

Chapter IX

SHORELINE MANAGEMENT PROGRAM

IX-1 THE SHORELINE MANAGEMENT PROGRAM

The shorelines of Mason County are among the most valuable and fragile of its natural resources and there is great concern relating to their utilization, protection, restoration and preservation. In addition, ever-increasing pressures of additional uses are being placed on the shorelines, necessitating increased coordination in the management and development of the shorelines of the state. Unrestricted construction on privately owned or publicly owned shorelines is not in the best public interest; therefore regulation is necessary in order to protect the public interest associated with the shorelines, while, at the same time, recognizing and protecting private property rights, public rights of navigation and corollary rights incidental thereto consistent with the public interest.

The public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shorelines. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences, ports, shoreline recreational uses, including but not limited to, parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial development which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state.

The Shoreline Master Program (Mason County Code, Title 7) provides for the management of the shorelines by fostering all reasonable and appropriate uses. Its regulations implement the policies as outlined in this Chapter and are intended to protect against adverse effects on the public health, on the land and its vegetation and wildlife, and the waters and their aquatic life.

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Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water (RCW 90.58.020).

Application of Policies and Regulations. The policies and regulations shall apply to all the lands and waters which are designated in WAC 173-18, WAC 173-20, and WAC 173-22 to be under the jurisdiction of the Shoreline Management Act of 1971, as amended. The policies and regulations of the Shoreline Master Program are implemented through the designation of four Environment Designations: Urban, Rural, Conservancy, or Natural. The definition of these Environments are set forth in the Mason County Code 17.50.040 Shoreline Master Program Use Regulations.

The Environment Designations are set forth in WAC 173-16 and are described in Mason County Code 17.50.040. These Mason County shorelines include certain lakes, creeks and rivers, and islands, and the marine waters of South Hood Canal and South Puget Sound. In addition, important meaning is given to the waterbodies in Mason County designated as Shorelines of Statewide Significance. The Shorelines Management Act of 1971 has designated the following shoreline areas of Mason County as Shorelines of Statewide Significance:

1. Hood Canal
2. Lake Cushman
3. Skokomish River (downstream from the confluence of its North and South Forks)

The Act further states, concerning Shorelines of Statewide Significance: "The Legislature declares that the interest of all of the people shall be paramount in the management of shorelines of statewide significance." The Department, in adopting guidelines for shorelines of statewide significance, shall give preference to uses in the following order of preference which:

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

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of the natural shorelines of the state be preserved to the greatest extent possible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state in those limited instances when authorized, shall be given priority for single family residences, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state."

IX-2 SHORELINE MANAGEMENT PROGRAM POLICIES

In order to maintain consistency, the definition of terms that are described in the following policies are set forth in Mason County Code 17.50.040 Shoreline Master Program Use Regulations.

Agriculture

Definition

The cultivation of soil, production of crops or raising of livestock. Agricultural Practices include any activity whether for commercial or recreational use directly pertaining to production of food, fiber or livestock including but not limited to cultivation, harvest, grazing, animal waste storage and disposal, fertilization, suppression or prevention of diseases and insects. Excluded from this definition are transportation of products, related commercial or industrial uses such as wholesale and retail sales or final processing.

Policies

1. Soils that are well suited for agriculture, resource protection and open space should be protected from non-agricultural uses.
2. Erosion control measures should conform to guidelines and standards established by the USDA Soil Conservation Service.
3. Animal keeping areas should, when possible, be located outside the shoreline management area. When located in the shoreline management areas, they should be separated from water bodies by vegetated buffer strips.
4. Proper pasture maintenance and runoff practices should be employed to preclude contamination of surface water with livestock waste, to prevent the transmission of waterborne diseases to both human and livestock populations, and to preserve pasture vegetative cover and soil absorptive capacity.
5. Pasture siting practices that prevent contamination of watercourses and the destruction and erosion of vegetation and soil should be encouraged.
6. Buffer zones of permanent vegetation should be encouraged between pastures and tilled areas and associated water bodies to retard surface runoff, reduce siltation, and promote quality habitats for fish and wildlife.
7. Livestock waste should be disposed of in a manner that will prevent surface or ground water contamination.
8. Commercial feedlots should be restricted from locating on shorelines unless they can satisfactorily demonstrate that they will cause no adverse environmental impacts.
9. Pesticides should be used, handled, and disposed of in accordance with provisions of the Washington State Pesticides Application Act (RCW 17.21) and the Washington State Pesticide Act (RCW 15.57) to prevent contamination and sanitation problems.
10. Maintaining vegetative cover in areas subject to flooding should be encouraged.
11. Perennial wetlands should be encouraged for use in treatment of tillage runoff PROVIDED no adverse impacts to the receiving wetland would occur.

Aquaculture

Definition

Aquaculture involves the culture and farming of food fish, shellfish, and other aquatic animals and plants in lakes, streams, inlets, bays and estuaries. Methods of aquaculture include, but are not limited to, fish pens, shellfish rafts, racks and longlines, seaweed floats and the culture of clams and oysters on tidelands and subtidal areas. Excluded from this definition are related commercial or industrial uses such as wholesale and retail sales, or final process and freezing.

Policies

1. Potential locations for aquaculture practices are relatively restricted due to specific biophysical requirements such as water quality, temperature, substrate, dissolved oxygen, and salinity. Priority should be given to aquaculture uses in areas having a high potential for such uses.
2. The County should strengthen and diversify the local economy by encouraging aquaculture uses.
3. Shoreline and upland development in productive aquaculture areas or those areas with a high potential for aquaculture uses should be reviewed for detrimental impacts on aquaculture.
4. Recognition should be given to the possible detrimental impacts that aquacultural activities might have on the aesthetic quality of the shoreline area.
5. Structures or activities associated with aquaculture should be located inland from shoreline areas unless clearly shoreline dependent.
6. Aquacultural activities should be operated in a manner that allows navigational access to shoreline owners and commercial traffic.
7. Flexibility to experiment with new aquaculture techniques should be allowed.
8. Proposed surface installations should be reviewed for conflicts with other uses in areas that are utilized for moorage, recreational boating, sport fishing, commercial fishing or commercial navigation. Such surface installation shall incorporate features to reduce use conflicts.
9. Maximum effort to protect water quality should be made in areas with high potential for aquaculture and current aquaculture areas that have been identified as sensitive areas.

Forest Management Practices

Definition

Any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing of timber including but not limited to: (1) road and trail construction; (2) harvesting; (3) pre-commercial thinning; (4) forestation; (5) fertilization; (6) prevention and suppression of disease and insects; (7) salvage of timber; (8) brush control; and (9) slash and debris disposal. Excluded from this definition is preparatory work such as tree marking, surveying and removal of incidental vegetation such as berries, greenery, or other natural products whose removal cannot normally be expected to result in damage to shoreline natural features. Log storage away from forestlands is considered under Industry.

Policies

1. Revegetation of all denuded areas in an Urban Residential Environment should be accomplished as quickly as feasible. Stabilization measures should be provided for all critical areas, such as road cut and filled slopes. Seeding, mulching, matting, planting, and fertilizing may be necessary in some areas.

2. In general, harvesting of timber is discouraged in a Natural Environment.
3. In cases of natural catastrophe, infestation, or disease, special permits may be issued in a Natural Environment.
4. After completion of harvesting, deep gouges and ruts should be graded to a normal contour and necessary water bars installed.
5. When practical, forest management road systems will be designed outside the shoreline area.
6. Prime consideration must be given to shorelines. Selective removal of timber adjacent to waterways must be practiced whenever possible; PROVIDED that other timber harvesting methods may be allowed in those limited instances where topography, soil conditions, and silvicultural practices necessary for regeneration render selective logging ecologically detrimental; and PROVIDED further, that clear cutting of timber which is solely incidental to the preparation of the land for other uses may be allowed.

Commercial Development

Definition

Uses and facilities that are involved in wholesale or retail trade or business activities. Water dependent commercial uses are those commercial activities that cannot exist in other than a waterfront location and are dependent on the water by reason of the intrinsic nature of its operation.

1. **Home Occupation**. A business conducted within a dwelling which is the residence of the principal practitioner. A Home Occupation may be reviewed as a residential use provided it complies with all applicable County Ordinances and no alteration is made to the exterior of the residence or site which would alter the character of the site as a residential property including parking and signs. Home Occupations which require more than \$2,500 in exterior development costs require a Substantial Development Permit.
2. **Cottage Industry**. Small scale commercial or industrial activities on residential properties performed in the residence or building accessory thereto. The principal practitioner must reside on the property. Cottage Industries are considered as residential use and minor commercial development and are Substantial Development under this Master Program, provided they do not alter the character of the site as a residential property and wholesale and retail trade are minimal. Cottage Industries must comply with all applicable County Ordinances and require a Conditional Use Permit.

Policies

1. Commercial development on shorelines should be encouraged to provide physical and/or visual access to the shoreline, and other opportunities for the public to enjoy the shoreline.
2. Multiple use concepts, which include open space and recreation, should be encouraged in commercial developments.
3. Commercial development should be aesthetically compatible with the surrounding area. Structures should not significantly impact views from upland properties, public roadways or from the water.
4. The location of commercial developments along shorelines should ensure the protection of natural areas or systems identified as having geological, ecological, biological, or cultural significance.
5. Commercial developments should be encouraged to be located inland from the shoreline area unless they are dependent on a shoreline location. Commercial developments should be discourage over-water or in marshes, bogs, swamps and floodplains.
6. New commercial development in shorelines should be encouraged to locate in those areas with existing commercial development that will minimize sprawl and the inefficient use of

shoreline areas.

7. Parking facilities should be placed inland, away from the immediate water's edge and recreational beaches.
8. Commercial development should be designed and located to minimize impacts of noise and/or light generated by the development upon adjacent properties. Commercial developments, which generate significant noise impacts, should be discouraged.

Marinas

Definition

A commercial moorage with or without dry storage facility for over ten pleasure or commercial craft excluding canoes, kayaks and rowboats. Goods or services related to boating may be sold commercially. Uses associated with marinas shall conform to the regulations for these uses.

Policies

1. Marinas and boat launching facilities should be located in areas where parking and access to the facility can be accommodated without causing adverse impacts upon adjacent properties or endanger public safety.
2. Proposals should be planned and developed where regional and local evidence of substantial need exists.
3. Shallow water embankments should not be considered for overnight or long-term moorage facilities.
4. New construction should be aesthetically compatible with the existing surroundings and not degrade existing views.
5. Marinas and public launch ramps are preferred rather than the development of individual docks and piers for private, non-commercial pleasure craft.
6. In locating marinas, special plans should be made to protect the fish, shellfish, and other biological resources that may be harmed by construction and operation of the facility.
7. Special attention should be given to the design and development of operational procedures for fuel handling and storage in order to minimize accidental spillage and provide satisfactory means for handling those spills that do occur.

Mining

Definition

Mining means the extraction or removal of sand, gravel, minerals or other naturally occurring materials from the earth.

Policies

1. Recognizing that minerals, especially sand, gravel, and quarry rock are valuable resources yet are relatively limited in quality and quantity, and that shorelines are also a valuable and limited resource where mining has severe impacts if occurring within the shoreline area, mining and accessory activities shall be conducted to the extent feasible in a manner consistent with the shoreline resource. Therefore, mining activities shall not result in permanent, significant damage to the shoreline environment. Provisions should also be made to maintain areas of historic, cultural, or educational significance on or adjacent to mining sites, and mining in unique, natural, or fragile shoreline areas shall not be allowed.

2. To the extent feasible, accessory equipment, and materials essential to mining operations in shoreline shall be stored, sited, and operated as far landward from the ordinary high water mark as possible.
3. Screening and buffering measures shall, as far as is reasonably feasible, utilize natural vegetation and topography of the site.
4. Screening and buffering shall use topography and natural vegetation to the extent feasible and shall be maintained in effective condition.
5. Mining shall not be allowed on marine beaches.
6. All practical measures should be taken to protect water bodies from all sources of pollution, including sedimentation and siltation, chemical and petrochemical use and spillage, and storage or disposal of mining wastes and spoils. Maximum protection should be provided for anadromous fisheries' resources.
7. Mining activities should allow the natural shoreline systems to function with a minimum of disruption during their operations and should return the site to as near natural a state as possible upon completion.
8. Mining operations should minimize adverse visual and noise impacts on surrounding shoreline areas.
9. Provisions should be made to maintain areas of historic cultural, or educational significance on or adjacent to mining sites.
10. The on-site handling of materials (including screening, washing, crushing, sorting, loading, stockpiling and storage operations) should be conducted landward of the shoreline.

Outdoor Advertising, Signs And Billboards

Policies

1. Wherever feasible, outdoor advertising, signs and billboards should not be placed in such a manner as to degrade or impair visual access to the shoreline and water. Location or placement should be on the upland side of transportation routes unless it can be shown that views will not be obstructed.
2. All outdoor advertising, signs and billboards shall comply with State and County regulations.
3. Wherever feasible, outdoor advertising signs and advertising shall be placed on or against existing buildings to allow maximum visibility of shoreline and water areas.
4. In Conservancy Environment: where feasible, permitted signs shall be located on the upland side of transportation routes parallel or adjacent to shoreline and water areas.

Residential Development

Definition

The development of land or construction or placement of dwelling units for the purpose of residential occupancy. This shall apply to all single family and multi-family dwellings, and any other accessory structure, including decks, garages and fences.

Policies

1. Over-water residential development should not be permitted.
2. Sewage disposal facilities, as well as water supply facilities, should be provided in

- accordance with appropriate state and local health regulations. Storm drainage facilities should be separated, not combined with sewage disposal systems.
3. Residential development in geologically hazardous areas or in areas subject to flooding should not be permitted.
 4. Residential development in shoreline areas should be designed to preserve natural drainage courses.
 5. Subdivisions should maintain usable waterfront areas for the common use of all property owners within the development.
 6. Residential development on shorelines and wetlands should be planned with minimum adverse environmental and visual impact. Structures should be designed and located to not significantly block views of adjacent residences.
 7. Residential developments created after the effective date of this program should provide adequate common access to the shoreline and open space along the shoreline for all residents of the development. The access and open space should be of adequate size to provide for recreation land to ensure against interference with adjacent properties.
 8. A variety of housing types on land should be encouraged, provided that they are consistent with the environment designation criteria.
 9. Residential structures should be located to minimize obstruction of views of the water from upland areas. The intent of this policy is to encourage the retention of views in and through new residential developments. This policy is not intended to prohibit residential development of a shoreline lot simply because it may impact or eliminate views from upland property.
 10. Residential development along shorelines should be designed and sited to make shoreline protection measures unnecessary.
 11. New residential development should be encouraged to cluster dwelling units in order to preserve natural features, minimize physical and visual impacts and reduce utility and road costs.
 12. The overall density of development, lot coverage and height of structures should be appropriate to the physical capabilities of the site. Particular attention should be given to the preservation of water quality and shoreline aesthetic characteristics. Density should be consistent with density provisions of local plans, codes, and ordinances.

Accessory Living Quarters

Definition

Separate living quarters, attached or detached from the primary residence which contain less habitable area than the primary residence.

Policy

Accessory living quarters for the use of guests, employees or immediate family members should be allowed as a Substantial Development, when minimal impact would occur to the surrounding area. The cumulative impact of like structures on neighboring properties must be considered.

Utilities

Policies

1. If possible, power distribution and telephone lines should be placed under ground in any new

- residential, commercial, public, or view area near the shores of a water body.
2. High voltage transmission lines should be placed in the water only when there is no reasonable alternative.
 3. The possibility of making use of public utility rights-of-way to provide additional public access to lakes, streams, or saltwater should not be overlooked when granting such rights-of-way. Planning for location of towers, substations, valve clusters, etc., so as not to obstruct such access should be pursued.

Ports And Water-Related Industry

Definition

Ports are centers for water-borne traffic and as such have become gravitational points for industrial/manufacturing firms. Heavy industry may not specifically require a waterfront location, but is attracted to port areas because of the variety of transportation available.

Policies

1. Port facilities should be designed to permit viewing of harbor areas from viewpoints which would not interfere with port operations or endanger public health and safety.
2. Sewage treatment, water reclamation, desalinization and power plants should be located where they do not interfere with and are compatible with recreational, residential or other public uses of the water and shore lands. Waste treatment points for water-related industry should occupy as little shoreline as possible.
3. Land transportation and utility corridors serving ports and water-related industry should follow guidelines provided under the sections dealing with utilities and road and railroad design and construction. Where feasible, transportation and utility corridors should be located upland to reduce the pressures for the use of waterfront sites.
4. Master Program planning should be based on a recognition of the regional nature of port services. Prior to allocating shore lands for port uses, local governments should consider statewide needs and coordinate planning with other jurisdictions to avoid wasteful duplication of port services within port services regions.
5. Water-related sites should be planned so as to avoid wasteful use of the limited supply of shore; therefore, shorelines should ultimately be used only by industries specifically requiring waterfront sites. Industries linked to them but not requiring use of actual waterfront should not be located on the shoreline. Mason County and Shelton should take steps to reserve industrial sites in upland locations near present water-related industries so as to have adequate backup space.
6. Port districts should reserve ample sites inland for public terminals and supporting ancillary facilities.
7. Industries should be encouraged to use cooperative waste disposal and reclamation systems, thereby releasing valuable acreage for other uses.
8. Docking and storage facilities on the waterfront should be shared where possible.

Shoreline Modification Activities: Bulkheads

Definition

Bulkheads are retaining wall-like structures whose primary purpose is to hold or prevent sliding of soil caused by erosion and wave action and to protect uplands and fills from erosion and wave action.

Policies

1. Bulkheads should be located, designed and maintained to protect natural shore features and the integrity of the natural geohydraulic system, including feeder bluffs, littoral drift corridors and accretion beaches.
2. Bulkheads should be located, designed and maintained in a manner that will conserve and enhance water quality, fish, shellfish, and other wildlife resources and habitats.
3. Owners of property containing feeder bluffs should generally be discouraged from constructing bulkheads, particularly in areas not already developed or not already subject to shoreline modification.
4. Bulkhead construction should be permitted only where protection to upland areas or facilities is provided, not for the indirect purpose of creating land by filling behind the bulkhead.
5. Property owners should be encouraged to coordinate bulkhead development for an entire drift sector to avoid causing erosion on adjacent properties.
6. Bulkheads should be allowed only where evidence is present that one of the following conditions exists:
 - a) Serious wave erosion threatens an established use or existing buildings on upland property.
 - b) The proposed bulkhead is necessary to the operation and location of water dependent and/or water related activities consistent with the Master Program. In addition, it must be demonstrated that other alternatives are not feasible and that such bulkheads meet other policies and regulations of this chapter.
 - c) The proposed bulkhead is necessary to re-establish a shoreline boundary that has been eroded away within the past two years, the proposed bulkhead will replace a bulkhead which has failed within the past five years. The burden of proof is on the applicant. Re-establishment of all other historical shoreline boundaries is prohibited when it does not meet the criteria of this chapter.

Shoreline Modification Activities: Breakwaters, Jetties And Groins

Definitions

Breakwaters. Protective structures usually built off shore to protect harbor areas, moorage, navigation, beaches and bluffs from wave action. Breakwaters may be fixed, open pile, or floating.

Jetties. Structures generally built singly or in pairs perpendicular to the shore at harbor entrances or river mouths to prevent the shoaling or accretion of littoral drift. Jetties also protect channels and inlets from storm waves and cross currents.

Groins. A barrier type of structure extending from the beach or bank into a water body for the purpose of the protection of shoreline and adjacent uplands by influencing the movement of water or deposition of materials. Generally narrow and of varying lengths, groins may be built in a series along the shore.

Policies

1. Because the purpose of these structures is to modify complex water movement and littoral drift systems and may thus impact the shoreline outside the project boundaries, professional design by a registered engineer is encouraged and may be required.
2. Floating breakwaters are preferred to solid landfill types to maintain sand movement and fish habitats.
3. When planning for breakwaters and jetties or groins, the County should consider entire

systems or sizable stretches of rivers or marine shorelines. This planning should consider off-site erosion or accretion that might occur as a result of these shoreline structures or activities. These structures should be developed in a coordinated manner among affected property owners and public agencies.

4. Jetties should generally be discouraged because they partially or totally block shore processes, are irreversible in nature and require an on-going and costly dredging or beach feeding program to alleviate erosion or accretion problems.
5. Marine groins should generally be discouraged because they purposefully trap and accrete beach forming material, yet erode down drift beaches which may have adverse effects on other shore resources and habitats.
6. Breakwaters, jetties and groins should be located and designed so as to minimize adverse impacts on fish and wildlife resources and habitats.
7. Artificial beach feeding and enhancement proposals that do not use jetties or groins should be encouraged over developments requiring the use of such structures.

Landfill

Definition

The creation of or addition to a dry upland area by depositing materials. Depositing topsoil for normal landscaping purposes is not considered a landfill.

Policies

1. Any permitted fills or shoreline cuts should be designed so that no significant damage to existing ecological values or natural resources, or alteration of local currents will occur, creating a hazard to adjacent life, property, ecological values, or natural resources.
2. Priority should be given to landfills for water dependent uses.
3. In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment of water flow and circulation, reduction of water quality and destruction of habitat should be considered.

Dredging

Definition

The removal, displacement, and disposal of unconsolidated earth material such as silt, sand, gravel, or other submerged material from the bottom of water bodies, ditches or natural wetlands: maintenance dredging and other supportive activities are included in this definition.

Policies

1. Upstream migration and downstream escapement of migratory fish should be considered. If dredging operations wholly involve a creek, stream, or river channel, or other recognized fish migration route, these operations should be restricted to 12 hours per day to allow for successful passage of these fish.
2. In Rural, Conservancy and Natural Environments: Dredging operations in certain environmental conditions could be extremely detrimental and should be carried out only as a means to preserve, protect, or improve existing conditions.

Flood Protection And Shoreline Stabilization

Policies

1. Shoreline stabilization and flood protection planning should be undertaken in a coordinated manner among affected property owners and public agencies and should consider entire systems or sizable stretches of rivers, lakes or marine shorelines. Thus planning should consider the off-site erosion, accretion or flood damage that might occur as a result of stabilization or protection structures or activities.
2. Shoreline stabilization and flood protection works should be located, designed, constructed and maintained to provide:
 - Protection of the physical integrity of the shore process corridor and other properties which may be damaged by interruptions of the geohydraulic system;
 - Protection of water quality and natural ground water movement;
 - Protection of valuable fish and other life forms and their habitat vital to the aquatic food chain;
 - Preservation of valuable recreation resources and aesthetic values such as point and channel bars, islands and other shore features and scenery.
3. Non-structural flood control solutions should be used wherever possible, including prohibiting or limiting development in historically flood prone areas, regulating structural design and limiting increases in peak flow runoff from new upland development. Structural solutions to reduce shoreline damage should be allowed after it is demonstrated that non-structural solutions would not be able to reduce the damage.
4. Substantial stream channel modification, realignment and straightening should be discouraged as a means of shoreline stabilization and flood protection.
5. In design of publicly financed or subsidized works, consideration should be given to providing public pedestrian access to the shoreline for low-intensity outdoor recreation.

Transportation Facilities

Policies

1. Roads should be located on stable soils, back from a water channel using routes that avoid slumps, wetlands, and natural drainage areas. When this is not possible, corrective stabilization measures should be used.
2. Major highways, freeways and railways should be located away from shorelands.
3. Road locations should be planned to fit the topography so that minimum alterations of natural conditions will be necessary.
4. Scenic highways should have provisions for safe pedestrian and other non-motorized travel. Also, provisions should be made for sufficient viewpoints, rest areas and picnic areas on public shorelines.
5. Extensive loops or spurs of old highways with high aesthetic quality should be kept in service as pleasure bypass routes, especially when main highways, paralleling the old highway, must carry large traffic volumes at high speeds.
6. Roads located in wetland areas should be designed and maintained to prevent erosion and to permit the natural movement of ground water.
7. Location of roads and railroads should not require the rerouting of stream and river channels.
8. Roads and railroads should be designed, constructed and maintained to minimize erosion

- and to permit natural movement of ground water and flood waters to the extent practical.
9. All debris, overburden and other waste materials from construction should be disposed of in such a way as to prevent their entry by erosion from drainage, high water, or other means into any surface water body.
 10. Waterway crossings should be designed and constructed to maintain normal geohydraulic processes, as well as to minimize interruption of flood water flow.
 11. The number of waterway crossings should be minimized.
 12. New transportation facilities should be located and designed to minimize the need for shoreline protection measures.
 13. Trail and bicycle systems should be encouraged along shorelines to the maximum extent feasible.
 14. All transportation facilities in shoreline areas should be located, designed, constructed and maintained to cause the least possible adverse impacts on the land and water environments, should respect the natural character of the shoreline and should make every effort to preserve wildlife, aquatic life and their habitats.
 15. Abandoned or unused road or railroad right-of-way which offer opportunities for public access to the water should be acquired or retained for such use.

Piers and Docks

Definition

A structure built over or floating upon the water, used as a landing place for marine transport or for commercial or recreational purposes. Structures regulated include piers and docks, floats, stairways, marine railways, mooring buoys and boat ramps.

Policies

1. Piers and docks should be designed and located to minimize obstruction of views and conflicts with recreational boaters and fishermen.
2. Cooperative uses of piers and docks are favored, especially in tidal waters.
3. The type, design and location of docks and piers should be compatible with the shoreline area where they are located. Consideration should be given to shoreline characteristics, tidal action, aesthetics, adjacent land and water uses.
4. Priority should be given to the use of community piers and docks in all new waterfront subdivisions. In general, encouragement should be given to the cooperative use of piers and docks.
5. Mooring buoys and floats are preferred over piers and docks.
6. Joint use stairways are preferred over individual stairways.
7. Boathouses and covered moorages shall be discouraged.

Archaeological Areas and Historic Sites

According to anthropological data, human habitation of the shoreline areas of Mason County spans hundreds, most likely thousands, of years. Due to climate, vegetation and the effects of population changes, visible evidence of such habitation is primarily that of the last 50 years. Frequently, sites are discovered during construction of buildings, transportation routes (including trails), bridges, ditching, drilling and the like.

Because of their rarity and the education link they provide to our past, these locations should be preserved. Because of their delicate nature, the utmost care and caution must be used in any development of these areas. Thus, these guidelines should be closely adhered to in all areas, whether Urban, Rural, Conservancy or Natural.

Policies

1. The Shorelines Advisory Board should know of these areas and consult with professional archaeologists to identify areas containing potentially valuable archaeological data, and to establish procedure to salvage this data.
2. Where possible, sites should be permanently pressured for scientific study and public observation. In areas known to contain archaeological data, local governments or the Shorelines Advisory Board should attach a special condition to the shoreline permit providing for a site inspection and evaluation by an archaeologist to ensure that possible archaeological data is properly salvaged. Such a condition might also require approval by local government before work can resume on the project following such an examination.
3. Shoreline permits, in general, should contain special provisions which require developers to notify local governments if archaeological data is uncovered during excavation.
4. On sites not designated by archaeological and historical authorities but where the above artifacts are found, the archaeological or anthropological, and historical authorities should be notified.
5. The National Historic Preservation Act of 1966 and RCW 43.51 provide for the protection, rehabilitation, restoration and reconstruction of districts, sites, building, structures and objects significant to American and Washington history, architecture, archaeology or culture. The State Legislature names the Director of the Washington State Parks Planning and Resources Department as the person responsible for this program.

Recreational Development

Definition

Recreational development includes facilities such as campgrounds, recreational vehicle parks, day use parks, etc. This applies to both publicly and privately owned shoreline facilities intended for use by the public or private club, individual group or association.

Policies

1. Shoreline developments that serve a variety of recreational needs should be encouraged.
2. All proposed recreational developments should be designed, located and operated to protect the quality of scenic views and to minimize adverse impacts on the environment. Favorable consideration should be given to those projects which compliment their environment.
3. Publicly owned property which provides public access to a body of salt or fresh water

- should be retained for public use.
4. Public agencies, private individuals, groups and developers should be encouraged to coordinate development projects to mutually satisfy recreational.
 5. Recreational facilities should make adequate provisions for:
 - a. traffic, both inside and outside the facility
 - b. proper water, solid waste and sewage disposal methods;
 - c. security and fire protection;
 - d. the prevention of overflow and trespass onto adjacent properties, including but not limited to landscaping, fencing and posting of property;
 - e. buffering of development from adjacent private property.
 6. Facilities for intensive recreational activities should be permitted only where sewage disposal and garbage disposal can be accomplished without altering the environment adversely.
 7. Where appropriate, non-intensive recreational use should be allowed on floodplains that are subject to recurring flooding.
 8. Off-shore recreational devices should be allowed and should be designed to not unduly interfere with navigation of waterways.
 9. Trails and pathways on steep shoreline bluffs should be designed to protect bank stability.
 10. Public recreational developments should be consistent with adopted park, recreation and open space plans for the County.
 11. The development of small, dispersed recreation areas should be encouraged.
 12. The linkage of shoreline parks, recreation areas and public access points by linear systems, such as hiking paths, bicycle paths, easements and scenic drives should be encouraged.
 13. The use of off-road vehicles is discouraged in all shoreline areas except where special areas have been set aside for this purpose.

IX-3 CONDITIONAL USES

The purpose of a Conditional Use Permit is to allow greater flexibility in varying the new application of the use regulations of the Master Program. Conditional Use Permits should also be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58. In authorizing a Conditional Use, special conditions may be attached to the permit by local government or the Department to prevent undesirable effects of the proposed use.

IX-4 VARIANCES

The purpose of a Variance Permit is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth in the Master Program, where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.