

Shoreline Management Master Program

Adopted April 23, 1975

Introduction

Shoreline Management Act of 1971 – Summary

General Purpose and Description

The 1971 Session of the Washington State Legislature expressed a strong concern that the shorelines in the state are among the most valuable and fragile of our natural resources and that we should be concerned about their protection and management. As a result, the Shoreline Management Act of 1971 was passed and went into effect as law on June 1, 1971. It was subsequently approved by the electorate of the State when it appeared as initiative 43B in the 1972 General Election.

The basic intent of this Act is to provide for the management of the state shorelines by planning for and fostering all reasonable and appropriate uses and to insure, where development takes place, that it is done in a manner which will promote and enhance the best interest of the general public.

The law provides for both the State and local governments to engage in a coordinated effort for the planning and administration of the Act. In addition, it encourages full opportunity for citizen involvement in permit decisions as well as in preparing the plan itself, which in turn is expected to determine the degree of success of the total Shoreline Management Program.

Under the law, each city and county in the State of Washington having shorelines affected by the Act shall be responsible for the following:

1. Administration of a shoreline Permit System for proposed Substantial Development within 200 feet of designated water bodies.
2. Development of an Inventory of natural characteristics and land use patterns along those designated water bodies.
3. Preparation of a Master Program to best determine the future uses of all shoreline within their jurisdictional boundaries.

Description of Bonney Lake Shoreline Management Master Plan

The Shoreline Management Act requires Bonney Lake to develop a Master Plan for the future use of its shorelines. By its definition, a master plan is a general, comprehensive, and long-range in order to be applicable to the whole area for a reasonable length of time under changing conditions.

“*General*” means that the policies, proposals, and guidelines are not directed towards any specific site.

“*Comprehensive*” means that the plan is all inclusive toward land and water uses, their impact on the environment and logical estimates of future growth. It also means that the

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plan should recognize plans and programs of other governmental units, adjacent jurisdictions and private developers.

“*Long-range*” means that the plan is to be directed at least 20 to 30 years in the future, look beyond immediate issues, and follow creative objectives rather than a simple projection of current trends and conditions.

The policies of the Shoreline Management Act and all applicable goals, policies, and use regulations of this Bonney Lake Master Plan shall be considered in ruling upon applications for Substantial Development permits.

The Master Plan consists of the following:

- Goal Statements
- Supporting Policies
- Environment Designations
- Use Regulations

Table 2 at the end of this section identifies these tasks more fully and groups them into phases.

Scope of the Act

Generally, provisions of the Act cover the following:

1. All marine shorelines.
2. All streams, rivers, and their associated wetlands downstream from a point where the mean annual flow is twenty cubic feet per second or greater.
3. All lakes and their associated wetlands which are twenty surface acres or larger in size.

Jurisdiction for these shorelines includes all land covered by water and those lands extending landward from the shoreline two hundred feet in all directions as measured perpendicular and on a horizontal plane from the ordinary high water mark.

Shorelines of Statewide Significance

In addition to the above certain shorelines of statewide significance (lakes over 1,000 acres in area and rivers where the mean annual flow exceeds 1,000 cubic feet per second) have been designated by the state law.

They include in Pierce County:

- Alder Lake
- Lake Tapps
- American Lake
- Puyallup River (Mouth to confluence with Carbon River)

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Nisqually River (Mouth to Elbe Bridge)

White River (Confluence with Puyallup River to confluence with Greenwater River)

Nisqually Delta

The Act identifies special policies for these shorelines which are intended to express the interest of all the people in Washington State. These policies are listed below in order of preference.

- A. Recognize and protect the statewide interest over local interest by obtaining the advice and opinions from statewide interest groups, appropriate state agencies, experts from scientific fields pertinent to shoreline management, and the general public.
- B. Preserve the natural character of the shoreline as much as possible by designating shoreline environments and use regulations to minimize man-made intrusions and by upgrading and redeveloping intensively developed areas to reduce their adverse impact on the environment and to accommodate future growth rather than allowing high intensity uses to extend into low intensity use on underdeveloped areas.
- C. Plan for long-term over short-term benefit by preparing a master plan designed to preserve the shorelines for future generations. This should be accomplished by limiting actions that would convert resources into irreversible uses or detrimentally alter natural conditions characteristic of shorelines of statewide significance by evaluating the short-term economic gain or convenience of developments in relationship to long-term and potentially costly impairments to the Natural Environment. Aesthetic considerations should also be considered when contemplating new development, redevelopment of existing facilities or for the general enhancements of shoreline areas.
- D. Protect the resources and ecology of shorelines by leaving undeveloped those areas which contain a unique or fragile natural resource by preventing erosion and sedimentation that would alter the natural function of the water system and by limiting excavations or other actions which would increase the likelihood of erosion.
- E. Increase public access to publicly owned areas of the shorelines by giving priority to developing paths and trails to shoreline areas developing linear access along the shorelines, developing upland parking, and locating development inland from the ordinary high water mark so that access is enhanced.
- F. Increase recreational opportunities for the public on the shorelines by planning for, and encouraging, development of facilities for recreational use of the shorelines.

A map of the shorelines of Lake Tapps lying within the corporate city limits of the City of Bonney Lake, which are affected by the Shoreline Management Act, is attached hereto and made a part hereof by this reference.

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Shoreline Master Plan Phases

Phase I

1. Develop area-wide goals which relate to the following plan elements: Economic development, public access, circulation, recreation, shoreline use, conservation, and history/culture. Goals represent the ideal state a community seeks to attain and area usually set higher than the expected achievement.
2. Develop policies to clarify and amplify the goals. Policies are action oriented directives selected to guide activities towards realization of the desired use of county shorelines.

Phase II

1. Study the shorelines environments (natural, Conservancy , rural, rural residential and urban) and apply them to all Bonney Lake shorelines. Placement will reflect intent for future uses rather than the status quo.
2. Develop regulations for specific land and water uses within the environments mentioned above. The use regulations will deal with location and design criteria for specific development activities, and are intended to be more precise than the policy statements.

Phase III

1. Conduct detailed studies concerning plan elements, their implementation, and integration with related federal, state, and local policies and plans. This is intended to be a continuous, ongoing procedure, with no time frame.

Goal Statements for Land and Water Use Elements

It shall be the general goal of Bonney Lake to preserve and enhance the environment by regulating the conservation, recreation, circulation, public access, historical/cultural and economic development elements on shorelines and related surrounding areas to the end that they shall return to the community, state, private property owners, and public-at-large the greatest good compatible with the least possible disturbance.

Economic Development Element

For the location and design of transportation facilities, tourist facilities, commercial and other developments that are particularly dependent on shore land locations.

Goal: Permit only that shoreline economic development which will enhance the quality of life with maximum preservation of the Natural Environment.

Public Access Element

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For assessing the need for providing public access to shoreline areas.

Goal: Assure diversified access for the public to the shorelines of the City, widely distributed to avoid concentration of uses pressure and compatible with retention of natural features; discourage those intrusions that will endanger life, property, or have adverse effects on fragile environments. Preserve and enhance views of the shoreline and water from upland areas.

Circulation Element

For assessing the location and extent of existing and proposed major thoroughfares, and public facilities, and correlating those facilities with the shoreline use elements.

Goal: Encourage circulation systems that will satisfy public and economic needs while protecting the rights of affected property owners and the Natural Environment, and exist in harmony with the land use and shoreline planning.

Recreational Element

For the preservation and expansion of recreational opportunities through programs of acquisition, development, and various means of less-than-fee acquisition.

Goal: Assure diverse, convenient, and adequate water related recreational opportunities along the shorelines of the city with maximum preservation of the Natural Environment; encourage acquisition of additional shoreline property for recreational use.

Shoreline Use Element

For considering (1) The pattern of distribution and location requirements of land uses on shorelines and adjacent areas, including, but not limited to, housing, commerce, transportation, public buildings, and utilities, agriculture, education, and natural resources. (2) The pattern of distribution and location requirements of water uses including, but not limited to, aquaculture, recreation, and transportation.

Goal: To promote the best possible pattern of land and water uses, to assure that individual uses are placed on sites appropriate to such uses, to assure that lands and waters of specific natures area available to uses which need such special types of lands and waters, and to generally devise a pattern beneficial to the natural and human environments on designated shorelines and adjacent lands including shorelines upstream from designated shorelines.

Conservation Element

For the preservation of the natural shoreline resources, considering such characteristics as scenic vistas, parkways, estuarine areas for fish and wildlife protection, beaches, and other valuable natural or aesthetic features.

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Goal: To insure continuous sound management in the preservation of unique, fragile, and scenic elements, and of non-renewable natural resources; encourage the best management practices for the continued utilization of renewable resources of the shorelines.

Historical/Cultural Element

For protection and restoration of buildings, sites, and areas having historic, cultural, educational, or scientific values.

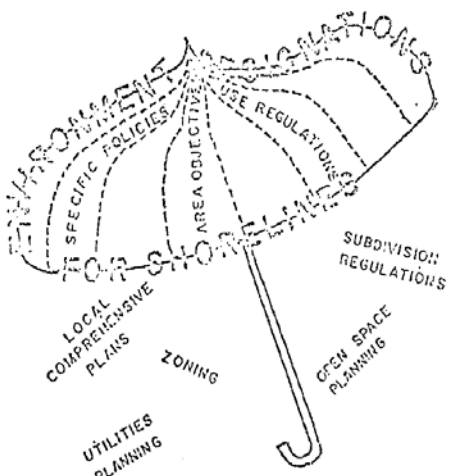
Goals: Encourage the identification, protection, preservation, and restoration of shorelines sites or structures having historical, cultural, educational, or scientific value with maximum preservation of the Natural Environment.

Shoreline Environments:

A System of Categorizing Shoreline Areas

In order to more effectively plan and manage shoreline resources through the development of a shoreline management master plan, a system of categorizing shoreline areas through classification to be known as "Environments" is suggested. This system will be used as a mechanism for applying appropriate land use policies and regulations to distinctively different shoreline areas.

The application of this system is not intended to be a substitute for but rather a supplement to local planning and land use regulations. These environments will hopefully guide the use of all

<p><u>Intent</u></p> 	<p>city shoreline areas by planning for development and development patterns which enhance the desired character of the specific environments rather than overtly precluding the presence of certain uses in designated environments. The "Environment" system will attempt to insure that different shoreline uses or types of development are designed and located so as the minimize conflicts between the proposed use and stated policies of the pertinent environment classification. It is a system that will encourage uses which enhance the character of the environment and at the same time place reasonable standards and restrictions on developments which might disrupt the character of the environment.</p>
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Environment Criteria

The placement of an environment designation on a specific area or site should be based on the following criteria:	
HOUSES APARTMENTS SHOPS FACTORIES FARMS DENSITY	-- Existing development pattern.
STEEP SLOPES STABLE GEOLOGY INSUFFICIENT DRAINAGE SEASONAL FLOODING	-- Biophysical capabilities and limitations of the shoreline area being considered.
AESTHETIC APPEARANCE ECONOMIC BASE LIVING SPACE TOURISM	-- Goals and aspirations of citizens.

Determining Environment

In determining the appropriate "Environment" classification for every shoreline area in the City, the following methodology should be used:

1. Informational resources such as the shoreline inventory should be used to assess physical and cultural characteristics and capabilities of general areas.
2. The effect of the proposed Environment Designation on the achievement of the expressed goals of each plan element should be considered.
3. Public desires should be considered through consultation with and reaction by Citizen Advisory Committee, and the public hearing process.

The Urban Environment

A. Definition and Purpose

The Urban Environment is an area of high intensity land use including residential, commercial, and industrial development. It is an environment designation that is particularly suitable for those areas which are presently subjected to intensive use pressure as well as those areas planned to accommodate urban expansion. The objective of assigning an area to an urban environment is to ensure optimum utilization of shorelines occurring within areas which are either presently urbanized or projected to be urbanized. This should be done by identifying areas physically

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suited to intensive use providing for intensive public uses and by managing development so that it enhances and maintains the shorelines for a variety of urban uses.

B. General Regulations and Policies

The following General Regulations and Policies should apply to all shoreline areas classified as belonging in an urban environment:

1. Shorelines planned for future urban expansion should present few biophysical limitations for urban activities.
2. Because shorelines suitable for urban uses are a limited resource, emphasis should be given to development within already developed areas and particularly to water-dependent industrial and commercial uses requiring frontage on navigable waters.
3. Priority should be given to urban developments for public visual and physical access to water in the urban environment.
4. Planning for the acquisition of urban land for permanent public access to the water in the urban environment should be encouraged.
5. To enhance the waterfront and ensure maximum public uses, industrial and commercial facilities should be designed to permit pedestrian waterfront activities. When practical, access points should be linked to non-motorized transportation routes.
6. Designation of future urban expansion should include provisions for maintaining the features unique to urban shoreline areas.

Rural-Residential Environment

A. Definition and Purpose

The rural-residential environment is an area of medium intensity land use that is, having use types and densities which do not imply large-scale alterations to the Natural Environment. It is an area that will serve as a buffer between the highly intensive development of the urban environment and the non-intensive development of rural environment. It is an environment designation that will allow medium intensity residential, commercial, and agricultural development. The purpose of assigning an area to a rural-residential environment is to allow for a natural transitional area between the sometimes incompatible intensive land uses of urban areas and the agricultural uses, recreational uses, and open space found in the rural environment.

B. General Regulations and Policies

The following General Regulations and Policies should apply to all shoreline areas classified in a rural-residential environment:

1. Existing land use patterns that reflect a suburban environment and also by virtue of existing development do not have the potential for supporting intensive agricultural or recreational activities should be designated as a rural-residential environment if urban expansion is not anticipated.
2. Medium intensity residential uses should be encouraged in the rural-residential environment in order to relieve pressure from urbanized areas and provide living area for those wishing to enjoy a less densely developed shoreline.

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C. Sample Uses

- Single family residences
- Small service facilities related to water dependent uses
- Passive agricultural uses

The Rural Environment

A. Definition and Purpose

The rural environment is intended for those areas which are presently used for intensive agricultural and recreation purposes or for those areas having the potential of supporting intensive agricultural and recreational development. The rural environment is intended to protect agricultural land from urban expansion, restrict intensive development along undeveloped shorelines, and encourage the preservation of open space and opportunities for recreational uses compatible with agricultural activities.

B. General Regulations and Policies

The following General Regulations and Policies should apply to all shorelines classified in a rural environment:

1. Prime agricultural land should be maintained for present and future agricultural needs.
2. New developments in a rural environment should reflect the character of the surrounding area by limiting residential density, providing permanent open space and by maintaining adequate building setbacks from the water.

C. Sample use characteristics of the rural environment

- | | | |
|------------------------------|---|-----------------------------|
| Intensive agricultural uses | } | |
| Intensive recreational uses | } | must be mutually compatible |
| Low density residential uses | } | |

The Conservancy Environment

A. Definition and Purpose

The Conservancy environment is designed to protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to ensure a continuous flow of recreational benefits to the public and to achieve sustained resource utilization. This environment should also include areas of steep slopes which present potential erosion and slide hazards, areas prone to flooding, and areas which cannot adequately deal with sewage disposal.

B. General Regulations and Policies

The following General Regulations and Policies should apply to all shorelines classified as a Conservancy environment:

1. Areas should maintain their existing character.
2. Developments which do not consume the natural physical resource base should be encouraged.

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3. Substantial and non-Substantial Developments which do not lead to significant alterations of the existing natural character of an area should be encouraged.

C. Preferred Uses to be Considered

Sample uses characteristic of the Conservancy Environment:

Outdoor recreation activities

Small service facilities related to water dependent uses

Passive agricultural uses (pasture and range lands)

The Natural Environment

A. Definition and Purpose

The Natural Environment classification is intended to preserve those dynamic natural systems in a manner relatively free of human influence and to discourage or prohibit those activities which might alter the natural characteristics which make these shoreline areas unique and valuable.

The designation of an area as a Natural Environment should be based on one or more of the following criteria:

1. There should be present some unique natural or cultural feature considered valuable in its natural or original condition.
2. The natural shoreline is relatively intolerant of intensive human use.
3. The shoreline is valuable as a historical, cultural, scientific, or educational site by virtue of its natural unaltered original location.
4. The site is unaltered and graphically depicts prevailing location physical systems such as feeder cliffs and spits.
5. The shoreline area, which by virtue of strongly expressed local and/or statewide need should be preserved in its original condition.

B. General Regulations and Policies

The following General Regulations and policies should apply in all shoreline areas classified as Natural Environments:

1. All developments which would potentially degrade or significantly alter the natural character should be regulated.
2. The main emphasis of regulation in these areas should be on the preservation of natural systems and resources which will not allow man to consider any type of development which will affect the natural condition of the area.
3. Physical alterations should only be considered when they serve to protect a significant, unique or highly valued feature which might otherwise be destroyed.

C. Natural Resource Systems to be considered

The following is a partial list of natural or cultural features which might be preserved through inclusion in a Natural Environment:

Bars

Coves

Estuaries

Education features

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- High bank shorelines
- Historical features
- Lagoons
- Low bank shorelines
- Lakes
- Marshlands
- Sandy beaches
- Scientific features
- Spits
- Swamps
- Typical river segments
- Wildlife habitats

Updating Procedure

In order to make the Master Program flexible and adaptable to changing conditions, the following updating procedure shall be followed.

Within a year after adoption of the Master Program, the Bonney Lake Planning Commission shall meet with the city staff to review the projects granted or denied under the Master Program. The review shall include the policies and regulations referenced by the Bonney Lake Planning Commission in considering an application; addition conditions place on permits; variances granted; and whether issuance of specific permits has altered the policies of the Master Program. This review shall serve to apprise the Planning Commission of the initial successes and failures in implementation of the Master Program.

The Master Program shall be reviewed every two years after the date of acceptance by the Department of Ecology, and every two years thereafter, or as often as determined necessary by the Bonney Lake Planning Commission for possible updating.

The updating procedures will involve the use of the Bonne Lake Planning Commission and the public notice procedure as required by the guidelines adopted pursuant to the Shorelines Management Act. Committee continuity shall be maintained by retaining the present cross section of community interests, retaining generally the same organizations presently represented, and by ensuring, when possible, that a least one-third of the committee membership has participated in a previous Master Program review.

The committee shall, as a minimum, review and analyze changes in the following as they relate to goals, policies, environments, and use regulations of the Master Program:

- Citizens goals and desires,
- New legislation,
- Land use changes,
- Changes in population numerical and locational patterns,
- Technological advances,
- Shoreline development demands, and

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Master Program strengths and weaknesses.

All recommended changes to the Master Program shall be submitted to the Planning Commission and City Council for review. On final approval by the City Council, the recommended changes must then be forwarded to the Department of Ecology for review and approval in accordance with the Act. No such recommendations shall become effective until approval by the Department of Ecology.

Agricultural Practices

I. Definition

Agricultural practices are those methods used in vegetation and soil management, such as tilling of soil, control of weeds, control of plant diseases and insect pests, soil maintenance and fertilization.

II. Policies

- A. The application of agricultural chemicals should not result in direct violations of State Water Quality standards.
- B. Programs to promote access to and along shorelines in agricultural areas should be encouraged.
- C. Encourage the preservation of existing and potential agricultural and open space land uses in floodplains by comprehensive land use planning. A soil classification system similar to the USDA Soil Conservation Services agricultural land capability classification should be used as a basis for the plan to determine land to be retained. Interspersed relatively small areas of land not suitable for agriculture should be retained as open space.
- D. Bonney Lake should provide assistance to agriculture for means of controlling the runoff of substances having a deleterious effect on water quality.
- E. Buffers of permanent vegetation between tilled areas and associated water bodies which will retard surface runoff and reduce siltation should be maintained.
- F. Sites for intensive use by stock should incorporate provisions to restrict the infiltration of water areas by animal wastes. Also the location of these sites should respect the problems of water contamination.
- G. Local governments should encourage the use of erosion control measures, such as crop rotation, mulching, strip cropping, and contour cultivation in conformance with guidelines and standards established by the Soil Conservation Service, U.S Department of Agriculture.

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H. Barns and similar permanent agricultural structures should not be placed in the floodway zone.

III. Regulations

A. General Regulations

1. The application of agricultural chemicals and solid water materials shall not result in direct violations of state water quality standards.

WAC 372-64, Intrastate Water Quality Standards

WAC 372-12, Interstate Water Quality Standards.

Application of agricultural chemicals shall be in conformance with the Washington State Pesticide Application Act (RCW 17.21).

2. A buffer of natural or induces permanent vegetation shall be maintained between tilled areas and adjacent lakes and streams. The width of such buffer shall be based on conditions including type of vegetation, soils types and topography, but shall not be less than 25 feet measured on a horizontal plane from the high water mark, on designated lakes and stream.

3. Confinement lots, feeding operations, retention and storage ponds, lot wastes, stock piles or manure solids, and storage of noxious chemicals shall not be located in the floodway or within 100 feet of the ordinary high water mark, whichever is greater.

B. Environmental Regulations

1. Urban Environment

a. Low and high intensity agricultural practices shall be permitted in the urban environment subject to the general regulatory standards.

b. The utilization of feeding pens or other confinement lots, and the application of any noxious chemicals shall not be permitted.

2. Rural – Residential Environment

a. Same as Urban

3. Rural Environment

a. Low and high intensity agricultural practices shall be permitted in the rural environment subject to the general regulatory standards.

b. The application of noxious chemicals is permitted subject to the general regulatory standards and all applicable local, state, and federal laws.

4. Conservancy Environment

a. Low intensity agricultural practices shall be permitted in the Conservancy environment subject to the general regulatory standards.

b. High intensity agricultural practices shall not be permitted.

c. The utilization of feeding pens or other confinement lots shall not be permitted.

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- d. Noxious chemicals shall be applied by spot application only.
5. Natural Environment
 - a. Agriculture shall not be permitted in the Natural Environment except for limited grazing on natural grasslands subject to conditional use requirements.

Aquacultural Practices

I. Definition

Aquaculture is the culture or farming of anadromous¹, resident fresh-water fish², shellfish³, or other aquatic plants and animals.

¹Anadromous Fish – Chinook, Coho, Pink, Chum and Sockeye salmon; Steelhead and Cutthroat trout; and Dolly varden.

²Resident Fresh-water Fish – Rainbow, Chttthroat, Brook, Golden, and Lake trout; Dolly varden; Kokanee and Spiny-ray fish.

³Shellfish – Oysters, shrimps, crabs, lobsters, mussels and clams.

II. Policies

- A. The use of shoreline areas for aquaculture should be encouraged for the production of commodities for human consumption and utilization.
- B. Shoreline areas having the extremely high pre-requisite qualities for aquacultural uses should be preserved in order to protect Bonney Lake's aquacultural potential.
- C. Aquacultural operations should be encouraged to locate at the above-mentioned sites (B) in order to effectively maximize our use of the shoreline resource.
- D. Aquacultural operations should be encouraged to locate and operate in a manner which will preclude damage to specific fragile areas and existing aquatic resources. These operations should generally maintain the highest possible levels of environmental quality.
- E. The processing of aquacultural products should not have significant detrimental effects on adjacent water areas and wetlands.
- F. Recognition should be given to the possible detrimental impact aquacultural development might have on the visual access of upland owners and on the general aesthetic quality of the shoreline area.

III. Regulations

General Regulations

1. The use of shoreline areas for aquaculture shall be encouraged for the production of commodities for human consumption and utilization.

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2. Aquaculture operations shall be encouraged to locate and operate in a manner which will preclude damage to specific fragile areas and existing aquatic resources. These operations shall maintain the highest possible levels of environmental quality.
3. Aquacultural activities shall meet all State and Federal water quality standards for both interstate and intrastate waters.
4. Aquaculture to include marine structures and associated land facilities shall be located in areas and developed in such a way that:
 - a. Visual access of upland owners and scenic views are not impaired.
 - b. Negative impact to the aesthetic or ecological quality of the environment of the marine shorelines does not occur.
5. As technology permits, preference shall be placed on underwater structures which do not interfere with navigation or impair the aesthetic quality of shorelines.
6. A base line study at or near the proposed aquaculture site may be required only when the permit reviewing authority deem necessary.

Environment Regulations

1. Urban Environment – Aquacultural practices shall be permitted in the Urban environment subject to the general regulatory standards.
2. Rural-Residential Environment – Aquacultural practices shall be permitted in the Rural-Residential environment subject to the general regulatory standards.
3. Rural Environment – Aquacultural practices shall be permitted in the rural environment subject to the general regulatory standards.
4. Conservancy Environment – Aquacultural practices shall be permitted in the Conservancy environment subject to the general regulatory standards.
5. Natural Environment – Aquacultural practices shall not be permitted in the Natural Environment.

Bulkheads

I. Definition

Bulkheads are structures erected parallel to and near the high water mark for the purpose of protecting adjacent uplands from the action of waves or currents.

III. Policies

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- A. In order to maintain dynamic natural shore systems, owners of property containing feeder cliffs should be discouraged from constructing bulkheads in areas not already developed or not already subject to shoreline modification.
- B. Bulkheads should be permitted only to protect developed property from waterside erosion.
- C. The construction of a bulkhead for the direct purpose of protecting created land should be prohibited.
- D. Bulkheads should be constructed of concrete, wood, rock rip-rap or other suitable materials which could serve to accomplish the desired end with maximum preservation of natural characteristics. Design and construction methods should consider aesthetics and habitat protection.
- E. The effect of proposed bulkheads on public access to publicly owned shorelines should be considered.

III. Regulations

A. General Regulations

- 1. The construction of bulkhead for the direct purpose of protecting newly created residential land is prohibited.
- 2. Bulkheads shall be permitted only to protect developed property from waterside erosion.
- 3. Bulkheads shall be constructed in such a way as to minimize damage to fish and shellfish habitats.
- 4. Beach materials shall not be used for fill behind bulkheads except clean dredge spoils from a permitted dredge and fill operation and materials excavated during construction of the bulkhead.
- 5. The construction of bulkhead on shorelines where no bulkheads are adjacent shall be within five (5) feet from the foot of any bank or landward, whichever will allow for the minimum projection and visual impact.
- 6. The repair or replacement of common protective bulkheads may be located immediately in front of an existing bulkhead except where such existing bulkhead appears to be abandoned and in which case the location criteria in 5 shall apply.
- 7. Bulkhead design shall not exceed Department of Fisheries design criteria for bulkheads.
- 8. Normal protective bulkheads shall be constructed of concrete, wood, rock riprap or other suitable materials which will serve to accomplish the desired end with

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- maximum preservation of natural characteristics. Design and construction methods shall consider aesthetics and habitat protection.
9. A person who has received approval in keeping with these regulations to construct a normal protective bulkhead shall grant adjacent property owners the privilege to tie in and meet with a bulkhead when they have an approved permit.
 10. The builder of any normal protective bulkhead shall be responsible for determining in advance the nature and extent of any possible adverse effects on fish and wildlife or on the property of others caused by his construction and shall propose and take all necessary actions to minimize such effects.
 11. Normal protective bulkheads shall conform to the standards specified on any Federal or State permits required for such projects.

B. Environment Regulations

Urban Environment

Normal protective bulkheads shall be permitted in the Urban Environment subject to the general regulatory standards.

Rural-Residential Environment

Normal protective bulkheads shall be permitted in the Rural-Residential environment subject to the general regulatory standards.

Rural Environment

Normal protective bulkheads shall be permitted in the rural environment subject to the general regulatory standards.

Conservancy Environment

Normal protective bulkheads shall be considered a Conditional use in the Conservancy environment.

Natural Environment

Normal protective bulkheads shall be considered a Conditional use in the Natural Environment.

Commercial and Light Industrial Development

I. Definitions.

- A. Commercial Development - Commercial developments are those uses which are involved in wholesale and retail trade or business activities in this section.

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- B. Light Industrial Development – Light Industrial Developments are those industrial operations of less impact on surrounding properties in terms of nuisance factors, hazard, or exceptional heavy demands upon public facilities and services than heavy industrial uses.

- C. Water Development Uses – All uses that cannot exist in any other location and are dependent on the water by reason of the intrinsic nature of this operation. Examples of water dependent uses include but are not limited to the following:
 - 1. Boat launch facilities
 - 2. Wet moorage
 - 3. Aquacultural practices
 - 4. Shoreline recreation including resort beaches, boating activities, parks, and trails that provide access to and along the shoreline.

- D. Water Related Uses – Those uses which are not intrinsically dependent on
 - 1. Waterfront location to continue their operation, but whose operation in Bonney Lake cannot occur economically at this time, without a shoreline location. Examples include, but are not limited to the following:
 - 2. Fish processing plants
 - 3. Dry dock storage
 - 4. Resorts

- E. Non-Water Related Uses - Those uses which do not need a waterfront location to operate though easements or utility corridors for access to the water may be desired. Examples of non-water related uses include but are not limited to the following:
 - 1. Motels
 - 2. Utility right-of-way
 - 3. Rail lines and yards
 - 4. Storage areas
 - 5. Sewage treatment plants
 - 6. Streets and scenic roads
 - 7. Restaurants

- F. Prohibited Uses - Those uses which have no relation to the water or whose operation is intrinsically harmful to the shoreline. Examples of prohibited uses include but are not limited to the following:
 - 1. Principal use commercial parking areas
 - 2. Garbage dumps and sanitary landfills.
 - 3. Junk yard

II. Policies

- A. Priority for commercial and light industrial development along shorelines should be given to water dependent uses, however, both related and non-water related uses may be allowed if a future higher priority use cannot be reasonable expected or if such use will be of appreciable public benefit by increasing public use, enjoyment or access to the shoreline.

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- B. All water related and non-water related commercial and industrial developments should be encouraged to locate upland.
- C. Proposals for the location of all commercial and light industrial developments along shorelines should insure the protection of natural areas or systems which can be reasonably identified as having geological, ecological, biological, or cultural significance.
- D. An assessment should be made of the effect a commercial structure will have on a scenic view significant to a given area or enjoyed by a significant number of people.
- E. Encourage the location of commercial or light industrial facilities in a pattern which will eliminate sprawl and inefficient use of shoreline areas.
- F. Any parking facilities associated with the commercial development of shoreline areas should be located away from the shoreline and screened therefrom.
- G. Commercial development which increases the recreational opportunities of the citizens should be encouraged.
- H. Multiple use concepts including open space and recreation should be encouraged in the development of commercial uses.

III. Regulations

A. General Regulations

1. Developers of commercial and light industrial activities must be able to demonstrate the following to the satisfaction of the Bonney Lake Planning Commission.
 - a. Need for shoreline frontage. The Bonney Lake Planning Commission shall determine if the proposed development is water dependent, water related, non-water related or prohibited.
 - b. Methods of erosion control to be utilized during and after project construction.
 - c. Solutions to the problems of contamination of surface water, depletion and contamination of ground water supplies, and the generation of increased surface runoff.
 - d. That the proposed development site is suited for commercial or light industrial development and will not cause severe negative impacts on the environment if the project is completed.
2. Only parking appropriate and necessary for the commercial use activity shall be permitted.
3. Parking areas associated with commercial uses must be set back on the upland side of the commercial activity and be appropriately landscaped.

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4. Any building over 35 feet of height above the average grade occupied by the building shall be considered a Conditional use.
5. Fuel sales and the shoreline are prohibited except at the marina locations.
6. All loading and service areas which are not water dependent associated with the commercial and light industrial developments shall be located on the upland side of the commercial activity or provisions must be made to screen the loading and service area.
7. The City may require provision for public access in commercial developments when the Bonney Lake Planning Commission determines that such multiple use is in the public interest and unless the applicant can show that reasonable safety precautions preclude such access.
8. Piers/docks will be permitted for water dependent or water related uses.
9. Piers/docks will be permitted for multi-use facilities if the majority use is water dependent and public access is provided (when public safety can be assured).
10. Joint or shared use of piers/docks and other structures are preferred over single purpose use.
11. The maximum intrusion into the water shall be no more than that required for the draft of the largest vessel expected to moor at the facility.

B. Environment Regulations

	Urban	Rural – Residential	Rural	Conservancy	Natural
Water Dependent Uses	P Set. 30	C.U. Set. 30	C.U. Set. 30	C.U. Set. 30	X
Water Related Uses	P Set. 30	C.U. Set. 30	C.U. Set. 30	C.U. Set. 50	X
Non-Water Related Uses	C.U. Set. 30	C.U. Set. 30	C.U. Set. 30	X	X

Legend

- P = Permitted subject to the general regulatory standards herein
 C.U. = Conditional Use
 X = Not Permitted
 Set. __ = Indicates the minimum distance any commercial or light industrial structure must be set back from the ordinary high water mark. (Does not include structures which require or are dependent on direct contiguous access to the water).

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Dredging

I. Definition:

Dredging is the removal of material from the bottom of a stream, river, lake, or other water body.

II. Policies:

- A. It should be recognized that silt, when properly drained, can be a valuable resource for agricultural and forest lands within a period of three years. Therefore, authorities should be encouraged to recycle dredged material, when feasible, into areas in the City suitable for deposit of such materials for agricultural, storage-stockpiling or beautification processes, with the intent of restoring natural vegetation or transfer for agricultural or landscaping purposes.
- B. Dredging should only be permitted in special cases where social and technical consideration demonstrates overall benefit and it can be supported by the finding of an Environmental Impact Study.
- C. Dredging to the primary purpose of obtaining material should be prohibited.

III. Regulations:

A. General Regulations

- 1. Dredged material which will not cause violation of State Water Quality Standards may be used in permitted landfill projects.
- 2. Where regular navigation maintenance dredging is required, a long-range plan for disposal sites shall be filed with the Planning Department.
- 3. Upland disposal sites shall be selected by criteria which include the effect on wildlife habitat.
- 4. Disposal sites shall be protected as necessary by outlets to remove suspended solids and insure that the quality of return water meets State Department of Ecology Standards.
- 5. Disposal of Dredged material on marshes, swamps or bogs is prohibited.
- 6. Gravel removal within the high water flow channel bed on rivers and streams shall be permitted for habitat improvement as requested by the Departments of Fisheries and Game, and for permitted structural installations.
- 7. Sand and gravel shall not be removed for the sole purpose of obtaining the materials.

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8. Dredging for the primary purpose of obtaining fill or construction material is prohibited.

B. Environment Regulations

Urban, Rural-Residential, Rural

Dredging and disposal of dredged material are permitted subject to the general regulatory standards.

Conservancy

Dredging shall be permitted subject to conditional use requirements.

Natural

Dredging and material disposal are permitted only for habitat maintenance and improvement in consultation with the State Departments of Fisheries and Game and shall be subject to Conditional use requirements. An Environmental Impact Statement is required.

Educational and Archeological Areas and Historic Sites

I. Regulations:

A. General Regulations

1. The Bonney Lake Planning Commission shall maintain an inventory of all known or discovered archeological areas, ancient villages, military forts, old settlers homes, ghost towns, and historical trials. The Bonney Lake Planning and Building Departments shall maintain an up-to-date file on the above mentioned sites. When preservation of such areas is recommended by consultants such preservation shall be a priority consideration in evaluating Substantial Development permit applications.
2. The Bonney Lake Planning Commission shall appoint periodically review, investigate, and make recommendations to the Bonney Lake City Council on buildings, structures or places of historic significance located along the shorelines of Bonney Lake which should be preserved or protected.
3. All shoreline permits shall contain provisions which require developers to notify local governments if any archeological artifacts or data are uncovered during excavations. Permits issued in areas known to contain archeological artifacts and data shall have provisions providing for a site inspection and evaluation by an archeologist. Costs for inspection and evaluation of a site will be the responsibility of the developer. This condition shall require the approval by the

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local government before work can begin or resume on a project. Significant archeological data or artifacts shall be recovered before work resumes or begins on a project.

4. Where possible, sites shall be permanently preserved for scientific study, education, and public observation.
5. Consideration shall be given to the National Historic Preservation Act of 1966. and Chapter 43.51 RCW to provide for the protection, rehabilitation, restoration and reconstruction of districts, sites, buildings, structures and objects significant in American and Washington history, architecture, archeology or culture.
6. Access trails to shorelines shall pass protected, educational, historical, and archeological sites and areas.
7. Attempts shall be made in the restoration of sites, to point out the significance of the site and its location in relation to the flora and fauna.

B. Environment Regulations

1. Educational and Archeological areas and Historical sites in all five environments shall meet all of the regulatory standards under the General Regulations.
2. Interpretive Centers will be considered a Conditional use in all five environments.

Effluent Disposal (Sewage Collection and Treatment Facilities)

I. Definition

The liquid discharge of waste water, i.e., water used in an industrial process or sewage.

II. Policies

- A. The City should undertake a comprehensive water quality monitoring system to serve as an early warning system for the detection of pollution sources.
- B. The County and City sanitation regulations regarding sewage treatment and disposal should be strictly enforced in shoreline areas. Measures should be taken to prevent the proliferation of septic tanks in areas of increasing residential density or where soils are not suitable.

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- C. Sewage outfall should be prohibited in areas that are suitable for food production. Water treatment chemicals should not enter such waters.
- D. Effective steps should be taken to prevent leachate from sanitary landfills, other waste disposal sites, industrial installations or other sources of potential contamination from reaching shoreline waters.

III. Regulations

A. General Regulations

1. Sewage disposal facilities for any proposed use shall meet all applicable state and local standards and regulations, including those of the Department of Ecology, Department of Social and Health Services, Pierce County Health Department and those found in zoning and subdivision ordinances. These regulations shall be strictly enforced in shoreline areas.
2. Any use for which a sewage disposal facility using a drainfield is proposed along the shoreline shall be on a lot which at a minimum shall meet applicable state, city and county regulations.
 - a. The lot shall have suitable soils, no high water table, and other physical characteristics as required by the Pierce County Health Department.
 - b. The proposed sewage disposal facility shall be at least 50 feet from the extreme High-Water mark on all shorelines under Shoreline Management jurisdiction.
 - c. The proposed sewage disposal facility shall have a soil absorption field (drainfield) which is at least 100 feet, on a horizontal plane, from the extreme high water mark on all shorelines under Shoreline Management jurisdiction.
3. Filling to provide land for soil absorption systems (drainfields) shall be prohibited along all shorelines under Shoreline Management jurisdiction.
4. No sewage disposal facility using a drainfield shall be allowed to be built on any land filled areas along the shoreline.
5. A substantial Development permit for an effluent outfall shall not be issued if the State Department of Fisheries determines that it will interfere with the potential of the area involved for aquaculture.
6. No untreated effluent from an existing use or a proposed use shall be allowed to enter the water of Bonney Lake. All regulatory standards shall be met by all County, City and State agencies listing in one (1).
7. Septic tank effluent shall not be directed into storm sewers.

2. Environment Regulations

Urban Environment

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1. Sewage collection and treatment facilities shall be permitted in urban environment subject to general regulatory standards.

Rural - Residential Environment

1. Same as Urban

Rural Environment

1. Same as Urban

Conservancy Environment

1. Sewage treatment for individual single family residences are permitted subject to the general regulatory standards.
2. Community collection and treatment facilities shall be permitted in the Conservancy environment subject to the general regulatory standards and Conditional use requirements.

Natural Environment

1. No sewage treatment facilities shall be permitted except treatment facilities used for individual single family residences. These facilities will be subject to the general regulatory standards where applicable.

Forest Management Practices

I. Definition

Forest Management Practices are those forestry practices which include (1) site preparation and regeneration; (2) protection from insects, fire, and disease; (3) silvicultural practices such as thinning, release from competing vegetation, and fertilization; and (4) harvesting including the engineering and road construction necessary for logging and administrative access.

II. Policies

- A. Seeding, mulching, matting and replanting should be accomplished should be accomplished where necessary to provide stability on areas of steep slope which have been logged. Replanted vegetation should be of a similar type and concentration as existing in the general vicinity of the logged area.

Logging should be avoided on shorelines with slopes of such grade that large sediment runoff will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.

- B. All economic and social values including, but not limited to natural resources, education, recreation and public health should be considered in determining and applying use regulations for forest management.

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- C. In logging operations, slash and other debris should not be allowed to enter stream channels; if such debris does enter a channel, it should be removed by approved procedures.
- D. Forest practices have a definite impact on the environment; therefore, Use Regulations should set minimum acceptable operating standards for the following forest practices:
 - 1. Regeneration
 - 2. Logging practices and land clearing
 - 3. Shoreline bank protection associated with logging.
 - 4. Slash and waste disposal
 - 5. Road construction and maintenance.
 - 6. Bridge and culvert construction
 - 7. Additional requirements for bridge and culvert installation and anadromous fish spawning streams.
 - 8. Chemical applications
 - 9. Logging practices in shorelines of state-wide significance.
- E. Encourage logging practices on small streams which will maintain spawning and rearing habitat and water quality and which will not adversely affect downstream areas. State health standards for public water supplies should be maintained.
- F. Encourage application procedures and use regulations for fertilizers, herbicides, pesticides and other chemical agents which will prevent harmful substances from entering public waters in quantities which will violate state water quality standards.
- G. Log storage and rafting should be conducted in a manner which will minimize adverse effects on public waters.
- H. Forest practice use regulations should take into account direct and indirect, quantifiable and unquantifiable and known and reasonable suspected relationships between forest practices and diminished public use of our water resources. Effects on air and water quality, fish and wildlife resources, soil and geologic conditions, and water supplies should be considered.
- I. Shoreline areas having scenic qualities, such as those providing a diversity of views, unique landscape contrasts, or landscape panoramas should be maintained as scenic views in timber harvesting areas. Timber harvesting practices including road construction and debris removal, should be closely regulated so that the quality of the view and viewpoints in shoreline areas of the state are not degraded.
- J. Logging within shoreline areas should be conducted to ensure the maintenance of buffer strips of ground vegetation, brush, alder, and conifers to prevent temperature increases adverse to fish populations and erosion of stream or lake banks.

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III. Regulations

A. General Regulations

1. Roads and Bridges

a. Location

1. Roads, including side cast material, shall not impinge on stream channels, lakes, or marine shores except when crossing on a bridge or culvert. Fill and side cast shall not be placed within the ordinary high water mark of any lake.
2. Road location shall avoid areas where seeps, clay beds, concave slopes, alluvial fans, and steeply dipping rock layers indicate the possibility of slides.
3. Bridges and culverts shall be located so as to avoid relocation of the stream channel.
4. All excavation of roads constructed on slopes of greater than 40% shall be end hauled out of the shoreline area.
5. Roads shall follow natural contours where possible. Natural benches, ridge tops, and flatter slopes are preferred locations.

b. Design Specifications

1. Road subgrade widths shall be the minimum commensurate with the intended use; generally not more than 30 feet for double lane haul roads and 22 feet for single lane roads and spurs.
2. (a) Cut slopes shall not exceed:
 1. $\frac{1}{4} : 1$ (Horizontal to Vertical) in rock.
 2. $\frac{3}{4} : 1$ in cohesive soils.
 3. $1 \frac{1}{2} : 1$ in non-cohesive soils.(b) Side cast and dilled embankment slopes shall not exceed:
 1. $1 \frac{1}{3} : 1$ (Horizontal to Vertical) in rock.
 2. $1 \frac{2}{5} : 1$ in cohesive soils.
 3. $1 \frac{1}{2} : 1$ in non-cohesive soils.
3. Cross culverts shall be installed at the following maximum spacing depending on road grade and soil erosion and infiltration classes:
 - (a) Below 3% grade, 800 feet.
 - (b) 8% to 15% grade, 600 feet.
 - (c) Greater than 15% grade, 300 feet.
4. Culverts shall be installed at crossings of all drainage ways.
5. Culverts shall be adequate in size to carry the maximum anticipated flow and in no case be smaller than 8" in diameter.
6. When culverts are installed in streams which the Washington State Department of Fisheries and Game determine are used by anadromous or resident fish:
 - (a) The slope of the culvert shall not exceed 0.5% (1/2 ft. of fall for each 100 ft. of length).
 - (b) The bottom of the culvert shall be at least 6" below the natural stream bed at the inlet and outlet.

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- (c) If a multiple barrel culvert is installed, one barrel shall be at least 6" lower than the others.
 - (d) The culvert shall be of sufficient size to pass all anticipated flows and debris.
 - (e) The minimum diameter for pipe culverts and minimum height for box culverts shall be 18".
 - (f) Any bank protection material shall be placed from the bank, shall be clean and shall be of sufficient size to not be washed away by high water or wave action.
 - (g) In order to reduce fish passage and spawning problems and pipe abrasion, design to use bridges or "true arch" (bottomless) culverts on steep slopes and spawning areas as determined by the State Departments of Fisheries and Game. Obtain and adhere to requirements of the hydraulics permit.
7. Culverts shall be installed with flumes, half-round extensions, or protective rocks, where necessary, to prevent soil erosion below the discharge end.
 8. Ditch relief culverts shall be installed at or before a horizontal distance of 200 feet from the high water mark of streams covered by the Shoreline Management Act of 1971 in order to allow filtration over natural ground of sediments carried by ditch waters.
 9. Where culverts are installed in fills use some form of headwall to prevent erosion of the fill.
 10. Ditches shall be installed on the uphill side of all roads, except through solid rock cuts.
 11. The design of bridges, culverts and other waterway crossing devices shall not constrict clearly defined channels and shall be high enough to pass anticipated flows and flood debris.
 12. Where aggregate earthen materials are used for paving or accumulate on bridges, curbs shall be installed to contain the surface material.
 13. At least one end of each stringer bridge shall be tied to prevent it from being washed away during high water.
- c. Construction
1. Embankment fills shall:
 - (a) Be placed in layers of three feet or less in thickness, and compacted, and;
 - (b) Consist of inorganic material with a minimum of buried slash and debris, except puncheon may be used in flat wet areas.
 2. Road construction shall take place only during dry seasons. Erosion protection work may take place at any time. Heavy grading shall not be performed when soils are saturated.
 3. Install drainage structures as soon as feasible during the pioneer stage of road construction.

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4. Where road material is potentially unstable or erodible, it shall be stabilized by seeding, matting, compacting, rip-rapping, benching, or other suitable means.
5. All road segments shall have complete drainage control and slope stabilization by the end of the construction season in which the initial grading occurred.
6. Excavation for and placement of the sills or abutments and placement of stringers or girders for bridges shall be accomplished from outside the normal high water mark.
7. Any disturbed bank material shall be removed from the channel and any soils exposed by bridge construction shall be protected from erosion.

d. Maintenance

1. Roads shall either be kept in good enough condition for travel by pickup truck or be permanently closed, planted or seeded with appropriate ground cover and water barred at all culvert locations. Roads shall be surfaced with rock of sufficient quality whenever necessary to prevent erosion of the sub-grade.
2. Retain road drainage by performing proper maintenance grading.
3. Clean culvert inlets, outlets, ditches and trash racks to diminish danger of clogging.
4. Use mechanical equipment in preference to herbicides for control of roadside brush.
5. Dust abatement products toxic to aquatic life and wildlife shall not be used in the shoreline area.

2. Harvesting Operations

Timber harvesting shall be conducted in such a manner as to maintain forest productivity, water quality, and fish and wildlife habitat.

A. Pre-Harvesting considerations

1. Whenever possible, avoid landings within designated wetlands, when necessary within these wetlands locate landings on firm ground above the high water level of any waterway. Avoid unstable areas on steep sidehill areas and excessive excavation.
2. Consult with State Fisheries and Game agencies to determine the value of each stream and of designated shorelines. If in their judgment the specific area has significant value, special logging techniques or special precautions may be required.
3. Maintain protective and vegetative cover on land areas permanently unsuited for the production of wood fiber, such as lakes, bogs, springs, swamps, wet meadows or grasslands.
4. Buffer strip widths will vary with steepness of terrain, other topographic features, the kind of soil, and the amount of timber that is to be removed. However, a minimum buffer strip of 30' on a horizontal plane from ordinary high water is required.

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5. Within a designated buffer strip, vegetative cover including hardwood, conifer, shrubs and other vegetation including merchantable timber necessary to prevent soil movement and shade the stream shall be carefully retained during removal of adjacent timber.
6. Merchantable timber as defined in this Master Program may be removed from a buffer strip by selective cutting under the following conditions:
 - a. When soil types, topographic conditions and nature of timber indicate a high probability of blow down into the stream or of uprooting by natural stream erosion.
 - b. When removal can be achieved without significant damage to necessary vegetative cover, stream bank integrity, or water quality.
 - c. When specifically requested by the Departments of Fisheries and Game.

B. Harvesting

1. Trees shall be felled, bucked and limbed so that the tree or any part thereof will not fall into or across any stream
2. Protect the buffer strip by leaving stumps high enough to prevent any subsequently felled, up-slope trees from sliding or rolling through the strips resulting in vegetative and/or waterway damage.
3. If debris should enter the waterway(s) as a result of this project, such debris shall be removed concurrently with the yarding operation and before removal of equipment from the project site. Removal of debris shall be accomplished in such a manner that natural stream bed conditions and stream bank vegetation are not disturbed.
4. Avoid tractor yarding on all saturated areas and on all slopes steeper than 30 percent and there shall be no yarding through streams.
5. Protect all stream banks and channels by bridging or at least by lifting the logs over waterways rather than dragging them through the streams.
6. With respect to timber situated within two hundred feet abutting landward of the ordinary high water mark within shorelines of statewide significance, only selective commercial timber cutting shall be allowed, so that no more than thirty percent of the merchantable trees may be harvested in any 10 year period of time: provided, that other timber harvesting methods may be permitted in those limited instances where the topography, soil conditions or silviculture practices necessary for regeneration render selective logging ecologically detrimental: provided further, that clear cutting of timber which is solely incidental to the preparation of land for other uses authorized by this chapter may be permitted.

C. Post-harvesting Requirements

1. Waste resulting from logging operations such as crankcase oil, filters, grease and oil containers, machine parts, old wire rope and used tractor tracks shall be removed from the designated shoreline area immediately

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- following termination of harvesting operations. At no time shall such materials be placed in waterways.
2. Reestablish drainage on landings after use to insure against future soil movement.
 3. Potentially unstable or erodible exposed soils shall be stabilized by seeding with grass species or other suitable means.
 4. Relocate all potentially water-borne slash and woody logging debris 2" in diameter and/or 8" long resulting from the project.
 5. All ruts capable of transporting water in exposed erodible soil shall be adequately water barred. Such ruts which are within 50 feet of a watercourse or on slopes exceeding 30% shall also be planted or seeded with an appropriate ground cover or mulched.
 6. Slash burning shall not be permitted in buffer strips.
3. Reforestation
 - a. All clearcut areas shall be planted or seeded within 12 months of logging to produce at least 400 seedlings per acre.
 - b. If necessary, additional planting or seeding shall be performed annually until at least 400 seedlings per acre have been established.
 - c. Local governments shall grant extensions of up to one year for time for planting or seeding where seedlings or seeds are unavailable due to circumstances beyond the owner's control.
 - d. Regeneration shall be of a forest tree species compatible with management of adjacent stands.
 4. Chemical Application
 - a. Equipment used for transportation, storage or application of chemicals or fuels shall be maintained in leak proof condition. If there is evidence of chemical or fuel leakage, the further use of such equipment must be suspended until the deficiency has been satisfactorily corrected.
 - b. Whenever water is taken from any stream or water impoundment for use in the mixing of chemicals, protection shall be taken to prevent contamination of the sources.
 1. Provide an air gap or reservoir between the water source and the mixing tank; or
 2. Use a portable pump with the necessary suction hose, feed hoses and check valves to supply tanks with water from streams, such pump to be used only for water.
 - c. Protect waterways, streams, lakes, swamps, marshes, bogs, impoundments, and other areas or open water from contamination when spraying by aircraft by leaving a buffer strip at least one swath width untreated on each side of such areas. When applying spray from the ground, leave unsprayed a buffer strip of at least ten (10) feet on each side of the areas described above. Insecticides and herbicides will not be sprayed in those buffer strips established in Section 2, Part A, # 4 of these Forest Management Practices regulations except hand spraying for noxious weeds which will be permitted. Spray application immediately adjacent

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- to buffer strips shall be made parallel to waterways, and must be applied prior to application to the remainder of the area to be treated. No buffer strip is required in the application of fertilizers except that precautions shall be taken to avoid direct application of fertilizers to streams or other wetlands described above.
- d. Mix chemicals or clean tanks or equipment only where the chemicals or fuel will not contaminate surface waters. Mixing areas and aircraft landing areas shall be located where spillage of chemicals or fuel will not contaminate water. If any chemicals or fuel is inadvertently spilled, immediate appropriate procedures shall be taken to contain or neutralize it.
 - e. Apply chemicals only in accordance with currently recognized limitations of temperature, humidity, wind and other factors specified by the State Department of Agriculture.
 - f. Removal of chemical or fuel containers from shoreline areas is required.
 - g. Daily Records of Chemical Applications
 1. Whenever insecticide or herbicide sprays are applied on forest land, the operators shall comply with RCW 17.21, and maintain a daily record of spray operations which includes:
 - a. Name of monitor or name of applicator (pilot or ground applicator);
 - b. Location of project and acreage covered;
 - c. Temperature (hourly);
 - d. Wind velocity and direction (hourly);
 - e. Contractor's name and pilot's name and address when applied aerially; contractor's name and/or employer's name and address for ground application.
 - f. Insecticides or herbicides used, including name, mixture, application rate, amount and carrier used.
 - g. The year, month, day and time the pesticide was applied.
 - h. Person or firm (address) who supplied the pesticide used.
 - i. Apparatus license plate number.
 2. Whenever rodenticides or fertilizers are applied, the operator shall maintain a daily record of such application which includes (a), (b), and (1) above, the name of the chemical and application.
 3. The records required in 1 and 2 above shall be kept for at least three (3) years.
 - h. Immediately report all chemical spills to the Washington State Department of Ecology and the United States Coast Guard.

B. Environment Regulations

Urban and Rural-Residential Environment

1. Use regulations for Forest Management are not applicable to the Urban and Rural-Residential environments.

Rural Environment

1. Forest Management shall be permitted in the rural environment subject to the general regulatory requirements.

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Conservancy Environment

1. Forest Management shall be permitted in the Conservancy environment subject to conditional use requirements.

Natural Environment

1. Commercial utilization of forest resources is prohibited in the Natural Environment. In the case of natural disasters activities that preserve or restore the Natural Environment may be allowed subject to Conditional Use requirements.

High Rise Structures

I. Definition

Any structure of more than 35 feet above average shoreline grade level.

II. Policy

High rise structures should be prohibited adjacent to the shoreline, with exceptions made only when views of the shoreline would not be substantially obstructed due to topographic conditions, or some overriding considerations of the public interest would be served.

III. Regulations

High rise structures in any of the five environments shall be prohibited.

Landfill

I. Definition

Landfill is the creation of dry upland area by filling or depositing of sand, soil, or gravel into a lake or wetland area.

II. Policies

- A. The construction of landfills should be permitted only in special cases where social and technical consideration demonstrates overall public benefit and they can be supported by the findings of an Environmental Impact Statement.
- B. Landfills should be accepted for water-dependant uses only.
- C. Shoreline fills or cuts should be designed and located so that significant damage to existing ecological values or natural resources, or alteration of local currents will not occur, creating a hazard to adjacent life, property, and natural resource systems.

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- D. All perimeters of fills should be provided with vegetation, retaining walls, or other mechanisms for erosion prevention.
- E. Fill materials should be of such quality that it will not cause problems of water quality. Shoreline areas are not to be considered for sanitary landfills or the disposal of solid waste.
- F. In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, reduction of water quality and destruction of habitat should be considered.

III. Regulations

A. General Regulations

1. Fills which do not extend waterward more than 5' on a horizontal plane from ordinary high water may be permitted upon determination by the City that no significant environmental harm will result; however, fills located landward of ordinary high water are preferred.
2. Landfills extending water ward more than five feet on a horizontal plane from ordinary high water shall not be permitted prior to preparation of an Environmental Impact Statement and a Conditional use Permit
3. Filling for the purpose of creating new land shall not be permitted.
4. Landfills are prohibited in marshes, bogs and swamps except in committed industrial areas having an adopted comprehensive plan and when there is a demonstrated public benefit as determined by the City and when no significant loss of habitat will result. In other water retention or groundwater recharge areas, the need for fill on such a site must be demonstrated by the applicant and an Environmental Impact Statement will be required.
5. All perimeters of cuts and fills shall be provided with vegetation, riprap, retaining walls or other approved means for erosion prevention.
6. Fill materials shall not cause violation of water quality standards or otherwise be toxic to humans or to fish and wildlife.
7. In evaluating applications for landfill permits, the City shall consider effects including but not limited to, significant damage to existing ecological values or natural resources, alteration of local currents, focusing or reflection of wave action, total water surface reduction, navigation restriction, impediment to water flow and circulation, reduction of water quality, destruction of habitat and loss of public access.

B. Environment Regulations

Urban, Rural-Residential and Rural Environments

Landfills shall be permitted in the Urban, Rural-Residential and Rural environments subject to conditional use requirements.

Conservancy Environment

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Landfill shall be permitted in the Conservancy Environment subject to the general regulatory standards and Conditional use requirements.

Natural Environment

Landfill is prohibited in the Natural Environment.

Launching Ramps

I. Definition

Launching ramps are areas solely developed for boating ingress and egress.

II. Policies

- A. Launching ramps should be permitted in areas where there is a demonstrated need and where physical conditions, such as natural flushing, are capable of handling more intensive use.
- B. Facilities to insure adequate, upland parking which can be screened from view should be provided.
- C. Facilities for the efficient handling of sewage and litter should be provided.
- D. Launching ramps should locate in connection with other recreational developments but should be well separated from swimming beaches.
- E. Local and state agencies should seek to guarantee the maximum public benefit from boat launch facilities.

III. Regulations

A. General Regulations

1. Public and private launching ramps shall be permitted in areas where there is a demonstrated need and where physical conditions such as natural flushing, are capable of handling intensive use.
2. Public launching ramps shall provide facilities to insure adequate upland parking which can be screened from view. Public launching ramps shall provide parking for a minimum of 20, 8' x 40' parking stalls for each launching lane. Additional parking requirements may be required by the reviewing authority.
3. Facilities for the efficient handling of sewage and litter shall be provided.
4. Public launching ramps, when possible, shall locate in connection with other recreational developments, but adequate separation must be maintained from swimming beaches.
5. Local and state agencies shall seek to guarantee the maximum public benefit from boat launch facilities.

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6. Private boat launch ramps, where appropriate, may be permitted except where there is an existing dock/pier, floating or otherwise, and where the landowner has the use of community launching facilities.
7. Boat launching ramps shall be designed not to obstruct the littoral drift.

B. Environment Regulations

1. Public and private boat launching ramps in the Urban, Rural residential and Rural environments environment shall be considered a Conditional use.
2. Public and private boat launching ramps in the Conservancy environment shall be considered a Conditional use.
3. Public and private boat launching ramps in the Natural Environment shall not be permitted.

IV. Extra Definitions.

- A. Public Launching Ramp: A launching ramp that is used by the public. Ownership of the facility can be either private or public.
- B. Private Launching Ramp: A launching ramp that is associated with a single family residence for the owners own use.

Marinas

I. Definition

A marina is a sheltered basin facility for watercraft which may also provide for commercial and recreational goods or services for users.

The following uses shall be considered accessory to a marina operation:

- a. Minor water craft repair
- b. Sale of parts
- c. Marine fueling station
- d. Launching Ramp
- e. Administration facilities
- f. Sewage disposal facilities
- g. Wet moorage

II. Policies

- A. Shallow water embayment with poor flushing action should not be considered for moorage facilities.
- B. The location and design of marinas should be accomplished in a manner that will maximize the usefulness of the facility and its compatibility with the local environment. Marinas should be discouraged from locating in areas of high aquatic resource values. State Department of Fisheries, along with other applicable government agencies, marina guidelines should be consulted.

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- C. Prudent utilization of our shorelines implies the maximum physical and visual segregation of parking facilities and the shoreline resource.
- D. The responsibility for the adequate collection and dumping of marine originating sewage, solid waste, and petroleum waste should be that of local marinas. Facilities for the prevention and control of fuel spillage should be incorporated into marina proposals.
- E. Proposals for the location and expansion of marinas should include sufficient proof that the site has the flushing capacity required to maintain water quality.
- F. Marinas should be located so as to minimize the consumption of our limited shoreline resource. This implies dry land, inland marinas, when appropriate, and the discouragement of wetland filling for the creation of “usable” land.
- G. The design of marinas should not restrict the movement of water life requiring shallow water.
- H. Marinas should not be located in fragile areas such as estuaries, nor on sites important to natural stocks of shellfish, finfish, including spawning, feeding and rearing areas.
- I. Areas displaying needs for marinas should be identified.

III. Regulations

A. General Regulations

- 1. Shallow water embayment with poor flushing action shall not be considered for moorage facilities.
- 2. All marina developments must comply with Department of Fisheries, Department of Social and Health Services and Bonney Lake regulations pertaining to marina construction and location.
- 3. Developers of marinas must be able to show at the proposed intensity of usage:
 - a. That the proposed site has the flushing capacity required to maintain water quality.
 - b. That the proposed facility is compatible with the local environment.
 - c. That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal.
 - d. That the proposed design will not restrict the movement of water life requiring shallow water.
 - e. That the proposed facility will not be located on a site important for natural stocks of shellfish or finfish, including spawning, feeding and rearing areas.
 - f. That recognition has been given to the possible detrimental impact that the development might have on the visual access of upland owners.
- 4. Swimming shall be prohibited within marina facilities unless the swimming area is adequately separated and protected.

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5. Accessory buildings, such as service repair buildings shall be located away from the ordinary high water mark and adequately screened.
6. Any structure a height of thirty five (35) feet shall be prohibited.
7. Adequate garbage or litter receptacles shall be provided and maintained by the marina operator at several locations convenient to users.
8. Marina operators shall post all regulations pertaining to handling and disposal of waste, sewage, or toxic materials where all marina users may easily read them.
9. Parking areas associated with marinas must be set back from the water and screened with the dual objective of making the areas as visually unobjectionable as possible and that they are not located on the upland immediately adjacent to the water.
10. Marinas shall be the dry land variety, occupying inland locations unless the developer can show that an open pile work would be more appropriate and would not have significant detrimental impacts on the environment.
11. Proposals for marinas shall indicate how the applicant intends to incorporate launch facilities or shall state why such facilities are not included in the project.
12. Covered moorages are not permitted.

B. Environment Regulations

Urban, Rural-Residential and Rural Environments.

Marinas shall be permitted in these environments subject to the general regulatory standards and conditional use requirements.

Conservancy and Natural Environments.

Marinas shall be prohibited in these environments.

Mining

I. Definition

Mining is the removal of naturally occurring materials from the earth for the beneficial uses.

II. Regulations

A. General Regulations.

1. No materials shall be removed from a lakebed or streambed for the primary purpose of obtaining the material.
2. Excavation for the maintenance, repair or construction of shoreline structures such as bulkheads, piers and docks are subject to the Master Plan regulations governing those activities.
3. The removal of 10 tons or more of naturally occurring inorganic materials or disturbance of more than 1 acre of land within designated wetland areas in one section shall require an Environmental Impact Statement.

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4. Any proposed mining activity within the geographical jurisdiction of the Shoreline Management Act shall maintain public values by:
 - a. Doing no permanent significant damage to the environment.
 - b. Providing for restoration subsequent to completion of the project in compliance with the conditions of the Substantial Development permit.
 - c. Maintaining visual and aural screening of the operation as defined by the conditions of the Substantial Development permit.
 - d. Maintaining buffers of at least 50 feet around mining activity, preferably of native vegetation, for additional visual and aural screening and for dust settling.
 - e. Complying with the provisions of the Washington State Surface Mining Act and the provisions required in the Conditional use Permit section of the Bonney Lake Zoning Code.
5. Operators shall not leave pits subject to flooding and subsequent stranding of fish.
6. When rock, sand, gravel and other minerals are removed from shoreline areas, protection against sediment and silt production shall be provided in compliance with the conditions of the Shoreline Substantial Development permit.
7. The exploration for and subsequent production of petroleum products within the geographical jurisdiction of the Shoreline Management Act shall be considered incompatible with the intent of the Act.
8. Removal of any inorganic material from a floodway of lakebed should be for stream or habitat improvement purposes or for structural installations permitted by this Master Program and shall be in conformance with the technical provisions of the Department of Fisheries and Game under jurisdiction of the Hydraulics Act.

B. Environment Regulations:

Urban Environment: Mining shall be permitted in the Urban Environment subject to the general regulatory standards and Conditional use requirements.

Rural-residential Environment: Mining shall be permitted in the Rural Residential Environment subject to the general regulatory standards and Conditional use requirements.

Rural Environment: Mining shall be permitted in the Rural Environment subject to the general regulatory standards and Conditional use requirements.

Conservancy Environment: Mining shall not be permitted in the Conservancy Environment.

Natural Environment: Mining in the Natural Environment shall not be permitted.

Outdoor Advertising, Signs and Billboards

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I. Definition

Signs are public displays whose purpose is to provide information, direction, or advertising. Signs may be pleasing or distracting, depending on their design and location. A sign, in order to be effective, must attract attention; however a message can be clear and distinct without being offensive. There are areas where signs are not desirable, but generally it is the design that is undesirable, not the sign itself.

II. Policies

- A. the City should conduct periodic sign inspections to insure the adherence to standards of quality.
- B. Commercial signs, warning signs, informational signs, etc., should be designed, located, and maintained in a manner that will not restrict the enjoyment of the shoreline resource.
- C. Outdoor advertising signs and billboards should not be considered an appropriate use of the shoreline area under the jurisdiction of the Shoreline Management Master Plan.
- D. When feasible, signs should be constructed against existing buildings to minimize visual obstructions of the shoreline and water bodies.

III. Regulations

A. General Regulations

1. The location, erection and maintenance of all signs must comply with the ordinances of the City of Bonney Lake.
2. Off-premise outdoor advertising signs, displays and billboards are prohibited in all shoreline environments.
3. The Bonney Lake Planning Commission must be satisfied that proposed commercial signs, warning signs, informational signs, etc., will be designed, located, and maintained in a manner that will not restrict the enjoyment of the shoreline resource.
4. No signs will be erected or maintained upon trees, or drawn or painted upon rocks or other natural features.
5. The height of any building mounted sign shall not extend above the highest exterior wall of the building to which the sign relates.

B. Environment Regulations

1. Urban, Rural and Rural residential Environments
 - a. Commercial signs, warning signs, and informational signs are permitted in the Urban, Rural and Rural residential environments subject to the general regulatory standards.
 - b. Signs may be illuminated but lighted signs which blink or flash, or which have changing images, or which in any way give an appearance of movement are prohibited.

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- c. Strings or pennants, banners or streamers, festoons of lights, clusters of flags, wind-animated objects, balloons, and similar devices of a carnival nature are prohibited. Not prohibited are national, state and institutional flags properly displayed or temporary decorations customary for special holidays such as Independence Day, Christmas and similar events of a public nature.
2. Conservancy and Natural Environments
- a. Warning signs and informational signs are permitted in the Conservancy and Natural Environments subject to the general regulatory standards and the ordinances of the City of Bonney Lake.
 - b. Not prohibited are national, state and institutional flags properly displayed or temporary decorations customary for special holidays such as Independence Day, Christmas and similar events or a public nature.

Piers, Docks and Boathouses

I. Definitions

- A. Dock - A "Dock" shall mean a structure which abuts the shoreline and floats upon the water and is used as a landing or moorage place for a marine transport or for recreational purposes.
- B. Pier - A "Pier" shall mean a structure which abuts the shoreline and is built over the water on pilings and is used as a landing or moorage place for marine transport or for recreational purposes.
- C. Boathouse - A covered or enclosed moorage or dry storage space.
- D. Float - A "Float" shall mean a structure comprised of a number of logs, boards, barrels, etc., fastened together into a platform capable of floating on water, used as a landing or moorage structure for marine transport or for swimming purposes. Floats are either attached to a pier or are anchored to the bed lands so as to allow free movement up or down with the rising or falling water levels.
- E. Gangway - A "Gangway" shall mean a sloping structure which provides access from a pier to a float.
- F. Intrusion into the Water - "Intrusion into the Water" shall mean the length of a dock, pier or boathouse, together with any attached structures such as a gangway and/or float measured along a perpendicular line from the ordinary high water line or lawfully established bulkhead to the most seaward projection of the structure.
- G. Length Parallel to Shore - "Length Parallel to Shore" shall mean the width of a pier, dock or boathouse at its widest point measured parallel to the shoreline or the

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combined width of a pier, dock, boathouse and any attached structures such as a float at the widest point.

- H. Fetch - "Fetch" shall mean the horizontal distance across a body of water measured in a straight line from the most seaward point along the ordinary high water line or lawfully established bulkhead on a given stretch of shoreline to the closest point on the ordinary high water line or lawfully established bulkhead on the opposite shoreline.
- I. Opposite Shore - "Opposite Shore" shall mean the area of shoreline across a body of water, from a given lot or tract of land that lies within an arc, the center point of the arc being the midpoint of a base line which is a straight line between the point of intersection of one lot sideline with the shoreline and the intersection of the opposite side lot line with the said line and the intersection of said radius line with the shoreline across the body of water measured perpendicular to the baseline.
- J. Single Use Pier, Dock or Boathouse - "Single Use Pier, Dock or Boathouse" shall mean a pier, dock or boathouse including a gangway and/or float which is intended for the private noncommercial use of one individual or family.
- K. Joint Use Pier, Dock or Boathouse - "Joint Use Pier, Dock or Boathouse" shall mean a pier, dock or boathouse including a gangway and/or float which is intended for the private, noncommercial use of not more than four waterfront building lot owners, at least one boundary of whose building lots lies within 1,000 feet of the boundary of the lot on which the joint use pier or dock is to be constructed.
- L. Community Pier or Dock - "Community Pier or Dock" shall mean a pier or dock including a gangway and/or float which are intended for use in common by lot owners or residents of a subdivision or residential planned development district.
- M. Public Recreational Pier or Dock - "Public Recreational Pier or Dock" shall mean a pier or dock including a gangway and/or float either publicly or privately owned and maintained and intended for use by the general public for recreational purposes, but not to include docks constructed as part of a marine development.
- N. Private Recreational Pier or Dock - "Private Recreational Pier or Dock" shall mean a pier or dock including a gangway and/or float which is owned and maintained by a private group, club, association or other organization and is intended for use by its members.
- O. Commercial-Industrial Pier or Dock - "Commercial or Industrial Pier or Dock" shall mean a pier or dock including a gangway and/or float which is intended for any commercial or industrial use other than storage or moorage of boats used for recreational purposes.

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- P. Constricted Body of Water - "Constricted Body of Water" shall mean any basin having a width at the entrance which is less than half of the inner distance, measured from the entrance to the innermost shoreline.
- Q. Fair Market Value - "Fair Market Value" shall mean the value of a development is the expected price at which the development can be sold to a willing buyer. For developments which involve nonstructural operations such as dredging, drilling, dumping, or filling, the fair market value is the expected cost of hiring a contractor to perform the operation or where no such value can be calculated, the total of labor, equipment use, transportation, and other costs incurred for the duration of the permitted use.

II. Intent

It is the intent of the City of Bonney Lake to encourage the construction of joint use or community use docks, and piers whenever feasible so as to lessen the number or structures projecting into the water. To this end, waterfront property owners are encouraged to explore the advantages of increased dock dimensions which are afforded by the construction of a joint or community use structure.

III. Policies

- A. Piers in conjunction with marina development in appropriate areas should be allowed.
- B. Piers in conjunction with recreational development in appropriate areas should be allowed. Consideration should be given to size and intensity of uses in relation to adjacent shoreline uses.
- C. Piers for commercial facilities should be discouraged unless they are an integral part of the commercial operation.
- D. In considering any pier, considerations such as environmental impact, navigational impact, existing pier density, parking availability, and impact on adjacent proximate land ownership should be considered.
- E. Encourage the use of mooring buoys as an alternative to space consuming piers such as those in front of single family residences.
- F. Piers should not be built for the purpose of storing vehicles and/or boat trailers.
- G. Piers and floating docks should be encouraged to be built perpendicular to the shoreline rather than along it.
- H. When plastics or other non-degradable materials are used in pier construction precautions should be taken to insure their containment.

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- I. Encourage the formulation and enforcement of pier maintenance regulations. Encourage regulations governing removal of piers and restoration of pier sites when no longer in use.
- J. The use of floating docks should be encouraged in those areas where scenic values are high and where conflicts with recreational boaters and fishermen will not be created.
- K. Priority should be given to the use of community piers and docks in all new major waterfront subdivisions. In general, encouragement should be given to the cooperative use of piers and docks.

IV. Environmental regulations - uses permitted

A. Urban, Rural residential, Rural, and Conservancy Environments

- 1. Uses permitted outright: (the issuance of a building permit may be required)
 - a. Navigational aids such as channel markers.
 - b. Mooring buoys limited to one per lot owner or one per 100 feet of shoreline frontage, or portion thereof, so long as such buoys do not interfere with the normal public use of the water.
 - c. One pier, float, boathouse, or dock as an accessory use and located on, or in front of the same lot, tract or parcel of land as a single family dwelling and subject to the following limitations.
 - 1. The dock, pier, boathouse or float shall be designed for swimming and/or mooring pleasure craft only, for the private noncommercial use of the owners, lessee or contract purchaser of the single family residence to which the float or dock is accessory provided the cost or fair market value, whichever is higher, does not exceed \$2,500[*] for the entire structure, and further provided for boathouses, the boathouse is located upland of 545 mean sea level.
 - 2. All piers, docks, boathouses and floats shall comply with the zoning code and building code of the City of Bonney Lake, or the Shoreline Master Program, if more restrictive. [*The current value is updated annually by the state and is now \$5,718.]
- 2. Uses permitted subject to the granting of Shoreline Management Substantial Development Permit upon a finding by the appropriate reviewing authority of consistency with the criteria and standards herein.
 - a. Single use pier, dock, or float which cost or fair market value of the entire structure is \$2,500[*] or greater;
 - b. Joint use pier, dock, or float;
 - c. Community pier or dock or float;
 - d. Recreational pier or dock or float, and;
 - e. Single or joint use boathouse located upland of 545 mean sea level, which cost or fair market value of the entire structure is \$2,500[*] or greater. [*The current value is updated annually by the state and is now \$5,718.]

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3. Uses permitted subject to the granting of Shorelines Management Substantial Development Permit with Conditional use Permit upon a finding by the appropriate reviewing authority of consistency with the criteria and standards herein.
 - a. Single or joint use boathouses located waterward of 545 mean sea levels, regardless of cost or fair market value of the structure.

B. Natural Environment

1. Piers, docks, boathouses and floats are prohibited.

V. General Criteria and Standards for Reviewing Substantial Development Permits

A. Criteria - Prior to the granting of a Substantial Development Permit of (sic) building permit, the City's reviewing authority shall make a determination that the proposed project is consistent with the policies of the Master Program and with the following criteria:

1. Important navigational routes or marine oriented recreational areas will not be obstructed or impaired;
2. Views from surrounding properties will not be unduly impaired;
3. Ingress-Egress as well as the use and enjoyment of the water or beach or adjoining property are not unduly restricted or impaired;
4. Public use of the surface waters below ordinary high water shall not be unduly impaired;
5. A reasonable alternative such as joint use, commercial or public moorage facilities does not exist or is not likely to exist in the near future;
6. The use or uses of any proposed dock, pier, boathouse or float requires by common and acceptable practice, a shoreline location in order to function; and
7. The intensity of the use or uses of any proposed dock, pier, boathouse and/or float shall be compatible with the surrounding environment and land and water uses.

B. Development Standards - The following standards shall be applied buy (sic) the City's reviewing authority to a site specific project in arriving at a satisfactory degree of consistency with the policies and criteria set forth in this Chapter.

1. All subdivisions containing ten or more lots proposed after the effective date of this amended Chapter which abut the shores of a lake, shall provide for a community dock. The development of piers, docks, floats or boathouses on individual lots shall not be permitted unless the site does not allow a community facility of sufficient size to serve all the waterfront residences in the subdivision.
2. In areas identified by the Department of Fisheries, Game of Natural Resources in accordance with a study in existence at the time of application as having high

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- environmental value for shellfish, fish life or wildlife, piers, docks and floats shall not be allowed unless functionally necessary to the propagation, harvesting, testing, or experimentation of said fish or wildlife, unless it can be conclusively established that the dock, pier or float will not be detrimental to the natural habitat.
3. All piers, docks, boathouses and floats shall be constructed and maintained in a safe and sound condition.
 4. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high water.
 5. When plastics or other nondegradable materials are used in pier construction, precaution shall be taken to ensure their containment.
 6. Single use piers, docks and boathouses.
 - a. Maximum intrusion into water shall be only so long as to obtain a depth of eight feet of water as measured at the ordinary high water mark, except that the maximum intrusion into the water of any pier, dock or boathouse shall be the lesser of 15 percent of the fetch or 30 feet.
 - b. The maximum square footage of dock shall be 360 square feet.
 - c. Setback from side lot lines or extensions thereon shall be eight (8) feet.
 7. Joint use piers and docks.
 - a. Maximum intrusion into water shall be only so long as to obtain a depth of eight feet of water as measured at ordinary high water, except that the intrusion into water of any pier or dock shall be the lesser of 15 percent of the fetch or 30 feet.
 - b. Minimum separation between the structure and the side property lines not extended at a right angle to the shoreline of any property not sharing the use of the structure shall be as required by the planning commission as set forth in the City of Shoreline Master Program.
 - c. Maximum length of dock parallel to the shore shall be 30 feet.
 - d. Maximum width of a dock shall be 15 feet,
 - e. Joint use docks may be constructed on a side property line or straddling a side property line, common to both properties sharing dock.
 - f. A joint use ownership agreement shall be prepared, signed by the two property owners, in question, and recorded with the Pierce County Auditor. A copy of the recorded agreement shall be provided to the City, at the time the building permit is applied for. This agreement shall outline ownership rights and maintenance provisions.
 8. Community and recreational piers and docks.
 - a. Maximum intrusion into water shall be only so long as to obtain a depth of eight feet of water as measured at ordinary high water, except that the

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maximum intrusion into water of any pier or dock shall be 15 percent of the fetch or 75 feet whichever is less.

- b. Maximum length parallel to shore shall be as determine by the Planning Commission as set forth in the City of Shorelines Master Program.
- c. Minimum separation between the structure and the side property lines extended at a right angle to the shoreline shall be as determined by the planning commission as set forth in the Shoreline Master Program.
- d. Density of usage shall not exceed the following:
 - (1) Public recreational pier or dock – one moorage for each ten feet of waterfront from up to 200 front feet plus one moorage of each additional ten five front feet (e.g.) a 50 boat public recreational pier or dock should require 350 front feet.)
 - (2) Community pier or dock – one moorage for each 20 feet of waterfront up to 200 front feet plus one moorage of each additional ten front feet (e.g., a 20 boat community pier or dock would require 300 front feet.).
 - (3) Private recreational pier or dock – One moorage for each 30 feet of waterfront up to 210 feet plus one moorage of each additional 15 feet (e.g., a 20 boat club pier and dock would require 405 front feet.).
- e. Application for a community pier or dock or a public or private recreational pier or dock shall be approved in a constricted body of water only if there is one surface acre of water within the constricted body for each boat moorage (including buoys) within said constricted body.
- f. Developers of community or recreation piers and docks shall provide some means of maintenance of the structure and the associated upland areas to assure that the facility and associated ground will be adequately maintained.
- g. Any parking areas associated with a community or recreational pier or dock shall provide parking spaces at a level which is consistent with the desired intensity of use of the pier or dock. Adequate separation and buffers shall be maintained between said parking area and adjacent properties.
- h. In addition, all recreational piers or docks which are intended for use by the general public shall comply with the following regulations:
 - (1) An adequate number of approved solid waste containers shall be located conveniently for boater utilization.
 - (2) The dock facilities shall be equipped with adequate lifesaving equipment such as life rings, hook and ropes.
 - (3) Every facility shall be in good repair and free from other safety hazards.
 - (4) All pier/docks with 15 or more moorage spaces shall provide restrooms for the boaters use. They shall be kept clean, located within 200 feet from the dock or piers; there shall be one toilet and hand washing facility for each sex per 15 moorage sites; signs shall be posted such that the restrooms are readily identifiable.
 - (5) Boaters shall not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device, signs stating this shall be posted where they are readily visible to all boaters.
 - (6) Community and recreational piers and docks may be required to provide facilities for dumping of holding tanks.

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9. Boat houses
 - a. Permitted boathouses shall be constructed as far landward as possible to avoid interference with views from surrounding properties.
 - b. The height of a boathouse shall be limited to fifteen (15) feet above 545 mean sea level.
 - c. Permitted boathouses shall be constructed of non-reflective materials that are compatible in terms of color and texture with the surrounding area.

 10. Floats
 - a. Floats shall be anchored to allow clear passage on all sides by small watercraft and shall extend at least eight (8) inches above the water surface.
 - b. Floats shall have an overall area not exceeding 180 square feet.
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RECREATIONAL PRACTICES

I. Definitions

- A. Recreation – Recreation is the refreshment of body and mind through forms of lay, amusement or relaxation. This section applies to publicly and privately owned shorelines facilities intended for use by the public rather than by an individual property owner.

- B. Water Dependent Uses – (Marinas and Boat Launch Facilities are considered under those titles.)

All uses that are dependent on the water by reason of their intrinsic nature and cannot exist in any other location. Examples of water dependent uses include but are not limited to the following:

 1. Swimming
 2. Boating
 3. Water skiing
 4. Skin diving
 5. Fishing
 6. Recreational shellfish harvesting
 7. Waterfowl hunting and observation
 8. Beachcombing
 9. Scenic viewing (including picnicking activities)

- C. Water Related Uses – Recreational activities not intrinsically dependent on a shoreline location but which are made esthetically more enjoyable by such location. Examples of water related uses include but are not limited to the following:
 1. Hiking trails

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2. Bicycle paths
3. Bridle paths
4. Golf courses

D. Non Water Related Uses – Those uses which do not need a shoreline location although access easements to the shoreline may be required. Examples of non-water related uses include but are not limited to the following:

1. Parking lots
2. Food concessions
3. Facilities for non-aquatic sports

II. Policies

- A. Priority should be given to developments subject to permit requirements which provide recreational uses and other improvements facilitating public access to shoreline. Linear pedestrian access along privately owned shorelines should be encouraged through a variety of cooperative programs and policies.
- B. Linkage of shoreline parks and public access points through the use of linear access should be encouraged through a variety of policies. Preference should be given to non-motorized uses such as pedestrian easements along shorelines, hiking paths and bicycle trails.
- C. To avoid wasteful use of the limited supply of recreational shoreline parking areas should be located inland away from the immediate edge of the water and of beaches. Access should be provided by walkways or other methods. Vehicular traffic on beaches and fragile shoreline areas should be prohibited
- D. Non-water related recreational facilities should be located outside of the shoreline areas
- E. Encourage the adoption of regulations which will prevent chemicals, fertilizers, and other pollutants from entering waters.
- F. The public's right to the use of navigable waters should be strongly protected.
- G. Diversity of recreational uses should be based on the natural characteristics of the shorelines. Reconstruction of shorelines to meet standard design criteria should be severely restricted. Some examples of uses based on natural characteristics would be the development of riverside parks on inside curves of the river, use of sandy beaches for swimming, preservation of "lily pad" type shoreline for fishing, preservation of lake cliffs and their beaches as natural areas.
- H. Bonney Lake should employ a variety of measures such as limiting parking lot size to prevent the over-use of fragile shorelines.

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- I. Bonney Lake should be encouraged to acquire additional shoreline recreational lands through a variety of means including fee purchase, acquisitions of easements and options, and development rights and implementation of the Conservancy Future Act.
- J. Recreational development, public and private, should be encouraged with the following considerations:
 - 1. Recreational development in urban areas and in commercial developments which promotes multiple use of the shoreline should be encouraged.
 - 2. Existing recreational facilities should be preserved where appropriate. Existing recreational facilities should be expanded where appropriate.
 - 3. Over-use of recreational facilities should be prevented by establishing appropriate on-going environmental impact studies. The curtailment of use should be required where over-use is demonstrated.
- K. The preservation and enhancement of scenic views should have a high priority in shoreline recreational development.
- L. Recreation facilities should be compatible with the intended character of the applied environment designation.
- M. Facilities for intensive recreational activities should be provided where sewage disposal and vector control can be accomplished to meet public health standards without adversely altering the natural features attractive for recreational uses.
- N. State and local health agencies have broad regulations which apply to recreation facilities, recreation watercraft and shorelines which should be consulted by local government in preparing use regulations and issuing permits.

III. Regulations

A. General Regulations

- 1. Proposals for shoreline recreational developments shall include written and graphic descriptions of existing shoreline physiography and natural resources, together with methods proposed to maintain, enhance or restore desirable shoreline features including scenic views. Such methods shall include, but not be limited to size and location of parking lots, structures, concessions, picnic areas, and access trails, and shall include procedures for annual review and curtailment of use when substantial damage to the shoreline or depletion of natural resources is apparent.
- 2. Beaches shall be retained in their natural state for water department multiple uses such as swimming and boating. Structural modifications which might cause erosion are prohibited.
- 3. Proposals for recreational developments which would in the judgment of the Bonney Lake; Planning Commission substantially alter the natural characteristics of the shoreline will be considered a Conditional use.
- 4. Proposals for recreational developments must include plans for sewage disposal. Where treatment facilities are not available, the Bonney Lake Planning

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- Commission will limit intensity of development to meet City, County and State requirements for on-site sewage disposal.
5. Recreational developers who propose to use fertilizers, pesticides or other chemicals toxic to humans or to fish and wildlife must submit plans describing methods of preventing leachate from entering adjoining water bodies.
 6. A buffer strip of permanent vegetation shall be maintained between cultivated parts of golf courses and adjacent water bodies to prevent leaching of fertilizers and toxic chemicals, to shade streams as required, and to provide linear public access within such buffer. The buffer strip may vary in width as needed but shall not be less than 25 feet wide measured on a horizontal plane from ordinary high water.
 7. All new platting on lakes and marine shorelines shall include pedestrian easements to public waters.
 8. Public parking areas shall be provided wherever needed for off-road recreation user parking and shall be subject to provisions of Regulations 12 and 13 (a).
 9. Motor vehicular traffic on roadless shoreline area shall be prohibited.
 10. No recreational development shall unnecessarily interfere with public use of navigable waters.
 11. No recreational building or structure excluding docks and boathouses shall be built over water.
 12. When topography and size of site permit, all non-water related uses shall be located at least 200 feet from ordinary high water and shall be connected to the water by access paths.
 13. When in the opinion of the Bonney Lake Planning Commission, topography and size of site require non-water related uses within the shoreline the following regulations shall apply:
 - a. Parking areas must be set back from the water and screened to make them as visually unobjectionable as possible.
 - b. Non-water related recreational uses in the shoreline are will be considered a Conditional use.
 - c. Privies may be installed as a Conditional use. Such privies must conform to conditions approved by City, County and State Health Departments.
 - d. Dry wells must be located a minimum of 50 feet from the maximum high water mark.
 - e. Buildings and structures excluding docks, launching structures and boathouses shall be set back a minimum of 30 feet from the ordinary high water park.
 14. Traditional places of point access to the public waters shall be purchased by the City, public easements when possible, when these accesses are necessary to the continued enjoyment of river or lake areas.
 15. Accesses for boats shall allow safe and convenient passage to the public water, dictated by the class of boats using the access.
 16. When traditional areas of linear access are threatened by closure of certain segments, the City shall make ever reasonable effort to acquire public easements along such segments.
 17. Existing and potential public accesses shall be identified by the City in a continuing plan to increase recreational opportunities for the public in the

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- shorelines. Where existing public access has been unlawfully appropriated to private use or otherwise barred to the public, such use shall be abated, the area indicated as a public access by appropriate signing and made available to the public.
18. Access shall be provided to all shorelines designated as "Public Use Areas" by the Washington State Department of Natural Resources.

B. Environment Regulations

Urban Rural-Residential and Rural Environments

Public and Private Parks, Fishing-Hunting and Boating access areas, Viewpoints, Fishing Piers, Bridle-Bicycling and hiking trails, Golf Courses, and Facilities for non-aquatic sports and allowed in these environments subject to the general use regulations herein.

ORV trail areas are specifically prohibited in these environments.

Conservancy Environment

Low intensity parks, public hunting and fishing access areas, viewpoints, bridle-bicycling and hiking trails are permitted subject to the general regulatory standards contained herein.

High intensity parks or ORV trails and areas are specifically prohibited in the Conservancy environment.

Natural Environment

Bridle-bicycling and hiking trails, view points and fishing access areas not requiring structural facilities are permitted subject to the general regulatory standards contained herein.

Public hunting access areas not requiring structural facilities are permitted in the Natural Environment subject to the general regulatory standards and Conditional use requirements.

Golf Courses, Structures for recreational purposes, ORV trails and areas, resorts, high intensity parks and paved trails are specifically prohibited in the Natural Environment.

RESIDENTIAL DEVELOPMENT

I. Definition

Residential development shall mean one or more buildings or structures or portions thereof which are designed for and used to provide a place of abode for human beings including one and two family detached dwellings, together with accessory uses and structures normally common to residential uses. Residential development shall not

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include hotels, motels or any other type of overnight or transient housing or camping facilities.

II. Policies

- A. Recognizing that the location, density and design of residential development can have large impacts on hydrological systems, developers should be responsible for incorporating into plans solutions to the problems of contamination of surface waters, depletion and contamination of ground water supplies, and the generation of increased surface runoff.
- B. The residential use of areas intrinsically unsuited for urban uses can have severe negative impacts on the environment along with creating conditions prone to natural disaster. Therefore, the City should prohibit the residential use of such unsuitable areas.
- C. Planning for residential development should consider the capabilities of the physical base and existing development patterns and utilities.
- D. New residential areas should not be developed where additional road construction would be required on shorelines.
- E. Adequate distances between shorelines and structural developments should be maintained in order to protect water quality, maintain dynamic systems, prevent dangerous geological stresses, and insure aesthetic quality.
- F. Residential and other forms of urban development should be encouraged to locate in currently urbanizing areas in order to preserve existing natural areas and lessen the demand for costly utilities and other public services.
- G. Residential development over surface water should be prohibited.
- H. Subdivisions should be designed so as to adequately protect the water and shoreline aesthetic characteristics.
- I. Residential developers should be required to indicate how they plan to preserve shore vegetation and control erosion during construction.
- J. Sewage disposal facilities, as well as water supply facilities must be provided in accordance with appropriate state and local health regulations. Storm drainage facilities should be separate, not combined with sewage disposal systems.
- K. Residential development should occur only when adequate water supplies are available so that the ground water quality will not be endangered by overpumping.

III. Regulations

A. General Regulations

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The following regulations shall be applicable to residential development in any environment.

1. Uses prohibited: the following use shall not be permitted in any environment.
 - a. Residential development of accessory buildings or structures erected, constructed or placed over surface waters.
 - b. Houseboats
 - c. Buildings and structures over 35 feet in height.
 - d. Public or private roads, the principle purpose of which is to provide access to two or more lots, shall not be located between the lots they are intended to serve and the shoreline.
 - e. Residential lots of a multi lot subdivision which directly abut the natural shoreline or lawfully established bulkhead.
 - f. Bulkheading, filling, substantial regrading or any other similar structure or activity shall not be permitted when such structures or activities are clearly nonessential for the reasonable use or production of the lot or tract upon which it is located.

2. General Performance Standards: In addition to other considerations any residential development proposed after the effective date of this resolution shall be reviewed by the appropriate City authority for compliance with the following minimum performance standards:
 - a. Utilities: There shall be provided for each residential development site adequate provision for a potable water supply, a system for disposal of sewage and storm water discharge approved by and consistent with county, city, state and federal regulations.
 - b. The developer must be able to demonstrate methods of erosion control to be utilized during and after project construction, and methods proposed to minimize disturbance of shoreline vegetation.
 - c. The developer must provide solutions to the problems of contamination of surface waters, depletion and contamination of ground water supplies and the generation of increased surface runoff into water bodies.
 - d. The developer must demonstrate that the proposed development site is suited for residential use and will not cause severe negative impacts on the environment if the project is completed.
 - e. The developer must demonstrate that the proposed development site is not located in areas subject to unusually high winter water table, landslides, or other locations having significant hazard to life and property and likely to require future public funds to protect or rehabilitate. All available technical data maybe used for this purpose.
 - f. The developer must demonstrate that access roads and utility corridors to development sites have been planned with the same considerations set forth in (b) through (e).
 - g. In any development site containing two or more residential units, a common natural open space area shall be provided and maintained between the shoreline and lots adjacent to the shoreline for the benefit, use and enjoyment

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of all lots for the purpose of maintaining the natural visual appearance of the waterfront.

- h. All new platting on lakes, rivers or streams shall include a pedestrian easement along the bank. Said easement shall be a minimum width on a horizontal plane from ordinary high water as necessary for a practical trail which will not damage banks.

The City may require dedications of access to public waters in new plats on all shorelines if the Bonney Lake Planning Commission determines that adequate public access does not presently exist in the area.

3. Bulk Regulations: The following shall be deemed to be the minimum requirements for residential development:
 - a. Lot coverage: Not more than 33 1/3 % of all gross lot area shall be covered by impervious material including parking areas but excluding driveways.
 - b. Front Yard Setbacks: On property abutting a designated arterial street, 35 feet, or 75 feet from the design center line, whichever is greater. All other streets, 20 feet, or 55 feet from the design center line, whichever is greater; except 45 feet from the design center line on a cul-de-sac street.
 - c. Side Yard Setbacks: Eight (8) feet for lots having a width of 60 feet or greater, but in no event shall be less than 30 feet from the ordinary high water line or lawfully established bulkheads
 - d. Rear Yard Setbacks: Thirty (30) feet from the ordinary high water line or lawfully established bulkheads.
 - e. Off-Street Parking: At least one but not more than three off-street parking spaces shall be provided for each dwelling unit on a site or tract of land subject to the limitations of total lot coverage. No parking area shall be located within thirty feet of the ordinary high water mark.
 - f. Site Preparation: It shall be the intent of this resolution to require the maintenance, enhancement and preservation of the natural site amenities. To this end the city may limit the extent of grading and clearing to the extent deemed necessary for the reasonable and necessary use of the site or tract.

B. Environment Regulations

Urban Environment

Uses permitted outright are single family detached dwellings, two family detached dwellings and uses commonly accessory to dwellings subject to the general regulatory standards of this resolution and subject to more restrictive use limitations prescribed in the Zoning.

Density: One or two family detached dwellings on an individual lot or tract, or regulated by the Zoning District but not more than 3 1/3 single family dwelling units for each net acre or proportionally for a fraction thereof. For duplexes the density shall not exceed 2.2 dwelling units for each net acre or proportionally for a fraction thereof.

Rural-Residential Environment

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Uses permitted outright are the same as for Urban Environment subject to the general regulatory standards of this resolution and subject to more restrictive use limitations prescribed in the Zoning Code.

Density and Setback Requirements: One or two family dwellings on an individual lot or tract, or regulated by the Zoning District but not more than 3.1 single family dwelling units for each net acre or proportionally for a fraction thereof. For duplexes the density shall not exceed 2.0 dwelling units for each net acre or proportionally fraction thereof. All buildings and structures must be setback (sic) a minimum of 30 feet from ordinary high water.

Rural Environment

Uses permitted outright are the same as for Urban and Rural-Residential environments subject to the general regulatory standards of this resolution and subject to more restrictive use limitations prescribed in the Zoning Code.

Bulk Regulations: (Density and Setback Requirements) One or two family detached dwellings on an individual lot or tract, or regulated by the Zoning District but not more than 1.5 single family dwelling units for each net acre or proportionally for a fraction thereof. For duplexes the density shall not exceed 1.0 dwelling units for each net acre or fraction thereof. All buildings and structures must be set back a minimum of 30 feet from ordinary high water.

On lakes and streams residential developments may not interfere with present or potential agricultural uses. The Bonney Lake Planning Commission may use all available technical data in determining potential agricultural use.

Conservancy Environment

Uses permitted outright are single family dwellings subject to the general regulatory standards of this resolution and subject to more restrictive use limitations prescribed in the Zoning Code.

Bulk Regulations: (Density and Setback Requirements) Single family detached dwellings on an individual lot, or regulated by the Zoning District but not more than 1.0 dwelling units for each net acre or proportionally for a fraction thereof. All buildings and structures must be set back a minimum of 30 feet or a distance as determined by a slope of two horizontal to one vertical from the toe of the slope, whichever is greater.

Natural Environment

Residential development is prohibited in the Natural Environment.

ROADS AND RAILROADS

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I. Definitions

A road is a linear passageway, usually for motor vehicles, and a railroad is a surface linear passageway with tracks for train traffic.

II. Policies

- A. Whenever feasible, major highways, freeways and railways should be located away from shorelines so that existing shoreline roads may be reserved for slow-moving recreational traffic. In planning and constructing roads and railroads which are not primarily scenic corridors all efforts should be made to screen them from the shoreline view.
- B. Roads and railroads should not be located so as to require large portions of streams to be routed into and through culverts. Perpendicular crossings should be encouraged rather than linear locations. Efforts should be made to find alternatives for the construction of roads and railroads along streambeds and shorelines and across wetlands. Roads and railroads which must be located in wetland areas should employ bridge-type construction rather than fill-type construction to minimize environmental destruction and to permit a natural movement of ground water.
- C. All road and railroad construction should be designed to protect the adjacent shorelands against erosion, uncontrolled drainage, and other factors detrimental to the environment. All debris, overburden, and other waste material from construction should be disposed of in such a way as to prevent their entry by erosion from drainage into any water body.
- D. Road locations should be planned to fit the topography so that minimum alterations of natural conditions will be necessary. Other locations should be found if a planned road or railroad will subject a shoreline area to probable continuing slide or other uncontrollable dangers which endanger people or public resources.
- E. Scenic corridors with public roadways should have provisions for safe pedestrian and other non-motorized travel. Also, provision should be made for sufficient view points, rest areas and picnic areas in public shorelines, such public areas should be encouraged to maintain the natural shoreline characteristics.
- F. Extensive loops or spurs of old highways with high aesthetic quality should be kept in service as low-volume pleasure bypass routes, especially where main highways, paralleling the old highway must carry large traffic volumes at high speeds.
- G. Since land use and transportation facilities are so highly inter-related, the plans for each should be coordinated. The design potential high use areas in master programs should be done after the environmental impact of the transportation facilities needed to serve those areas have been assessed.

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- H. Where roads must be constructed within the shoreline areas recycling of road building material should be encouraged when feasible.
- I. Publicly owned road ends and rights-of-ways along shoreline areas should not be vacated, but remain in public ownership for future benefit.
- J. Transportation elements which could be relocated to other than shoreline locations should be identified and relocation program to accomplish this objective should be encouraged.
- K. Transportation facilities that substantially increase levels of air, noise, and water pollution should be discouraged.
- L. Bridges should be built high enough to allow the passage way debris and anticipated high water flows.
- M. Abandoned road segments along shorelines should be restored to a stable, natural appearing condition. The costs of restoring abandoned, privately owned road segments should be borne by the developer.
- N. Efforts should be made to locate roads in such a manner that does not limit access to the shoreline.
- O. Prior to the site preparation or construction of new roads or railroads, near the shoreline, of any type, an environmental impact study should be made in accordance with Washington State Environmental Policy Act of 1971.
- P. New, efficient, pollution free methods of transportation which has fewer environmental effects than present transportation methods should be encouraged.

III. Regulations

A. General Regulations

1. Prior to the site preparation or construction of now roads or railroads of any type, except residential driveways, an Environmental Impact Statement shall be submitted.
2. Developers of roads and railroads must be able to demonstrate the following to the Bonney Lake Planning Commission:
 - a. The need for a shoreline location and that no reasonable upland alternative exists.
 - b. The construction is designed to protect the adjacent shore lands against erosion, uncontrolled or polluting drainage, and other factors detrimental to the environment both during and after construction.
 - c. That the project will be planned to fit the existing topography in such a way as to prevent their entry by erosion from drainage into any water body.
 - e. The proposed bridges will be built high enough to allow the passage of debris and anticipated high water flows.

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- f. That when new roads will afford scenic vistas, viewpoint areas will be provided. Scenic corridors shall have sufficient provision for safe pedestrian and non-motorized vehicular travel. Where regulations require a sixty foot right-of way the road bed may be placed on one side of the right-of-way.
 - g. That public road rights-of-way, view areas, rest and picnic areas will maintain the natural shoreline vegetation and topography.
 - h. That efforts have been made to coordinate with existing land use plans including the Shoreline Management Master Plan.
 - i. That roads in an industrial area are essential to the industrial operation.
 3. Developers of roads and railroads must also be able to demonstrate the following to the Bonney Lake Planning Commission to insure access to the shorelines from upland areas.
 - a. That roads and railroads are located on grade rather than elevated unless crossing wetlands. Road and railroad designs must provide appropriate pedestrian and non-motorized vehicular crossings where public access to shorelines is intended.
 - b. That where bridges cross streams or rivers pedestrian linear access along the rivers will be provided except where precluded by safety factors. Pedestrian and bicycle passage across water shall be provided except on limited access highways.
 - c. That financing is available and is secured for view points and picnic areas along highways having high scenic value before City approval of funds for road construction.
4. All cut and fill slopes shall be stabilized and planted with native and/or appropriately introduced grasses, shrubs, and/or trees which shall be maintained by the installing agency until established.
5. Roads and railroads shall not be located so as to require large portions of streams to be routed into and through culverts.
6. To the extent possible, developers of roads and railroads shall attempt to minimize locations which parallel the shoreline.
7. Roads and railroads which must be located in wetland areas shall employ bridge-type construction rather than fill-type construction to minimize environmental destruction and to permit a natural movement of ground water.
8. Major roads and railroads shall cross shoreline areas by the shortest most direct route feasible, unless such route would cause significant environmental damage.
9. Publicly owned road ends and rights-of-way along shoreline areas shall not be vacated, but remain in public ownership for future benefits.
10. Private access roads providing ingress and areas for individual single family residences or lots shall be limited to one lane and may not exceed maximum width of fifteen (15) feet.
11. Private access roads serving two or more families may be two lanes in width or a maximum width of twenty (20) feet.

B. Environment Regulations

Urban, Rural-Residential and Rural Environments

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1. Roads and railroads are permitted in the Urban, Rural-Residential and Rural environments subject to the general regulatory standards.

Conservancy Environments

1. Roads and railroads are permitted in the Conservancy environment subject to the general regulatory standards; except that roads exceeding thirty feet or more must also comply with Conditional and requirements.

Natural Environments

1. Roads permitted in the Natural Environment shall be restricted to those necessary to protect the Natural Environment and adjoining lands from major disasters.
2. Railroads shall be prohibited in the Natural Environment.

SHORELINE PROTECTION ACTIONS

I. Definition

Flood protection and streamway modifications are those activities occurring within the streamway and wetland areas which are designed to reduce overbank flow of high waters and stabilize eroding stream banks.

II. Policies

- A. Rivers existing in their natural state, which are not now influenced by urban growth and channelization, should be preserved in their natural state free of shoreline modification.
- B. Maintaining the natural character of our rivers and streams should be justified by the following reasons:
 1. It allows natural flood plains to absorb flood waters.
 2. It allows recharge of aquifers.
 3. It prevents scouring of spawning beds for economically valuable commercial and sport fish runs.
 4. It retains vital food-chain connection between rivers and their associated wetlands
 5. It prevents increased water temperature and lower dissolved oxygen levels resulting from un-shaded, riprapped banks.
 6. It prevents trapping of natural surface runoff behind dikes.
 7. It prevents downstream flood damage from increased surge velocity caused by channelizing structures.
 8. It preserves the recreational value of public waters.
 9. It reduces demand on taxpayers to subsidize private floodplain development.

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- C. In the rare instances in which structural flood controls are permitted to protect private property, the cost of such devices should not be subsidized by the taxpayers of Bonney Lake unless there is a demonstrated public benefit.
- D. Construction designed to protect the shoreline in Conservancy and rural environments should be permitted only when necessary to protect life, buildings in existence on December 20, 1973, or land committed to intensive agricultural use.
- E. All effort should be made to minimize the need for structural flood controls through a variety of programs, including limitation of building in historically flood prone areas, regulations on design of structures and limitation of increased peak flows from new developments on uplands.
- F. Bank stabilization by planting of native vegetation should be encouraged.
- G. Riprapping and other bank stabilization measures, when permitted, should be located, designed and constructed so as to avoid the need for channelization and to protect the natural character of the streamway.
- H. Flood protection measures which result in channelization should be avoided. Where flood protection measures such as dikes are permitted, they should be placed landward of the streamway, including associated swamps and marshes and other wetlands which are strongly influenced by and in close proximity to the stream proper. These dikes should be made as aesthetically pleasing as possible and be suitable for wildlife habitat.
- I. When application is made for structural flood controls on shorelines of statewide significance, primary consideration should be given to the effect of the structures on the statutory preferred uses of such shorelines.

III. Regulations

The following use regulations are applicable to the areas within the 545' elevation on Lake Tapp the jurisdiction of the Shoreline Management Act and are recommended policies for management of adjacent lands.

A. General Regulations

1. In the rare instances in which structural flood controls are permitted to protect private property, the cost of such devices shall not be subsidized by the taxpayers of Bonney Lake unless there is demonstrated public benefits which are greater than the harm to the environment caused by said structures, as determined by the City.
2. Approval or denial of shoreline protection permits shall not be based on the availability of funding.
3. No permanent non-water dependent structures shall be placed in the 545' elevation of Lake Tapps.

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4. Storm waters from new developments shall be controlled on site so that runoff entering surface waters is no greater than it would be if the land were left undeveloped.
5. Riprapping and other bank stabilization measures, when permitted, shall be located, designed and constructed to as to avoid the need for channelization and to protect the natural character of the streamway or lakebed.
6. All bank protection material shall be placed from the bank. There shall be no dumping of bank protection material directly from a truck bed onto the bank face.
7. Bank protection material shall be clean and shall be of a sufficient size to prevent its being washed away by high water or by wave action.
8. When riprap is washed out of place into the lake presents a hazard to the safety of recreational users, it shall be removed by the owner of such material.
9. Trees shading lakes, streams and rivers shall be retained or replanted when riprap is placed.
10. Dikes, levees and similar flood control structures shall be placed landward of the 545' elevation of Lake Tapps as determined by Puget Sound Power and Light Company.
11. Structural flood control devices shall not be placed between swamps, marshes and other wetlands associates with the stream, stream proper or lake.
12. Dikes, levees and similar flood control structures shall be shaped and planted with vegetation suitable for wildlife habitat.
13. Whenever bank stabilization is allowed, materials used for such action shall consist of rock or other material of the earth. Automobile bodies or other junk or solid waste material shall not be used.
14. Linear access along dikes shall be encouraged.
15. The City shall require linear access along any dikes when the Bonney Lake Planning Commission determines such access to be in the public interest.

B. Environment Regulations

Urban and Rural-Residential Environments

1. Shoreline protection actions shall be permitted in the Urban and Rural-Residential environments subject to the general regulatory standards continued herein.
2. Straightening or channelizing rivers, streams or lakes shall not be permitted in the urban environment unless there is a demonstrated public benefit which outweighs the harm to the environment as determined by the City.
3. Straightening or channelizing rivers, streams or lakes shall not be permitted in the Rural-Residential environments.
4. Dams and holding basins shall be considered a Conditional use in the Urban and Rural-Residential environments and shall be encouraged.

Rural and Conservancy Environments

1. Nonstructural shoreline protection shall be permitted in the Conservancy environment subject to the general regulatory standards contained herein. Structural shoreline protection in the Conservancy environment will be considered a Conditional use.
2. Shoreline protection actions shall be permitted in the rural environment subject to the general regulatory standards contained herein.

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3. Straightening or channelizing rivers, streams or lakes shall not be permitted in the Rural and Conservancy environments.
4. Shoreline protection actions shall be permitted in the Rural and Conservancy environments only when necessary to protect life, buildings in existence on the date of final adoption of this Master Plan, or land committed to agricultural use.
5. Bank stabilization by means of vegetation is permitted and preferred in the Rural and Conservancy environments subject to the general regulatory standards contained herein.
6. Dams and holding basins shall be considered a Conditional use in the Rural and Conservancy environments.

Natural Environment

1. Structural shoreline protection shall not be permitted in the Natural Environment.
2. Nonstructural shoreline protection shall be considered a Conditional use in the Natural Environment.
3. Only protection by vegetation shall be permitted in the Natural Environment.
4. Straightening or channelizing rivers shall not be permitted in the Natural Environment.
5. Dams and holding basins are not permitted in the Natural Environment.

SOLID WASTE DISPOSAL

I. Definition

Solid waste disposal is the disposal of garbage, refuse, and solid waste materials resulting from domestic, agricultural, and industrial activities, construction and demolition debris.

II. Policies

- A. Shoreline areas should not be considered for solid waste disposal or transfer.
- B. Existing shoreline solid waste disposal and transfer facilities should be expeditiously phased out and rehabilitated.
- C. Solid waste disposal policies and regulations should be consistent with the Pierce County Solid Waste Management Plan and with applicable state regulations.
- D. All developments, public and private, should provide for solid waste disposal facilities adequate for maximum estimated usage. Department of Ecology regulations should be followed.
- E. All shoreline areas should be kept litter free. Private shoreline owners should be encouraged to maintain litter free beaches. Littering by trespassers should be

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restricted by strict enforcement of no trespassing rules by law enforcement of officials.

- F. The Washington State Litter Law (RCW 70.93) should be strictly enforced in shoreline areas. Private organizations and individuals should be encouraged to support this effort.
- G. Statewide regulations requiring holding tanks on boars and pump-out stations at landings and marinas should be introduced as soon as possible to insure water quality.
- H. Programs for the recycling of solid waste should be encouraged.

III. Regulations

A. General Regulations

1. Shoreline areas shall not be considered for solid waste disposal or transfer.
2. Existing shoreline solid waste disposal and transfer facilities shall be expeditiously phased out and rehabilitated.
3. Solid waste disposal policies and regulations shall be consistent with the adopted Pierce County Solid Waste Management Plan and with applicable state regulations.
4. All developments, public and private, shall provide for solid waste disposal facilities adequate for maximum estimated usage. Department of Ecology regulations shall be followed.
5. The Washington State Litter Law (RCW 70.93) shall be strictly enforced in shoreline areas.

B. Environment Regulations

Solid waste disposal sites are prohibited in all environments.

UTILITIES

I. Definition

Utilities are services which produce and carry or transmit electric power, water, gas, sewage, communications and oil.

II. Policies

- A. Upon completion of installation/maintenance projects on shorelines, banks should be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is established. Plantings should be native species and/or be similar to vegetation in the surrounding area.

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- B. Whenever those facilities must be placed in a shoreline area, the location and design should be chosen so as not to obstruct or destroy scenic views. Transmission facilities paralleling a shoreline should be placed underground. When such facilities cannot be placed underground the county should encourage their location outside the shoreline area.
- C. In cooperation with landowners, the City shall attempt to incorporate major transmission line rights-of-way on shorelines into its programs for public access to and along water bodies.
- D. Utilities should be located to re-enforce goals and policies of comprehensive land-use planning.
- E. Major generating facilities should be located with consideration for areas having high residential, recreational, agricultural and natural resource value.
- F. The State of Washington Department of Fisheries should be encouraged to establish minimum flow requirements on major rivers. Utilities requiring withdraws of water should be located only where such minimum flows can be maintained.
- G. Water discharged to rivers or marine waters should meet state water quality standards and should be present a thermal barrier to fish migration. Outfalls should not be located in important spawning, rearing, or feeding areas, in estuaries or other fragile shorelines, or in close proximity to recreational shoreline.
- H. Consolidation of utility facilities in rights-of-way should be encouraged.

III. Regulations

A. General Regulations

1. Applications for installation of utility facilities shall include the following:
 - a. Reason why utility facility requires a shorelines location;
 - b. Alternative location considered and reasons for their elimination;
 - c. Location of other utility facilities in the vicinity of the proposed project to include the facilities of other types of utilities;
 - d. Plans for reclamation of areas disturbed during construction;
 - e. Plans for control of erosion and turbidity during construction;
 - f. Possibility for reconsideration of the proposed facility within existing utility rights-of-way.
2. Utilities shall be located to re-enforce goals and policies of comprehensive long range planning.
3. The State of Washington Department of Fisheries shall be notified of any utility proposal which would require withdrawals of water from any body of water under shoreline management jurisdiction.
4. The location and construction of outfalls shall comply with all appropriate federal, state and county regulations.

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5. Water discharged to rivers or marine waters, which are determined by the Department of Ecology to be contaminated, shall receive appropriate treatment as determined by the Department of Ecology and shall not present a thermal barrier to fish migration.
6. Construction of underwater utilities or those within the wetted perimeter shall be timed to avoid major fish migratory runs.
7. Distribution lines shall be placed underground in all residential developments.
8. Underground utility lines shall be completely buried under the river bed in all river or stream crossings.
9. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially injurious to water quality are prohibited unless no other alternative exists. In those limited instances when permitted automatic shut off valves shall be provided at both sides of the water body.
10. Upon completion of utility installation/maintenance projects on shorelines, banks shall be restored to pre-projects configurations, replanted and provided with maintenance care until the newly planted vegetation is established. Plantings shall be native species and/or be similar to vegetation in the surrounding area.
11. Above ground generating facilities, switching complexes, pumping stations, treatments plants, storage tanks, and substations shall be located at least 200 feet from the ordinary high water mark unless the developer can show the need for a shoreline location.
12. Where major generating facilities must be placed n a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
13. Shoreline crossings by transmission and distribution facilities shall be minimized.
14. Transmission and distribution facilities shall cross shoreline jurisdictional areas by the shortest most direct route feasible, unless such route would cause significant environmental damage.
15. Where overhead transmission lines must parallel the shoreline they shall be outside of the two hundred foot or wetland designation unless topography or safety factors would make it unfeasible.
16. When minimum flow requirements are established on major rivers by the Washington State Department of Fisheries, utilities requiring withdrawals of water should be located only where such minimizing flows can be maintained.
17. In cooperation with landowners, the City shall attempt to incorporate major transmission line rights-of-way on shoreline into its program for public access to and along water bodies.

B. Environmental Regulations

Urban, Rural-Residential and Conservancy Environments

1. Utilities are permitted in the Urban, Rural-Residential, Rural and Conservancy environments subject to the conditional use requirements herein.

Natural Environment

1. Utilities shall be considered a conditional use in the Natural Environment and shall be placed underground.

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2. Utility systems shall be prohibited on natural shorelines, except where unavoidably necessary to cross a body of water.

Glossary

Accessory Building or Use

A building, part of a building or structure, or use which subordinate to, and the use of which is customarily incidental to that of the main building, structure, or use on the same lot.

Beach

The zone along the shoreline where there is continuous movement of sediment both laterally and vertically. This zone extends from the daily low water mark to where the permanent line of vegetation begins.

Boathouse

A covered or enclosed moorage space.

Buffer Strip

An area of land which:

- (1) serves to reduce the adverse impacts between land uses of different intensities or
- (2) serves to separate or identify transitions between land uses of the same intensity.

Bulkhead

A retaining wall uses to hold back earth and to provide a solid surface to resist wave action.

Bulkhead Line

A line established by the Federal government that marks the outer permissible limit for fills.

Channelization

The straightening, deepening, or widening of a stream channel for the purpose of increasing the stream carry capacity.

Conditional use

A use permitted in one or more environments as defined by this Master Program but which use, because of characteristics peculiar to it, or because of its size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same environment, and the ensure that such use shall not be inimical to the public interest.

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Dedication

The designation of land by its owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment for the public uses to which the property has been devoted.

Department

The Washington State Department of Ecology.

Development

A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal or 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 overlying lands subject to the Shorelines Management Act at any state of water level.

Dry Well

A pit filled with coarse rock or lined with crushed rock or gravel for use as a storm or sanitary sewage disposal method.

Dwelling Unit Density

Refers to the allowable number of dwelling units per acre of land.

Estuary

That part of the mouth or lower course of a river in which its current meets the lake's high water mark, and is subject to their effects.

Guidelines

Those guidelines adopted pursuant to the Shorelines Management Act of 1971.

Hearings Board

The shorelines hearings board established by the Shoreline Management Act of 1971.

Houseboat

A structure which floats on the water and is designed principally for residential use.

Impervious Surface

Those surfaces that do not allow the downward passage of water.

Interpretative Center

A facility containing artifacts, history, and information about a site in the immediate area.

Landing

A place at which logs are assembled for transportation in loads or rafts.

Launching ramps

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Areas solely developed for boating ingress and egress.

Levee, Dike

A broad embankment or earth built parallel with the river channel to contain over bank flow.

Linear Access

A trail, path, road, or launching ramp by which the public can travel to and along publicly owned water. Recreational activities such as swimming, hiking, shore fishing, hunting, and picnicking are typical activities requiring linear access.

Longshore Drift

This is the process by which the factors of prevailing wind and gravity act to move particles laterally along the shoreline.

Master program

The comprehensive shoreline use plan for Bonney Lake, and the use regulation together with maps, diagrams, charts or other descriptive material and text.

Merchantable timber

Timber which measures 8" in diameter at a height of 4 ½ feet.

Mining

The removal of naturally occurring materials from the earth for economic uses.

Net Acre

A parcel of land containing 30,000 square feet.

Nonconforming use

A lawful use of land or structure in existence on the effective date of this Master Program or at the time of any amendments thereto and which does not conform to the use regulations of the environment in which it is located.

Nonwater related uses

Those uses which do not need waterfront location to operate though easements or utility corridors for access to the water may desire.

Off premise advertising sign

A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located, or to which it is fixed.

Ordinary high water Mark

On all lakes, streams, and all water is that mark that will be found by examining the bed and banks and ascertaining where the presence and action of water are so common and usual, and so long contained in all ordinary years, as that of the abutting upland, in

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respect to vegetation as that condition exists on the effective date of this chapter or as it may naturally change thereafter: Provided, that in any area where the ordinary high water mark adjoining fresh water shall be the line of mean high water.

Outer Line

A line located and established in navigable waters as provided in Section 1, of Article 15 of State Constitution, beyond which the state shall never sell or lease any rights what so ever.

Outfall

The outlet or place of discharge of a sewer.

Permit

A Substantial Development Permit issued in compliance with the Shorelines Management Act of 1971 and the Shorelines Management Master Program for Bonney Lake.

Person

An individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local governmental unit however designated.

Pier

Dock or structure built over or floating upon the water extending from the shore, used as a landing place for marine transport or for recreational craft and associated recreational activities.

Point access

A trail, path, road, or launching ramp by which the general public can travel from a public road to a point of view or to a place suitable for launching a boat. Recreational activities such as motor boat launching, canoeing, kayaking, rafting, and viewing of scenic vistas are typical recreational activities requiring point access.

Privy

An outhouse used as a toilet.

Public access

A trail, path, road, or launching ramp by which the general public can reach the public waters from a public road.

Riprap

Broken stone placed on shoulders, slopes, or other such places to protect them from erosion.

Shorelines

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All of the water areas of Bonney Lake including reservoirs, and their associated wetlands, together with the land underlying them except (a) shorelines of statewide significance, (b) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic foot per second or less and the wetlands associated with such upstream segments, and (c) shorelines on lake less than twenty acres in size and wetlands associated with such small lakes.

Shoreline of statewide significance

Those shorelines described in Section 2 of the Shorelines Management Act of 1971.

Signs

A public display whose purpose it is to provide information, direction, or advertising.

Sign, informational

A sign designed to guide or direct pedestrians or vehicles.

Sign, warning

A sign designed to warn pedestrians or vehicles of some imminent danger.

Slash

The branches, bark, tops, chunks, cull logs, uprooted stumps, and broken or uprooted trees which remain on the ground after logging.

Streamway

That corridor of a single or multiple channel or channels, within which the usual seasonal or stormwater runoff peaks, are contained. The flora, fauna, soil, and topography are dependent on or influenced by the height and velocity of the fluctuating river currents.

Stringer bridge

A bridge constructed of lengths of timber supporting a number of small traverse members.

Substantial Development

Any development of which the total cost or fair market value exceeds two thousand five hundred dollars, or any development which materially interferes with the normal public use of the water or shorelines of the state; except that the following shall not be considered Substantial Developments for the purpose of this chapter:

- a. Normal maintenance or repair of existing structures or developments including damage by accident, fire, or elements.
- b. Construction of the normal protective bulkhead common to single family residences.
- c. Emergency construction necessary to protect property from damage by the elements.
- d. Construction of a barn or similar agriculture structure on wetlands.
- e. Construction or modification of navigational aids such as channel markers and anchor buoys.
- f. Construction on wetlands by an owner, lessee or contract purchaser of a single family residence for his own use or for the use of his family, which residence does not

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exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this chapter.

- g. Construction of a dock designed for pleasure craft only, for the noncommercial use of the owner of a single family residence, the cost of which does not exceed \$2,500.[*]
[*The current value is updated annually by the state and is now \$5,718.]

Variance

A modification of the specific standards of this program granted in accordance with the terms of this title for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and environment.

Water Dependent Uses

All uses which cannot exist in any other location and are dependent on the water by reason of the intrinsic nature of the operation.

Water Related Uses

Those uses which are not intrinsically dependent on waterfront location to continue their operation, but whose operation in Bonney Lake cannot occur economically, at this time, without a shoreline location.

Wetlands, Wetland Areas

Those lands extending landward for two hundred feet in all directions as measured on the a horizontal plan for the ordinary high water mark; and all marshes, bogs, and swamps, associated with the stream, lakes, and tidal waters which are subject to the provisions of the Shorelines Management Act.

Yarding

The operation of transporting timber from the cutting area to a yard or landing.

Conditional uses

The objective of a Conditional use provision is to provide more control and flexibility for implementing the regulations of the Master Program. With provisions to control undesirable effects the scope of lots within each of the five environments can be expanded to include many uses.

Uses considered to be conditional uses are those which may be permitted provided all of the following criteria are met:

1. That there is some necessity for a shoreline site for the proposed use or that the particular site applied for is essential for the use.

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2. The use will cause no unreasonably adverse effects on the environment or other uses.
3. The water, air, noise, and other classes of pollution will not exceed the level customarily found in that particular environment.
4. Design of the site will be compatible with the Master Program.
5. The use will not interfere with public use of public shorelines.

Unclassified Uses

All proposed uses not classified under one or more of the Master Program uses activities shall be considered a Conditional use and will be permitted provided the conditional use criteria are met.

