Recreational Float	X	N/A	C	C	C	
Boathouse	X	N/A	X	C	X	
Joint Use Pier, Dock, Float	C	N/A	P	P	C	
Non-Joint Use Pier, Dock Float	X	N/A	C	X	X	
Overwater Walkway	C	N/A	X	C	C	
Launching Ramp	X	N/A	X	P	X	
Launching Rails	X	N/A	X	P	X	
Boat Canopies	X	N/A	X	X	X	
Moorage Covers	X	N/A	X	X	X	

## **7.3 Shoreline Stabilization**

### **7.3.1 Applicability**

Shoreline stabilization includes actions taken to address erosion impacts to property caused by natural processes, such as current, flood, wake or wave action. These actions include all structural and nonstructural methods. "Hard" structural stabilization measures refer to those with solid, hard surfaces, such as concrete or boulder bulkheads, while "soft" structural measures rely on less rigid materials, such as bioengineered vegetation measures or beach enhancement. Nonstructural methods include building setbacks, relocation of the structure to be protected, ground water management, planning and regulatory measures to avoid the need for structural stabilization.

Generally, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology, and biological functions. The means taken to reduce damage caused by erosion, accretion, and flooding must recognize the positive aspects of each of these processes in order to retain the benefits of these natural occurrences. Erosion does not occur without accretion (deposition and accumulation) of material eroded, such as formation of a beach or a sandbar. Likewise, accretion cannot occur unless material has been eroded.

Specific structural methods for stabilization include beach restoration and enhancement, soil bioengineering, bulkheads, and groins along Angle Lake. A key regulatory distinction in this SMP is made between new stabilization measures and the replacement of existing stabilization measures. New stabilization measures include the enlargement of existing structures. Some of these techniques are currently being used in SeaTac as described below, or they are techniques that could be used to address local shoreline issues.

General policies and regulations addressing shoreline stabilization methods applicable to the City are presented in the following sections. Additional discussion of the individual stabilization methods, and policies and regulations specific to them, are provided following the general policies and regulations section.

#### **Beach Restoration or Enhancement on Angle Lake**

Beach enhancement is the alteration of exposed and submerged shorelines for the purpose of stabilization, recreational enhancement, and or/aquatic habitat creation or restoration using native or similar material. The materials used are dependent on the intended use. For recreational purposes, various grades of clean sand or pea gravel are often used to create a beach above the ordinary high water mark. Restoration or re-creation of a shore feature may require a rock and gravel matrix and/or creation of other materials appropriate for the intended use.

#### **Soil Bioengineering**

Soil bioengineering is the term given to the practice of using natural vegetative materials to stabilize shorelines and prevent erosion. This may include use of bundles of stems, root systems, or other living plant material; fabric or other soil stabilization techniques; and limited rock toe protection, where appropriate. Soil bioengineering projects often include fisheries habitat enhancement measures such as anchored logs or root

wads, in project design. Soil bioengineering techniques may be applied to shoreline areas and the upland areas away from the immediate shoreline.

The use of soil bioengineering as a shoreline stabilization technique is a viable and proven alternative to riprap, concrete and other structural solutions. It provides habitat while maintaining and preserving the natural character of the shoreline. Soil bioengineering is the preferred "best practices" choice when considering shoreline stabilization.

### **Bulkheads**

Bulkheads are shoreline structures, either sloped or vertical, usually constructed parallel to the shore. The primary purpose they serve is to contain and prevent the loss of soil caused by erosion or wave action.

Bulkheads have historically been constructed of poured-in-place or precast concrete, concrete blocks, steel or aluminum sheet piling, wood or wood and structural steel combinations, and boulders. Bulkheads may be either thin structures penetrating deep into the ground or more massive structures resting on the surface.

Uses and activities related to bulkheads which are identified as separate use activities in this program, such as Fill and Residential Development, are subject to the regulations for those uses in addition to the standards for bulkheads established in this section.

### **Groins**

Groins are barrier-type structures of rock, wooden piling or other materials constructed across the beach itself and extending into the water with the intent to obstruct sand and sediment carried by the littoral drift action along shorelines. Groins have limited applicability in SeaTac's shoreline jurisdiction because of the relatively small size of Angle Lake.

NOTE: EXEMPTIONS ARE DESCRIBED IN FULL IN ~~CHAPTER 8 – ADMINISTRATION~~SECTION 8.4.1

### **7.3.2 *General Policies***

- A. Proposals for shoreline stabilization activities should address the impact of these activities on the shoreline environment. This planning should consider off-site erosion, accretion, or damage that might occur as a result of shoreline stabilization structures or activities.
- B. Explore a range of solutions to reduce the amount of bulkheads and shoreline armoring over time around Angle Lake and restore natural bank conditions. Alternative methods to typical shoreline armoring using native vegetation and other natural shoreline features should be the preferred method where feasible.
- C. Non-structural stabilization measures are preferred over "soft" structural measures. Soft structural shoreline stabilization measures are strongly preferred over hard structural shoreline

- stabilization. Proposals for hard and soft structural solutions, including bulkheads, should be allowed only when it is demonstrated that nonstructural methods are not feasible. Hard structural shoreline stabilization measures should be allowed only when it is demonstrated that soft structural measures are not feasible.
- D. Structural shoreline stabilization should be permitted only when it has been demonstrated that shoreline stabilization is necessary for the protection of existing legally established structures, primary uses and public improvements, and that there are no other feasible options to the proposed shoreline stabilization that have less impact on the shoreline environment.
  - E. Shoreline stabilization structures should be located, designed and constructed to minimize adverse impact on the property of others.
  - F. New development requiring bulkheads or similar protection should not be allowed. All new shoreline development should be located and designed to prevent or minimize the need for shoreline modification activities.
  - G. Mitigation for shoreline stabilization should be provided to achieve no net loss of ecological functions necessary to sustain shoreline natural resources.

### ***7.3.3 Regulations***

#### **General Shoreline Stabilization – New Development**

- A. New development, including the division of land into new parcels, shall, where feasible, be located and designed to eliminate the need for concurrent or future shoreline stabilization. New non-water dependent development that would require shoreline stabilization that would cause significant adverse impacts to adjacent or down-current properties is prohibited.
- B. New development, including single-family residences, that includes structural shoreline stabilization will not be allowed unless all of the conditions below are met:
  - i. The need to protect the development from damage due to erosion cause by natural processes, such as currents and waves, and by manmade processes, such as boat wakes, is demonstrated through a geotechnical report.
  - ii. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.
  - iii. Non-structural measures, such as placing the development farther from the shoreline, planting vegetation, low impact development measures, or installing on-site drainage improvements, are not feasible or not sufficient.
  - iv. The stabilization structure will not result in a net loss of shoreline ecological functions.
- C. New development on steep or unstable slopes shall be set back sufficiently to ensure that shoreline stabilization will not be needed during the life of the structure, as demonstrated by a geotechnical analysis prepared by a geotechnical engineer of related professional licensed and in good standing in the State of Washington.

**General Shoreline Stabilization – Basic Requirements**

- D. Structural solutions to reduce shoreline damage from erosion shall be allowed only after it is demonstrated through a geotechnical report that non-structural solutions would not provide sufficient protection to existing improvements. The geotechnical report shall evaluate the necessity of structural stabilization measures by estimating timeframes and rates of erosion (damage within 3 years), urgency of replacement, alternative solutions and other pertinent factors. Non-structural solutions include (but are not limited to) soil bioengineering, beach enhancement, alternative site designs, drainage improvements and increased building setbacks (for proposed structures).

**General Shoreline Stabilization – New or Expanded Measures**

- E. New structural stabilization measures and enlargement of existing structural stabilization measures shall be limited to the minimum size necessary and shall be permitted only when it has been conclusively demonstrated through scientific analysis that shoreline stabilization is necessary to protect existing primary structures, public improvements, ecological function restoration projects or hazardous substance remediation projects from erosion, and that nonstructural measures, planting vegetation, or installing on-site drainage improvements are not feasible or not sufficient.

**General Shoreline Stabilization – Replacement and Repair**

- F. An existing shoreline stabilization structure shall not be replaced with a similar structure unless there is a demonstrated need to protect legally established principal uses or existing structures from erosion caused by currents or waves and a nonstructural measure is not feasible.
- i. Shoreline stabilization solutions developed to replace existing shoreline stabilization shall be placed along the same alignment as, or landward of, the shoreline stabilization being replaced, except as noted below.
  - ii. Where existing structural stabilization is replaced by non-structural shoreline stabilization using bioengineering techniques and results in a documented improvement of shoreline functions, such stabilization may be allowed waterward of the ordinary high water mark subject to state and federal approvals.

**Shoreline Stabilization – Design Requirements**

- G. Shoreline stabilization and modification projects shall avoid and then minimize adverse impacts to the environment to the greatest extent feasible, and where such impacts cannot be avoided, mitigation shall be provided to achieve no net loss of shoreline ecological functions.
- H. Shoreline stabilization should not be used to create new or newly usable land.
- I. Shoreline stabilization shall not significantly interfere with normal surface and/or subsurface drainage into the water body.
- J. Shoreline stabilization shall be designed so as not to constitute a hazard to navigation and to not substantially interfere with visual access to the water.

- K. Shoreline stabilization shall be designed so as not to not cause a significant impact to adjacent properties, including the need for shoreline stabilization elsewhere.
- L. Professional design (as approved by the City) of all shoreline stabilization is required. All shoreline modification activities shall be in support of a permitted shoreline use that is in conformance with the provisions of this Master Program unless it can be demonstrated that such activities are necessary and in the public interest.
- M. All shoreline modification activities must comply with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
- N. Alternative methods to typical shoreline armoring using native vegetation and other natural shoreline features shall be considered when replacing existing and constructing new shoreline stabilization solutions.
- O. Public access shall be required as part of publicly financed shoreline stabilization measures unless public access improvements would cause unavoidable health or safety hazards to the public, inherent and unavoidable security problems, unacceptable and unmitigable significant ecological impacts, unavoidable conflict with proposed use, or a cost that is disproportionate and unreasonable to the total long-term cost of the development.

**Beach Enhancement**

- P. Beach enhancement along Angle Lake may be permitted when the applicant has demonstrated that the project will not detrimentally interrupt littoral processes, redirect waves, current, or sediment to other shorelines, or adversely affect adjacent properties or habitat and all other standards of the SMP are followed.
- Q. Beach enhancement is limited to the placement of no more than 25 cubic yards of material below the ordinary high water mark. Proposals which exceed this threshold shall be subject to the requirements for Shoreline Fill in this chapter, shall require a Conditional Use Permit and shall only be allowed in conjunction with a water-dependent or public use permitted by this Master Program, and for fisheries, aquaculture, or wildlife enhancement projects.
- R. Natural Beach Restoration/Enhancement Design Standards. Natural beach restoration/enhancement shall not:
  - i. Extend waterward more than the minimum amount necessary to achieve the desired stabilization;
  - ii. Disturb significant amounts of valuable shallow water fish/wildlife habitat without appropriate mitigation of the impacts.
- S. Natural Beach Restoration Construction Standards.
  - i. The size and/or mix of new materials to be added to a beach shall be as similar as possible to that of the natural beach sediment, but large enough to resist normal current, wake, or wave action at the site.

- ii. The restored beach shall approximate, and may slightly exceed, the natural beach width, height, bulk or profile (but not as much as to create additional dry land).
- T. Beach enhancement is prohibited within fish and/or wildlife spawning, nesting, or breeding habitat that would be adversely affected by it and also where littoral drift of the enhancement materials would adversely affect adjacent spawning grounds or other areas of biological significance.

### **Soil Bioengineering**

- U. All soil bioengineering projects shall use native plant materials appropriate to the specific area including trees, shrubs, and groundcovers, unless demonstrated infeasible for the particular site.
- V. Unless Environmentally Sensitive Area Regulations apply, all cleared areas shall be replanted with native vegetation immediately following construction and irrigated (if necessary) to ensure that within three (3) years all vegetation is one hundred (100) percent reestablished to achieve no net loss of ecological functions of the shoreline area. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable. Additional performance standards may be established by the Shoreline Administrator in administrative rules.
- W. Bank stabilization in the form of a vegetated buffer zone shall be maintained (e.g., weeding, watering, dead plant replacement) for a minimum of three (3) years. The buffer zone shall exclude activities that could disturb the site. Where determined necessary by the Shoreline Administrator, fencing may be required to ensure protection of buffer plantings.
- X. All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat, and to optimize survival of new vegetation.

### **Breakwaters**

- Y. Breakwaters, jetties, and groins shall not be permitted.

### **Bulkheads**

- Z. Bulkhead design and development shall conform to all other applicable local, state, and federal agency regulations, including regulations for shoreline stabilization in this chapter.
- AA. On all shorelines, bulkheads shall not be placed waterward of the ordinary high water mark (OHWM), unless as provided below. In addition:
- i. On shorelines where no other bulkheads are adjacent, the construction of a bulkhead shall tie in with the contours of the adjoining shorelines, as feasible, such that the proposed bulkhead would not cause erosion of the adjoining properties.
  - ii. Bulkheads may tie in flush with existing bulkheads on adjoining properties, provided that the new bulkhead does not extend waterward of OHWM, except that which is necessary to make the connection to the adjoining bulkhead. In such circumstances, the

remaining portion of the bulkhead shall be placed landward of the existing OHWM such that no net loss of lake occurs and the design complies with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.

- iii. Replacement bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.

BB. Replacement bulkheads may be permitted if there is a demonstrated need to protect principal uses or structures from erosion caused by waves provided that:

- i. The replacement bulkhead is designed, located, sized, and constructed to assure no net loss of ecological functions.
- ii. The existing bulkhead is removed.
- iii. The proposal includes a report prepared by a geotechnical engineer or other qualified professional that evaluates the necessity of the bulkhead by estimating timeframes and rates of erosion, urgency of replacement (within 3 years), alternative solutions and other pertinent factors

CC. New bulkheads shall be allowed only for existing structures when evidence is presented through a report prepared by a geotechnical engineer or other qualified professional that conclusively demonstrates that one (1) of the following conditions exists:

- i. Bulkheads are necessary to the operation and location of water-dependent and water-related activities consistent with this Master Program, PROVIDED that all alternatives have proven infeasible (i.e., use relocation, use design, nonstructural shore stabilization options) and that such bulkheads meet other policies and regulations of this chapter; or
- ii. Serious wave erosion threatens an existing building(s) on upland property; and
- iii. Proposals for bulkheads have first demonstrated that use of natural materials and processes (soft structural solutions) and alternative site designs, including increased shoreline setbacks (nonstructural solutions), are either not feasible or will not provide the necessary protection for existing development.

DD. When a bulkhead is required at a public access site, provisions for safe access to the water shall be incorporated into bulkhead design.

EE. Stairs or other permitted structures may be built into a bulkhead, but shall not extend waterward of a bulkhead.

FF. Fill behind bulkheads shall be limited to an average of one (1) cubic yard per running foot of bulkhead. Any filling in excess of this amount shall be considered a regulated activity subject to the policies and regulations in this SMP pertaining to fill activities and the requirement for obtaining a shoreline substantial development permit.



## 7.4 Dredging and Fill

### 7.4.1 *Applicability*

Although these activities may occur separately from one another, they are often all parts of the same shoreline modification process and are, therefore, considered together in the following policies and regulations.

#### **Dredging and Dredge Material Disposal**

Dredging is the removal or displacement of earth or sediments such as gravel, sand, mud or silt and/or other materials or debris from any stream, or lake and associated shorelines, side channels, and wetlands. In a lake setting, dredging is normally done for specific purposes or uses such as deepening a navigational channel or obtaining bottom material.

Dredge material is disposed of on land or into water bodies and may be intended for the purpose of creating new or additional lands for other uses. Dredge spoil varies from clean river sand to organic sludge. While some of this material is deposited on land, a significant portion is dumped, intentionally or unintentionally, back into the water or immediately adjacent to the water.

Of all activities on shorelines, dredging poses one of the greatest threats to water quality and aquatic life. In most cases, dredging occurs in shallow areas and may disturb the aquatic environment in the following ways: (1) temporary reduction of water clarity from suspended sediments, (2) loss of aquatic plants and animals by direct removal or from the sedimentation of suspended materials, (3) alteration of the nutrient and oxygen levels of the water column, and (4) suspension of toxic materials from the sediments into the water column.

#### **Fill**

Fill is the placement of soil, sand, rock, gravel, sediment, earth retaining structure or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

Fill is usually considered in locations where the water is shallow and where rooted vegetation often occurs. In their natural condition, these same areas provide valuable habitat for fish and wildlife feeding, breeding, and shelter. Biologically, the shallow vegetation areas tend to be highly productive portions of the lake. For these reasons, governmental agencies and scientific experts have generally sought to prohibit or restrict fill.

The policies contained herein are intended to focus on the aspects of natural systems affected by dredging and the disposal of dredge material, man-made fill, cuts, excavations and site grading actions, while at the same time recognizing the community's needs.

Fill occurring on dry land landward of the OHWM which does not exceed a cost of ~~five~~seven thousand and forty seven hundred eighteen (~~5,718~~7,047) dollars or two hundred fifty (250) cubic yards of material (per WAC 173-27-040), does not require a shoreline substantial development permit, as noted elsewhere in this

Master Program. This development, however, must comply with all other applicable policies and regulations as defined in this Master Program.

#### 7.4.2 *Policies*

##### **Dredging**

- A. Dredging should only be allowed as a conditional use in all shoreline environments. Dredging should be restricted to the minimum necessary to support water-dependent uses, for expansion or alteration of public utility facilities, and for environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.
- B. Dredging waterward of the ordinary high water mark for the primary purpose of obtaining fill should not be allowed, except as part of a restoration or environmental cleanup project.
- C. In all cases, dredging operations should be planned and conducted to protect and maintain existing aquatic habitat and other shoreline uses, properties, and values.
- D. Dredging operations should be designed and scheduled to avoid impacts to fish, including impacts to fish rearing, feeding and spawning.
- E. Dredging and dredge material disposal should be located and conducted in a manner that minimizes damage to existing ecological values and natural resources of the area to be dredged and of the disposal site. Proposals that include dredging should provide mitigation to achieve no net loss of shoreline ecological functions.
- F. Dredge material disposal in water bodies should be prohibited.
- G. Dredging should utilize techniques that cause minimal dispersal and broadcast of bottom material should be utilized, such as hydraulic dredging instead of agitation dredging.
- H. The City may impose limitations on dredging activities, such as limited operating hours, time periods, and requirements for buffer strips at the site.

##### **Fill**

- I. Shoreline fill should be permitted as a conditional use in all shoreline environments.
- J. Fills waterward of the OHWM should be restricted to the minimum necessary to support water-dependent uses, public access, cleanup and disposal of contaminated sediments as part of an interagency clean-up plan, disposal of dredged sediments in accordance with Department of Natural Resources (DNR) rules, expansion or alteration of transportation facilities of statewide significance when no other alternatives are feasible, and for mitigation actions, environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.
- K. Shoreline fills should be designed and located so that there will be no significant damage to existing ecological systems or natural resources, and no alteration of local currents, surface and

- subsurface drainage, or flood waters which would result in hazard to adjacent life, property, or natural resource systems.
- L. Where permitted, fill coverage should be the minimum necessary to provide for the proposed use. Fills should be permitted only when tied to a specific development proposal that is permitted by the master program.
  - M. In evaluating fill projects, factors such as current and potential public use of the shoreline and water surface area, water flow and drainage, water quality and habitat should be considered and protected to the maximum extent feasible. Further, the City should assess the overall value of the fill site in its present state versus the proposed shoreline use to be created to ensure consistency with the Shoreline Management Act and this Master Program.
  - N. The perimeter of fills should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time. Natural appearing and self-sustaining control methods are preferred over structural methods.
  - O. Replenishing sand and gravel on public and private beaches should be allowed, if it can be demonstrated that the proposal will result in no net loss of ecological functions.
  - P. Sanitary landfills should not be located in shoreline jurisdiction.

### 7.4.3 *Regulations*

#### **Dredging**

- A. Dredging and disposal of dredge material shall avoid, and minimize significant ecological impact; impacts that cannot be avoid shall be mitigated to achieve no net loss of ecological processes and functions.
- B. New development siting and design shall avoid the need for new and maintenance dredging.
- C. Dredging may be permitted as a conditional use activity only:
  - i. When necessary to support a water-dependent use;
  - ii. For expansion or alteration of public utility facilities;
  - iii. As part of mitigation actions, environmental restoration and habitat enhancement projects;
  - iv. When technical information demonstrates water circulation, littoral drift, aquatic life and water quality will not be substantially impaired;
  - v. When other solutions would result in greater environmental impact;
  - vi. As part of an approved habitat improvement project;
  - vii. If it improves water quality; and
  - viii. When applicable permits of other local, state and federal agencies have been obtained.

- D. When dredging is permitted, the extent of dredging shall be the minimum necessary to accommodate the proposed use.
- E. Maintenance dredging associated with a water dependent use shall be restricted to maintaining the previously dredged and/or existing authorized location, depth and width.
- F. Dredging for the primary purpose of obtaining fill or construction material is prohibited, except for projects associated with MTCA or CERCLA habitat restoration, or any other significant restoration effort approved by a shoreline CUP. When dredging is allowed for fill materials, placement of fill must be waterward of the OHWM.
- G. Proposals for dredging and dredge disposal shall include details on all feasible mitigation measures to protect aquatic habitats. Dredging and dredge disposal shall not create a net loss of shoreline ecological functions.
- H. Dredging material which will not subsequently cause violation of State Water Quality Standards may be used in permitted landfill projects.
- I. Excavations on beaches ~~below the~~below the OHWM in lands covered by water constitutes dredging and shall include precautions to prevent the migration of fine grain sediments, disturbed by the excavation, onto adjacent beach areas. Excavations on beaches shall be backfilled promptly using material of similar composition and similar or coarser grain size.
- J. Dredging shall be timed so that it does not interfere with aquatic life.
- K. Depositing dredge materials in water areas shall be prohibited
- L. Dredging shall utilize techniques (such as hydraulic dredging instead of agitation dredging) that cause minimal dispersal and broadcast of bottom material.
- M. Limitations may be imposed on dredging activities, such as limited operating hours, time periods, and requirements for buffer strips at the site.

**Fill**

- N. Fills waterward of the OHWM (not including small scale beach restoration that does not exceed the 25 cubic yard threshold established in ~~Beach Enhancement Regulation 177.3.3(Q)~~) shall require a conditional use and shall be restricted to the minimum necessary to:
  - i. Support water-dependent uses,
  - ii. Provide public access,
  - iii. Allow for the remediation and disposal of contaminated sediments as part of an interagency clean-up plan,
  - iv. Allow the disposal of dredged sediments in accordance with DNR rules,
  - v. Provide for the expansion or alteration of transportation facilities of statewide significance when no other alternatives are feasible, and
  - vi. Accomplish mitigation actions, environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.

- O. Fills shall be designed, constructed, and maintained to prevent, minimize, and control all material movement, erosion, and sedimentation from the affected area.
- P. All perimeters of fills shall be provided with vegetation, retaining walls, or other satisfactory mechanisms for erosion prevention and sediment capture.
- Q. Fill proposals must demonstrate, at a minimum, that they will result in no net loss of shoreline ecological functions.
- R. Fill shall be permitted only where it is demonstrated that the proposed action will not:
  - i. Result in significant damage to water quality, fish, aquatic habitat, and/or wildlife habitat; or
  - ii. Adversely alter natural drainage and circulation patterns, or significantly reduce flood water holding capabilities.
- S. No refuse disposal sites, solid waste disposal sites, or sanitary fills shall be permitted along the Angle Lake shoreline.
- T. Any placement or removal of materials landward of the OHWM shall comply with the provisions of Vegetation Conservation (Clearing and Grading) of this SMP.

## **7.5 Overwater Structures: Piers, Docks, Floats and Buoys**

### **7.5.1 Applicability**

Piers and docks are structures which abut the shoreline and are often used as a landing or moorage place for watercraft. Piers are built on fixed platforms supported by piles above the water, while docks float upon the water. Some piers may terminate in a float section that is connected by a ramp.

Recreational floats are independent anchored off-shore platforms, used for water-dependent recreational activities such as swimming and diving.

Certain mooring structures such as moorage piles, buoys and boat lifts are not generally used on Angle Lake since an 8 mph speed limit and a “no wake rule” generally results in only small craft using the Lake.

All of these types of facilities have positive and negative environmental aspects. Floating docks generally have less of a visual impact than piers on pilings. However, in the nearshore, docks can interrupt littoral drift of sediments and other suspended materials, and significantly shade the aquatic environment throughout their length. Pile piers can provide diverse habitat for both desirable and undesirable aquatic life. Excavated moorage involves dredging and will disturb bottom sediments and aquatic life. Docks and piers alike create impediments to boat traffic and fish travel. Pier construction requires regulation to protect navigation, to protect shoreline aesthetics, and to maintain the useable water surface and aquatic lands for life forms characteristic and important to those areas.

### 7.5.2 Exemptions

~~Piers for private, noncommercial pleasure craft, common to a single-family residence, and costing less than ten thousand (\$10,000) dollars are exempt from the requirement for a shoreline substantial development permit pursuant to RCW 90.58.030(3)(c)(vii) and WAC 173-27-040(h).~~

~~The ten thousand dollar (\$10,000) threshold will be adjusted for inflation by the State Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. The City will review all development proposals for piers to determine if:~~

1. The proposal is or is not exempt from the requirement for a substantial development permit per Section 8.4.1 of this Master Program;
2. The proposal is suitably located and designed and that all potential impacts have been recognized and mitigated such that there is no net loss of shoreline ecological functions; and
3. The proposal is consistent with the intent, policies, and regulations of the Act, RCW 90.58.10(12), and this Master Program.

### 7.5.3 Policies

- A. New piers and docks should be allowed only for public access and water-dependent uses.
- B. ~~New~~ piers and docks should be restricted to the minimum size necessary and permitted only when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- C. Piers and docks should be discouraged where conflicts with recreational boaters and other recreational water activities would be created by pier construction.
- D. The further proliferation of single-purpose, single-owner piers and docks should be discouraged. Preference should be given to the shared use piers in shoreline areas by requiring a conditional use permit in the Shoreline Residential Environment for piers and docks serving one dwelling unit, allowing joint-use structures as a permitted use in the Shoreline Residential Environment and requiring shared use docks and piers in all other environments.
- E. A pile supported walkway should only be allowed within the Urban Conservancy and High-Intensity shoreline environments. Mitigation should be required to ensure no net loss of ecological functions.
- F. Substantial additions or alterations to overwater structures, including, renovations where the cost of the development exceeds fifty (50) percent of the fair market value of the existing structure, should be in conformance with all policies and regulations set forth in this Master Program.

- G. Preference should be given to fixed-pile piers elevated above the OHWM. Floating docks should be allowed if the applicant can demonstrate why a fixed pile pier is not feasible or will result in greater impacts.
- H. Recreational floats should be allowed where they are intended to support public or private recreational uses, or in lieu of fixed piers adjacent to residential land uses.
- I. New moorage covers should not be allowed.
- J. Overwater structures, including piers, should only be authorized after consideration of:
  - i. The effect such structures have on wildlife and aquatic life, water quality, scenic and aesthetic values, environmental sensitive resources, submerged lands, and submerged vegetation.
  - ii. The effect such structures have on water circulation, recreational boating, sediment movement and littoral drift and shoreline access.
- K. Overwater structures and mooring buoys should be designed to cause minimum interference with navigable waters and the public's safe use of the lake and shoreline.
- L. Use of non-reflective materials in construction should be encouraged.
- M. The proposed size of the structure and intensity of use or uses of any overwater structure should be compatible with the surrounding environment and land and water uses.
- N. Lighting facilities should be limited to the minimum extent necessary to locate the pier or dock at night.

#### **7.5.4 Regulations**

##### **General**

- A. All new, reconstructed, repaired, or modified overwater structures must comply with all regulations contained in this SMP and all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
- B. Mitigation shall be provided for all reconstructed, repaired, or modified overwater structures to ensure no net loss of ecological function.
- C. New piers and docks shall be allowed only for public access and water-dependent uses, which includes a structure associated with a single family residence provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the regulations contained in the this section.

- D. New piers and docks that are not accessory to single family residences shall be permitted only when intended for public use or when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E. New residential development of more than two dwellings shall provide a joint use or community moorage structure, rather than individual piers or docks.
- F. New piers and docks associated with a single family home shall be allowed, provided the applicant demonstrates that a joint use or community pier is not feasible.
- G. New proposed moorage structures in the Shoreline Residential environment that are not joint-use structures must obtain a conditional use permit. Additional restrictions apply for some shoreline environments pursuant to Table III. A conditional use permit may be granted if:
  - i. The applicant demonstrates that a joint use or community moorage structure is not feasible;
  - ii. The overwater structure does not create any potential adverse impacts to public safety;
  - iii. Navigation rights are not significantly impacted;
  - iv. The overwater structure does not cause environmental impacts that cannot be sufficiently mitigated; and
  - v. The overwater structure complies with all other conditional use criteria in WAC 173-27-160 as outlined in Chapter 8 of this Master Program.
- H. Proposed overwater structures which do not comply with the dimensional standards contained in this chapter may only be approved if they obtain a variance.
- I. Fixed pile piers elevated at least two (2) feet above the OHWM shall be preferred. Floating docks shall be allowed if floating elements are not located within the first thirty (30) feet of the shoreline measured waterward of the OHWM, unless the applicant can demonstrate why adherence to this restriction is not feasible and an alternative design would result in less ecological impact.
- J. All float tubs shall be fully encapsulated and the decks shall be fully grated except for the float tubs, designed with a ramp section connecting to the upland and are prohibited from resting on the substrate. Floating docks are required to be designed to not ground during low water conditions.
- K. All overwater structures shall be constructed and maintained in a safe and sound condition. Abandoned or unsafe overwater structures shall be removed or repaired promptly by the owner.
- L. Wooden components that will be in contact with water or over water shall not be treated or coated with herbicides, fungicides, paint, pentachlorophenol, arsenate, creosote, or similar toxic substances. Structures shall be made out of materials that have been approved by applicable state and federal agencies.



- M. Boat houses are not permitted, except in Angle Lake Park, where a conditional use permit is required.
- N. Moorage covers are not permitted.
- O. Boat canopies are not permitted.
- P. Boat lifts are not permitted.
- Q. No portion of a deck of a pier shall, during the course of the normal fluctuations of the elevation of the water body, protrude more than six (6) feet above the OHWM.
- R. No residential dwelling unit may be constructed on a pier.
- S. Piers and docks may be permitted accessory to a development provided:
  - i. The applicant has demonstrated to the satisfaction of the Shoreline Administrator that a shared or joint-use pier is not feasible.
  - ii. No more than one (1) pier/dock for each single-family residence is permitted.
  - iii. No more than one (1) pier, dock or other moorage structure is allowed for a water dependent commercial use or a multifamily (more than two units) development on a single lot or contiguous ownership with a minimum width of fifty (50) feet.
  - iv. On lots with less than fifty (50) feet of waterfront, joint-use piers/docks shall be required, except as follows; when lots on either side of the subject lot have legal pre-existing piers or docks and the applicant demonstrates to the satisfaction of the Shoreline Administrator that a shared use agreement is not feasible. Only in this case may the lot with less than fifty (50) feet of waterfront be permitted an individual pier.
- T. Moorage Structure Length.
  - i. All pier and dock lengths shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. The proposed length must be the minimum necessary to support the intended use. The maximum waterward intrusion of any portion of any piers and docks shall be limited to the following:
    - a. The maximum length of a private dock shall be determined by the point at which twelve (12) feet in water depth is reached and in no case shall a pier or dock be more than eighty (80) feet be allowed without approval of a variance (Note: the 12-foot depth is to accommodate the three to four (3-4) foot fluctuation in water depth caused by stormwater management practices);
    - b. A report prepared by a qualified professional that includes verifiable survey information demonstrating the average water depth pursuant to the requirement above is required for all docks or piers over forty (40) feet in length;

- c. A pier of up to eighty (80) feet is allowed when public access is provided. Existing public piers may be repaired or replaced to their previous length.

U. Moorage Structure Width.

- i. The maximum width of a pier or dock walkway and additional fingers shall be six (6) feet and four foot (4) walkways are recommended. All pier and dock walkways must be fully grated and ells and floats must have a minimum 2-foot strip of grating down the center.
- ii. The maximum width of a ramp connecting a pier to a float should be minimized to the maximum extent practical and should be fully grated.
- iii. Size. Surface coverage, including all floats, ramps and ells, shall be limited to the following:
  - a. Four hundred eighty (480) square feet for a pier of a single property owner, or four hundred (400) square feet for a dock;
  - b. Six hundred (600) square feet for a joint-use pier utilized by two or more residential property owners, or four hundred and eighty (480) square feet for a dock;
  - c. Eight hundred (800) square feet for a new pier that allows public access, or six hundred and forty (640) square feet for a dock. Existing public piers may be repaired or replaced to their previous square footage.

**Overwater Walkway**

V. An overwater walkway may be allowed in the Urban Conservancy, High-Intensity, and Aquatic Environments with a Conditional Use Permit, provided the following standards are met:

- i. The applicant must first demonstrate that an upland trail connecting tax parcel 042204-9009 ~~the Hughes property~~ with Angle Lake Park is not feasible because a private party is not willing to grant said access.
- ii. The walkway shall be constructed on pilings, have a fully grated deck surface and conform to all applicable standards for moorage structures.
- iii. Maximum width shall be four (4) feet wide or as necessary to meet ADA requirements.
- iv. Length shall be the minimum necessary to connect tax parcel 042204-9009 ~~the Hughes Property~~ and Angle Lake Park in a feasible manner that avoids impacts to ecological function; in no case shall the maximum length exceed four hundred (400) feet.
- v. Maximum surface coverage shall be two thousand (2000) square feet.
- vi. The walkway shall be located at an optimum water depth and elevated a minimum of two (2) feet above the OHWM to minimize impacts to ecological functions.
- vii. The walkway shall not substantially interfere with navigation.
- viii. Mitigation shall be provided to achieve no net loss of ecological function.

**Boat Launches**

W. Launching rails may be permitted as a conditional use in the Shoreline Residential environment in lieu of a moorage pier, provided the applicant shall demonstrate that the proposed length of the rail is the minimum necessary to safely launch the intended craft and comply with all

- regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the rail extend beyond the point where the water depth is ten (10) feet below the OHWM.
- X. Launching rails shall be anchored to the ground with the use of tie-type construction.
- Y. No more than one (1) launching rail per single-family residence or duplex is permitted.
- Z. Launching ramps may be permitted as a conditional use for recreational uses in the Urban Conservancy environment provided the applicant shall demonstrate that the proposed length of the ramp is the minimum necessary to safely launch the intended craft and comply with all regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the ramp extend beyond the point where the water depth is ten (10) feet below the OHWM.
- AA. Public boat ramps and boat ramps serving more than 4 residential units are regulated as Boating Facilities and must comply with all policies and regulations in Chapter 6 of this SMP.

#### **Recreational Floats**

BB. Recreational floats may be permitted, provided:

- i. The area of a recreational float shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. No recreational float shall have more than two hundred (200) square feet when associated with a private recreation land use, and four hundred (400) when associated with a public recreational land use.
- ii. Distance waterward from the OHWM. Recreational floats must be in water with depths of 8 feet or more at the landward end of the float and may be located up to a maximum waterward distance of eighty (80) feet.
- iii. Recreational floats shall be designed and intended for swim use or other nonmotorized use.
- iv. Recreational floats shall be fully grated.
- v. Retrieval lines shall not float at or near the surface of the water.
- vi. Height. Recreational floats must be built so that the deck surface is one (1) foot above the water's surface and they must have reflectors for nighttime visibility.
- vii. All float tubs shall be fully encapsulated.

# Chapter 8 Administration

## 8.1 Introduction

There is hereby established an administrative system designed to assign responsibilities for implementation of the Master Program and shoreline permit review, to prescribe an orderly process by which to review proposals and permit applications, and to ensure that all persons affected by this Master Program are treated in a fair and equitable manner.

## 8.2 Program Administrator

A. ~~The City of SeaTac's Planning and Community and Economic Development~~ Director is hereby vested with:

- ~~1.~~i. Overall responsibility for administering the Shoreline Management Act and this Master Program;
- ~~ii.~~2. Authority to approve, approve with conditions, or deny shoreline permit revisions in accordance with the policies and provisions of this Master Program; and
- ~~iii.~~3. Authority to grant statements of exemption from shoreline substantial development permits in accordance with the policies and provisions of this Master Program.

B. The duties and responsibilities of the Shoreline Administrator shall include:

- ~~1.~~i. Preparing and using application forms deemed essential for the administration of this Master Program.
- ~~ii.~~2. Advising interested citizens and applicants of the goals, policies, regulations, and procedures of this Master Program.
- ~~iii.~~3. Making administrative decisions and interpretations of the policies and regulations of this Master Program and the Shoreline Management Act.
- ~~iv.~~4. Collecting applicable fees, as established by the City in SMC 13.100.070.
- ~~5.~~v. Determining that all applications and necessary information and materials are provided.
- ~~6.~~vi. Conducting field inspections, as necessary,
- ~~7.~~vii. Reviewing, insofar as possible, all provided and related information deemed necessary for appropriate applications needs.
- ~~8.~~viii. Determining if a shoreline substantial development permit, conditional use permit or variance permit is required.
- ~~9.~~ix. Providing copies of permit applications to relevant staff and agencies for review and comment.
- ~~10.~~x. Conducting a thorough review and analysis of shoreline exemption applications; reviewing other staff and agency comments; making written findings and conclusions; and approving, approving with conditions, or denying such exemptions.

- ~~11-~~xi. Submitting shoreline substantial development permit shoreline variance and conditional use permit applications and written recommendations and findings on such permits to the City's Hearing Examiner for their consideration and action.
- ~~12-~~xii. Submitting shoreline redesignation permit applications and written recommendations and findings on such permits to the Hearing Examiner for recommendation to the City Council.
- ~~13-~~xiii. Assuring that proper notice is given to appropriate persons and the public for all hearings.
- ~~14-~~xiv. Providing technical and administrative assistance to the City's Hearing Examiner and City Council as required for effective and equitable implementation of this program and the Act.
- ~~15-~~xv. Investigating, developing, and proposing amendments to this Master Program as deemed necessary to more effectively and equitably achieve its goals and policies.
- ~~16-~~xvi. Enforcing and seeking remedies for alleged violations of this program, the provisions of the Act and this Master Program or of conditions of any approved shoreline permit issued by the City of SeaTac. The Shoreline Administrator may delegate these enforcement duties to a designated representative.
- ~~17-~~xvii. Acting as the primary liaison between local and state agencies in the administration of the Shoreline Management Act and this Master Program.
- ~~18-~~xviii. Forwarding shoreline permits to the Department of Ecology for filing or action in accordance with WAC 173-27-130.

### 8.3 Exceptions

Requirements to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the developments identified in WAC 173-27-044 and WAC 173-27-045.

### 8.4 Shoreline Permits and Exemptions

- A. All uses and developments occurring within shoreline jurisdiction shall be compliant with 90.58 RCW.
- B. A substantial shoreline development permit is required per the following guidelines:
  - ~~1-~~i. A development, use, or activity shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this shoreline Master Program unless it is consistent with the policy and procedures of the SMA, applicable state regulations and this shoreline Master Program.
  - ~~ii.~~ ~~2-~~ A substantial development shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this Shoreline Master Program unless a shoreline substantial development permit has been obtained and the appeal period has been

completed and any appeals have been resolved and/or the applicant has been given permission to proceed by the proper authority.

C. The following guidelines are to be used in determining whether or not a development proposal is exempt from the substantial shoreline development permit.

- ~~1.~~i. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the substantial development permit process.
- ~~ii.~~2. An exemption from the substantial development permit process is not an exemption from compliance with the Shoreline Management Act or this Shoreline Master Program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Shoreline Master Program and the Shoreline Management Act. A development or use that is listed as a conditional use pursuant to this Shoreline Master Program or is an unlisted use, must obtain a conditional use permit even though the development or use does not require a substantial development permit. When a development or use is proposed that does not comply with the bulk, dimensional and performance standards of this Shoreline Master Program, such development or use can only be authorized by approval of a variance.
- ~~3.~~iii. The burden of proof that a development or use is exempt from the permit process is on the applicant.
- ~~iv.~~4. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.
- ~~5.~~v. The City's Shoreline Administrator may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Shoreline Management Act and this Shoreline Master Program.

~~6. The following list outlines twelve (12) exemptions that shall not be considered substantial developments for the purpose of this Master Program:~~

### ~~#~~ 8.4.1 Exemptions

A. Developments which are exempt from requirement for a substantial development permit are identified in WAC 173-27-040 or as subsequently amended. The following is a short summary of the types of developments which do not require substantial development permits (see WAC 173-27-040 for detailed descriptions):

- i. Any development of which the total cost or fair market value, whichever is higher, does not exceed ~~five~~seven thousand ~~and forty seven hundred eighteen~~ (~~\$5,718~~\$7,047) dollars, if such development does not materially interfere with the normal public use of the water or "shorelines of statewide significance." The dollar threshold established in this subsection must be adjusted for inflation by the Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's

annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The Office of Financial Management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on "shorelines of statewide significance." The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;

b-ii. Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;

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

~~d~~-iv. Emergency construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the Act or this Master Program. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Shoreline Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to the Act and this Master Program, obtained. All emergency construction shall be consistent with the policies of the Act and this Master Program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;

e-v. Construction by an owner, lessee, or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level and meets all requirements of the City of SeaTac having jurisdiction thereof, other than requirements imposed pursuant to the Act. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. Normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Construction authorized under this exemption shall be located landward of the ordinary high water mark and shall be subject to required setbacks;

~~f~~-vi. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multifamily residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if the fair market value of the dock does not exceed: (A) twenty-two thousand five hundred dollars (\$20,000)~~22,500~~ for docks that are constructed to replace existing docks, are of equal or lesser square footage than the existing dock being replaced; or (B) ten-eleven thousand two hundred dollars (\$10,000)(\$11,200), but for all other docks constructed in fresh waters. However, if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500) occurs within five years of completion of the prior construction and the combined fair market value of the subsequent and prior construction exceeds the amount specified above, the subsequent construction shall be considered a substantial development for the purpose of this chapter.



~~g-vii.~~ The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with the normal public use of the surface waters;

~~h-viii.~~ Any project with certification from the Governor pursuant to Chapter 80.50 RCW.

~~i-ix.~~ Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:

~~i-a.~~ The activity does not interfere with the normal public use of the surface waters;

~~b. iii.~~ The activity will have no significant adverse impact on the environment including but not limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

~~c. iii.~~ The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;

~~d. iii.~~ A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions.

~~j-x.~~ The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other state agencies under Chapter 43.21C RCW;

~~k-xi.~~ Watershed restoration projects as defined in WAC 173-27-040. The Shoreline Administrator shall review the projects for consistency with the Shoreline Master Program in an expeditious manner and shall issue its decision along with any conditions within forty-five (45) days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration projects.

~~i. Watershed restoration project" means~~xii. Consistent with WAC 173-27-040, a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:

~~1. A project that involves less than ten miles of stream reach, in which less than twenty-five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;~~

2. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or

3. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream.

~~ii~~ "Watershed restoration plan" means a plan, developed or sponsored by the Washington Department of Fish and Wildlife, the Department of Ecology, the Department of Natural Resources, the Department of Transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act;

l. A public or private project that is designed to improve fish or wildlife habitat or fish passage, when all of the following apply:

i. The project has been approved in writing by the Washington Department of Fish and Wildlife;

~~that conforms~~ ~~ii~~ The project has received Hydraulic Project Approval by the Washington Department of Fish and Wildlife pursuant to chapter 77.55 RCW; and

~~iii~~ The Shoreline Administrator has determined that the project is substantially consistent with this Shoreline Master Program. The Shoreline Administrator shall make such determination in a timely manner and provide it by letter to the project proponent. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with this Master Program, as follows:

A) In order to receive the permit review and approval process created in this section, a fish habitat enhancement project must meet the following criteria:

1) A fish habitat enhancement project must be a project to accomplish ~~one~~ external or more of the following tasks:

(1) Elimination of human-made fish passage barriers, including culvert repair and replacement;

(2) ~~Restoration~~ internal retrofitting of an eroded or unstable streambank employing the principle of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and existing structure with primary emphasis on using native vegetation to control the erosive forces of flowing water; or

- ~~(3) Placement of woody debris or other instream structures that benefit naturally reproducing fish stocks.~~

~~The Department of Fish and Wildlife shall develop size or scale threshold tests to determine if projects accomplishing any of these tasks should be evaluated under the process created in this section or under other project review and approval processes. A project proposal shall not be reviewed under the process created in this section if the department determines that the scale of the project raises concerns regarding public health and safety; and~~

~~H) A fish habitat enhancement project must be approved in one of the following ways:~~

- ~~(4) By the Department of Fish and Wildlife pursuant to chapter 77.95 or 77.100 RCW;~~
- ~~(5) By the sponsor of a watershed restoration plan as provided in chapter 89.08 RCW;~~
- ~~(6) By the Department of Ecology as a Department of Fish and Wildlife-sponsored fish habitat enhancement or restoration project;~~
- ~~(7) Through the review and approval process for the Jobs for the Environment program;~~
- ~~(8) Through the review and approval process for conservation district-sponsored projects, where the project complies the exclusive purpose of compliance with design standards established by the conservation commission through interagency agreement the Americans with the United States Fish and Wildlife Service and the Natural Resource Conservation Service;~~
- ~~(9) Through a formal grant program established by the legislature or the Department of Fish and Wildlife for fish habitat enhancement or restoration; and~~
- ~~(10) Through other formal review and approval processes established by the legislature.~~

~~B) Fish habitat enhancement projects meeting the criteria of (l)(iii)(A) of this subsection are expected to result in beneficial impacts to the environment. Decisions pertaining to fish habitat enhancement projects meeting the criteria of (l)(iii)(A) of this subsection and being reviewed and approved according to the provisions of this section are not subject to the requirements of RCW 43.21C.030 (2)(c).~~

~~Disabilities Act of 1990 (42 U.S.C) — I) A hydraulic project approval permit is required for projects that meet the criteria of (l)(iii)(A) of this subsection and are being reviewed and approved under this section. An applicant shall use a Joint Aquatic Resource Permit Application form developed by the Office of Regulatory Assistance to apply for approval under this chapter. On the same day, the applicant shall, Sec. 12101 et seq.) or to otherwise provide copies of the completed application form to the Department of~~

Fish and Wildlife and to the Shoreline Administrator. The Shoreline Administrator shall accept the application as notice of the proposed project. The Department of Fish and Wildlife shall provide a fifteen-day (15) comment period during which it will receive comments regarding environmental impacts. Within forty-five (45) days, the Department of Fish and Wildlife shall issue a permit physical access to the structure by individuals with or without conditions, deny approval, or make a determination that the review and approval process created by this section is not appropriate for the proposed project. The Department of Fish and Wildlife shall base this determination on identification during the comment period of adverse impacts that cannot be mitigated by the conditioning of a permit. If the Department of Fish and Wildlife determines that the review and approval process created by this section is not appropriate for the proposed project, the Department of Fish and Wildlife shall notify the applicant and the appropriate local governments of its determination. The applicant may reapply for approval of the project under other review and approval processes disabilities.

H) Any person aggrieved by the approval, denial, conditioning, or modification of a permit under this section may formally appeal the decision to the Hydraulic Appeals Board pursuant to the provisions of this chapter.

D) No local government may require permits or charge fees for fish habitat enhancement projects that meet the criteria of (1)(iii)(A) of this subsection and that are reviewed and approved according to the provisions of this section.

2-B. Whenever a development falls within the exemption criteria outlined above and the development is subject to a U.S. Army Corps of Engineers Section 10 or Section 404 Permit, the City's Shoreline Administrator shall prepare a Statement of Exemption, and transmit a copy to the applicant and the Washington State Department of Ecology. Exempt development as defined herein shall not require a substantial development permit, but may require a conditional use permit, variance and/or a Statement of Exemption.

3-C. Before determining that a proposal is exempt, the City's Shoreline Administrator may conduct a site inspection to ensure that the proposal meets the exemption criteria. The exemption granted may be conditioned to ensure that the activity is consistent with the Master Program and the Shoreline Management Act.

**Note:** EXEMPTION FROM SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENTS DOES NOT CONSTITUTE EXEMPTION FROM THE POLICIES AND USE REGULATIONS OF THE SHORELINE MANAGEMENT ACT; THE PROVISIONS OF THIS MASTER

PROGRAM; AND OTHER APPLICABLE CITY, STATE, OR FEDERAL PERMIT REQUIREMENTS.

### 8.4.2 *Permit Application Requirements*

- A. A complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information:
- ~~1.~~
    - i. The name, address and phone number of the applicant. The applicant should be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.
    - ~~2.~~ii. The name, address and phone number of the applicant's representative if other than the applicant.
    - ~~3.~~iii. The name, address and phone number of the property owner, if other than the applicant.
    - ~~4.~~iv. Location of the property. This shall, at a minimum, include the property address and identification of the section, township and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.
    - ~~5.~~v. Identification of the name of the shoreline (water body) that the site of the proposal is associated with. This should be the water body from which jurisdiction of the act over the project is derived.
    - ~~6.~~vi. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
    - ~~7.~~vii. A general description of the property as it now exists including its physical characteristics and improvements and structures.
    - ~~8.~~viii. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.
    - ~~9.~~ix. A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:
      - a. The boundary of the parcel(s) of land upon which the development is proposed.
      - b. The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.

- c. Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.
- d. A delineation of all wetland areas that will be altered or used as a part of the development.
- e. A general indication of the character of vegetation found on the site.
- f. The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
- g. Where applicable, a landscaping plan for the project.
- h. Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.
- i. Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
- j. Quantity, composition and destination of any excavated or dredged material.
- k. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- l. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
- m. On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

### **8.4.3 *Review Criteria for All Development***

- A. No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
- B. No permit shall be issued for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master

program does not prohibit the same and then only when overriding considerations of the public interest will be served.

C. Special Procedures for WSDOT projects:

- i. Permit review time for projects on a state highway. Pursuant to RCW 47.01.485, the Legislature established target of 90 days review time for local governments.
- ii. Optional process allowing construction to commence twenty-one days after date of filing. Pursuant to RCW 90.58.140, Washington State Department of Transportation projects that address significant public safety risks may begin twenty-one days after the date of filing if all components of the project will achieve no net loss of shoreline ecological functions.

### **8.4.4 Review Criteria for Substantial Development Permits**

A. A substantial development permit shall be granted only when the development proposed is consistent with:

~~—1.~~

i. The policies and procedures of the act;

~~—2.~~

ii. The provisions of this regulation; and

~~—3..~~

~~iii.~~ The applicable master program adopted or approved for the area. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of Chapter WAC 173-26, and to the extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government.

B. Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

### **8.4.5 Variances and Conditional Use Permits**

The Shoreline Management Act states that Master Programs shall contain provisions covering variances and conditional uses that are consistent with WAC 173-27. These provisions should be applied in a manner which, while protecting the environment, will assure that a person will be able to use his/her property in a fair and equitable manner.

A. Variances:

The purpose of a variance is strictly limited to granting relief to specific bulk dimensional, or performance standards set forth in the Master Program, and where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program

would impose unnecessary hardships on the applicant or thwart the SMA policies as stated in RCW 90.58.020.

Construction pursuant to this permit shall not begin nor can construction be authorized except as provided in RCW 90.58.020. In all instances, extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

~~1.~~i. Application: An application for a Shoreline variance shall be submitted on a form provided by the City accompanied by maps, completed environmental checklist, applicable fees, and any other information specified in this Master Program or requested by the Administrator. An applicant for a substantial development permit who wishes to request a variance shall submit the variance application and the substantial development permit application simultaneously.

~~2.~~ii. Criteria for Granting Variances: Variances for development that will be located landward of the ordinary high water mark and landward of any wetland may be authorized provided the applicant can demonstrate consistency with the following variance criteria as listed in WAC 173-27-170:

- a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes, or significantly interferes with, reasonable use of the property.
- b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program and not, for example, from deed restrictions or the applicant's own actions.
- c. That the design of the project is compatible with other permitted activities within the area and with uses planned for the area under the Comprehensive Plan and Master Program and will not cause adverse impacts to the shoreline environment.
- d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.
- e. That the variance requested is the minimum necessary to afford relief.
- f. That the public interest will suffer no substantial detrimental effect.

~~3.~~iii. Variances for a development and/or uses that will be located waterward of the ordinary high water mark or within any wetland may be authorized provided the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes all reasonable use of the property.



b. That the proposal is consistent with the criteria established under ~~subsection (2)(a) through (f) of this section~~ A(ii) of this subsection.

c. That the public rights of navigation and use of the shorelines will not be adversely affected.

~~4.~~iv. In the granting of all variances, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

~~5.~~v. Variances from the use regulations of the Master Program are prohibited.

B. Conditional Uses:

The purpose of a conditional use permit is to provide a system within the Master Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by the City of SeaTac or the Department of Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the Act and the Master Program. Uses that are specifically prohibited by this Master Program may not be authorized with the approval of a conditional use permit.

~~4.~~i. Criteria for Granting Shoreline Conditional Use Permits. Uses which are classified or set forth as conditional uses in the Master Program may be authorized, provided the applicant demonstrate all of the following conditional use criteria as listed in WAC 173-27-160:

a. That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;

b. That the proposed use will not interfere with the normal public use of public shorelines;

c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Master Program;

d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

e. That the public interest suffers no substantial detrimental effect.

~~2-ii.~~ In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

~~iii.3-~~ Other uses which are not classified or set forth in this Master Program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the Master Program.

~~4-iv.~~ Uses which are specifically prohibited by the Master Program may not be authorized.

### 8.4.6 *Time Requirements of Permit*

- A. The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized by this chapter. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the master program and this chapter, local government may adopt different time limits from those set forth in ~~subsections (B) and (C)~~ of this section as a part of action on a substantial development permit.
- B. Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.
- C. Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.
- D. The effective date of a substantial development permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods in RCW 90.58.140 subsections (B) and (C) do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

- E.- Revisions to permits under WAC 173-27-100 may be authorized after original permit authorization has expired: Provided, That this procedure shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.
- F.- Local government shall notify the department in writing of any change to the effective date of a permit, as authorized by this section, with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW 90.58.143 as amended shall require a new permit application

## 8.5 Nonconforming Use and Development Standards

- A. "Nonconforming use or development" means a shoreline use or development which was lawfully constructed or established prior to the effective date of the Act or this Master Program, or amendments thereto, but which does not conform to present regulations or standards of this Master Program. In such cases, the following standards shall apply:
- ~~1-i.~~ Structures that were legally established and are used for a conforming use, but which are nonconforming with regard to setbacks, buffers or yards; area; bulk; height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses;
  - ~~2-ii.~~ Uses and developments that were legally established and are nonconforming with regard to the use regulations of the Master Program may continue as legal nonconforming uses. Such uses shall not be enlarged or expanded.
  - ~~3-iii.~~ A use which is listed as a conditional use, but which existed prior to adoption of the Master Program or any relevant amendment and for which a conditional use permit has not been obtained, shall be considered a nonconforming use. A use which is listed as a conditional use, but which existed prior to the applicability of the Master Program to the site and for which a conditional use permit has not been obtained, shall be considered a nonconforming use.
  - ~~4-iv.~~ A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.
  - ~~5-v.~~ A structure which is being or has been used for a nonconforming use may be used for a different nonconforming use only upon the approval of a conditional use permit. A conditional use permit may be approved only upon a finding that:
    - a. No reasonable alternative conforming use is practical; and

- b.   The proposed use will be at least as consistent with the policies and provisions of the act and the master program and as compatible with the uses in the area as the preexisting use.
- c.   In addition such conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of the Master Program and the Shoreline Management Act and to assure that the use will not become a nuisance or a hazard.

~~I.~~ I. A nonconforming structure which is moved any distance must be brought into conformance with the Master Program and the Act;

~~II.~~ II. Modification or addition to a nonconforming structure shall not increase the building footprint lying within the above described setback area.

~~III.~~ III. If a nonconforming structure is intentionally modified and the cost of the proposed development exceeds fifty (50) percent of the fair market value of the replacement cost of the original structure, it shall be required to meet all applicable standards in the SMP.

~~IV.~~ IV. If a nonconforming structure is unintentionally damaged to an extent not exceeding seventy-five (75) percent of the fair market value of the replacement cost of the original structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within six months of the date the damage occurred, all permits are obtained and the restoration is completed within two years of permit issuance.

~~6-vi.~~ 6-vi. A nonconforming use may be re-established as a nonconformance, except that any nonconforming use that is discontinued for a period of six (6) continuous months shall not be re-established. Any nonconforming use of a building which is discontinued for a total of one (1) year (twelve (12) months) over a three (3) year period shall not be allowed to continue as the nonconforming use.

~~7-vii.~~ 7-vii. An undeveloped lot, tract, parcel, site, or division of land located landward of the ordinary high water mark which was established prior to the effective date of the Act or the Master Program, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the local government and so long as such development conforms to all other requirements of the Master Program and the Act.

## 8.6 Appeal to the State Shoreline Hearings Board

Any person aggrieved by the granting or denying of a substantial development permit, variance, or conditional use permit, the upholding of an exemption appeal, or by the rescinding of a permit pursuant to

the provisions of this Master Program, may seek review from the State of Washington Shorelines Hearing Board by filing a request for the same within twenty-one (21) days of ~~receipt of the final order~~ filing as defined in RCW 90.58.140(6) and by concurrently filing copies of such request with the Department of Ecology and the Attorney General's office. State Hearings Board regulations are provided in RCW 90.58.180 and Chapter 461-08 WAC. A copy of such appeal notice shall also be filed with the City of SeaTac City Clerk.

## **8.7 Enforcement and Penalties**

All provisions of this Master Program shall be enforced by the Shoreline Administrator and/or his designated representative. The enforcement procedures and penalties contained in Chapter 173-27 WAC and Chapter 90.58 RCW are hereby incorporated by reference.

## **Amendments to the 8.8 Master Program Review**

A. This Master Program shall be periodically reviewed and amendments shall be made as necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.

B. The City will conduct the periodic review process consistent with the requirements of RCW 90.58.080 and WAC 173-26-090.

## **8.9 Amendments to Master Program**

A. Any of the provisions of this Master Program may be amended as provided for in RCW 90.58.120 and .200 and Chapter 173-26 WAC. Any amendments shall also be subject to the procedures in SMC 16A.21.

B. Amendments or revisions to the Master Program, as provided by law, do not become effective until ~~approved by~~ 14 days from the Department of Ecology Ecology's written notice of final action.

## **8.10 Severability**

If any provisions of this Master Program, or its application to any person or legal entity or parcel of land or circumstances, are held invalid, the remainder of the Master Program, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

## **8.11 Conflict of Provisions**

A. Should a conflict occur between the provisions of this SMP or between this SMP and the laws, regulations, codes or rules promulgated by any other authority having jurisdiction within the

City, the most restrictive requirement shall be applied, except when constrained by federal or state law, or where specifically provided otherwise in this SMP.