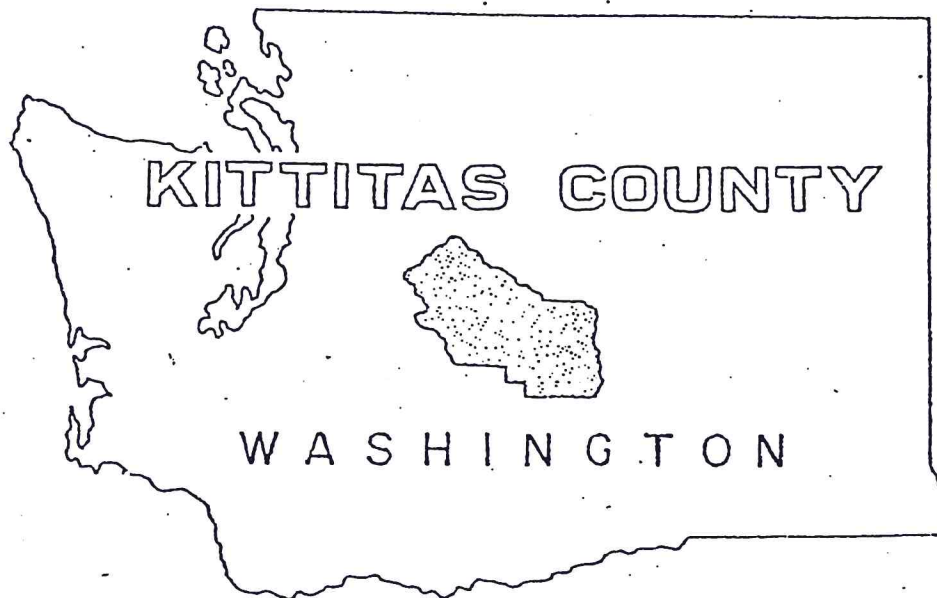


# Shoreline Master Program

for



MARCH 5, 1975

Section 10: Compliance. No structure or lot shall hereafter be used or occupied and no structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered except in compliance with the provisions of these Regulations and no lot area, yard, or other open space existing on or after the effective date of these Regulations shall be reduced in area, dimension or size below the minimum as required by these Regulations.

Section 11: Non-Conforming Uses. For the purposes of these Regulations, no use shall be considered as non-conforming. All uses existing prior to the adoption of this master program shall be allowed to continue and/or expand their present operation provided such expansion is incidental to the main use. Expansion, alteration, or modification of uses existing prior to the adoption of this master program shall comply with all appropriate sections of this master program dealing with such changes. This section in no way shall negate the permit requirement of RCW 90.58.

Section 12: Environments. The Shoreline Environments are used as a system of categorizing shoreline areas according to management's objectives and the character of the shoreline. The following four Environments are hereby established:

- (1) Urban Environment. The Urban Environment is characterized by high density land uses, high land values, major public and private capital investments. This Environment does not necessarily include all shoreline areas within an incorporated city, but it is particularly suitable to those areas which are presently subjected to extremely intensive use pressure as well as those areas planned to accommodate urban expansion. The management objective is one of optimum future utilization of land to public investment. In view of the intensity of present and future development and consequent population densities, there is a correspondingly high requirement for open space and access to the water in this Environment.
- (2) Rural Environment. The Rural Environment is characterized by agricultural activities. The management objectives are to protect agricultural land, maintain open space, and allow for recreational uses compatible with agricultural production.
- (3) Conservancy Environment. The Conservancy Environment is characterized by land uses which are primarily related to natural resource use. Management objectives are oriented toward maximizing sustained yield natural resource utilization, recreation, and low intensity recreational homes while restricting development in hazardous areas.
- (4) Natural Environment. The Natural Environment is characterized by land being relatively free of human influence, and having severe biophysical limitations for development. The presence of some unique natural or cultural feature which is sensitive to intensive human use is also an important criteria. In addition, the Natural Environment is intended for areas being of such a nature that its value is retained only in its natural condition. Management objectives are oriented toward preserving unique features, restricting activities which may degrade the actual or potential value of this Environment, and severely restricting development in hazardous areas.

Section 13: Shoreline Environment Designation Map. There is hereby made a part of this Master Program, a map which shall be officially known as the "Shoreline Environment Designation Map", but which, for the purpose of brevity shall be referred to in this Master Program as "The Map". There shall be only one official copy of this map which shall reside in the custody of the Kittitas County Auditor's Office. Unofficial copies of this map may be prepared for administrative purposes. The lines and information displayed on the map shall not be altered except through the procedure presented in Section 43 of these regulations.

The Map will show the areas of Cle Elum, South Cle Elum and Kittitas County which are under the jurisdiction of these regulations and clearly distinguish the four shoreline environments as they apply to the various lands and waters of Cle Elum, South Cle Elum and Kittitas County. The Map shall also contain written descriptions of the Environment boundaries, when the scale of the Map makes direct interpretation too difficult. Such written descriptions shall appear directly on the face of the Map.

Where uncertainty or conflict may occur in the exact location of a jurisdiction boundary line, or environment boundary line, the following rules will apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such lines.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following the corporate limits shall be construed as following such corporate limits.
- (4) Boundaries indicated as following railroad lines shall be construed to be halfway between railroad right-of-way lines.
- (5) Boundaries indicated as following shorelines or lakes or rivers shall be construed to follow such shorelines 200 feet to the upland side, and in the event of change in a shoreline shall be construed as moving with the actual shoreline.
- (6) Boundaries indicated as parallel to or extension of features indicated in subsections (1) through (5) shall be so construed.
- (7) Distances not specifically indicated on the map shall be determined by the scale of the map.
- (8) Where physical or cultural features existing on the ground are at variance with those shown on the map or in other circumstances not covered by (1) through (6) the Administrative Authority shall interpret the boundaries.

Section 14: Shoreline Setback Regulations. The regulations of this section shall govern the location and alignment of all structures.

- (1) Shoreline Setback. All structures shall be set back a minimum of 100 feet from the ordinary high water mark on all shorelines. However, in the Natural Environment, all structures and parking facilities shall be set back a minimum of 200 feet from the ordinary high water mark. Shoreline dependent structures shall not be subject to these setback requirements, but will be evaluated and established on a case by case basis.
- (2) Road Setback. All structures shall be located no closer than 25 feet from the edge of any dedicated public right-of-way.
- (3) Side Yard. There shall be a side yard of not less than 15 feet in all Environments except in the Urban Environment where the side yard shall be not less than 5 feet.
- (4) Rear Yard. There shall be a rear yard with a minimum depth of not less than 10 feet.

Section 15: Siting Regulations. The regulations in this section shall apply to all shoreline development and deal with their general location.

- (1) Navigation. Shoreline development shall not be located in areas where navigational access will be restricted.
- (2) Flood plain. All shoreline development located in a flood plain shall comply with the regulations in Section 25.
- (3) Public Access. Shoreline development shall not interfere with public access and enjoyment of nearby publicly owned land areas.
- (4) Parking. Parking facilities shall be located in areas which will be the least damaging to the natural character of the area and as far removed from the shoreline as possible.
- (5) Height Limitations. RCW 90.58.32. No structure shall exceed thirty-five (35) feet in height measuring from the average road grade level except as permitted in Section 12: Agriculture.

Section 16: Minimum Lot Sizes and Water Frontages. The regulations in this section shall apply to all residential structures.

- (1) Urban Environment.
  - (a) Minimum lot size shall be:
    - (i) One acre for lots served by individual wells and individual on-site sewage disposal systems.
    - (ii) Lots of less than one acre must be served by community water and sewer system.
  - (b) Minimum lot width at the property line on the ordinary high water mark shall be 60 feet.

- (2) Rural Environment
  - (a) Minimum lot size shall be that as established for the Agricultural Zone.
  - (b) Minimum lot width at the property line on the ordinary high water mark shall be 300 feet.
- (3) Conservancy Environment.
  - (a) Minimum lot size shall be:
    - (i) One acre for lots serviced by individual wells and individual on-site sewage disposal systems.
    - (ii) One-half acre for lots served by a community water and individual on-site sewage disposal system.
    - (iii) Lots less than one-half acre must be served by a community water and sewer system.
    - (iv) No lot shall be less than 7,200 square feet.
  - (b) A minimum lot width at the property line on the ordinary high water mark shall be 150 feet.
- (4) Natural Environment.
  - (a) Minimum lot size shall be 5 acres.
  - (b) Minimum lot width at the property line on the ordinary high water mark shall be 300 feet.
- (5) Grade and Lot Size. All minimum lot areas and widths listed in these Regulations shall be increased in relation to slope as given below:

Average Lot Grade	Percentage Increase In Area
0-10%	0%
11-15%	25%
16-21%	50%
22- %	100%

Section 17: Health and Sanitation. The regulations in this section shall apply to all shoreline development.

- (1) Water Supply. Adequate water supplies shall be available so that the ground water quality will not be endangered by overpumping. Such water supplies must be approved by the County Health Department.
- (2) Sewage Disposal. Sewage disposal facilities must be provided in accordance with appropriate state and local health regulations. Such treatment must receive approval from the County Health Department.
  - (a) Fill for the purposes of installing a septic tank and drainfield shall not be permitted.
  - (b) There shall be a minimum setback of 100 feet from the ordinary high water mark for all on-site sewage treatment systems.
- (3) Waste Disposal. Shoreline use activities where appropriate shall be equipped with receptacles to receive and/or dispose of rubbish, waste, and litter, so that water quality and/or quantity is not degraded or diminished and so that the aesthetic qualities of shoreline areas are not seriously jeopardized. Such disposal systems must receive approval from the County Health Department.

Section 18: Irrigation Protection and the Diversion of Water. All shoreline uses shall be constructed and maintained in such a way not to interfere with the diversion or delivery of water; irrigation easements, headditches, headgates, turnouts, and other necessary appurtenances that have prior rights shall be given priority.

The diversion of water for any purposes shall be done in accord with the Washington State Water Code.

Section 19: Protection of the Natural Shoreline Features. The regulations in this section shall apply to all shoreline development.

- (1) Resource Management. All construction shall be designed to protect the adjacent shoreline lands against erosion, uncontrolled drainage, slides, pollution, excessive excavations and fills and other factors detrimental to the environment, and shoreline development shall not

substantially diminish the natural quality or near natural qualities of nearby areas including the quality of the water involved.

- (2) Vegetation. Buffer strips of permanent vegetation between shoreline developments and associated water bodies are encouraged, and private and public land owners shall be responsible for the preservation of vegetation to minimize erosion within the shoreline area.
- (3) Project Area Restoration. Upon completion of installation of any substantial development which disrupts the environment, the disturbed area shall be regraded to compatibility with the natural terrain and replanted to provide an attractive vegetation cover which is harmonious with the surrounding area and the project requirements.

Section 20: Agriculture. The Act specifically exempts "construction of a barn or similar agricultural structure on wetlands. . ." from the permit system.

- (1) Urban Environment. All agricultural activities shall be permitted in shoreline areas designated Urban.
- (2) Rural Environment. All agricultural activities shall be permitted in shoreline areas designated Rural.
- (3) Conservancy Environment. Agricultural activities shall be permitted in shoreline areas designated Conservancy, provided that its operations do not substantially change the character of the environment.
- (4) Natural Environment. Agricultural activities shall be permitted in shoreline areas designated Natural, provided that its operations do not have a harmful ecological impact and that no extensive clearing, construction or other operations which will change the natural character of the area is necessary.
- (5) A permit will be required for the construction of a feedlot in any Environment.
- (6) In instances where feedlots are permitted at least 100 feet of vegetated area between confinement lots and the ordinary high water mark is required.
- (7) In instances where feedlots are permitted the operational guidelines for livestock waste management found in "Livestock Waste Management Guidelines" (E.M. 3479, Revised), Cooperative Extension Service, W. S. U., shall be followed.
- (8) There shall be no height limitation on any agricultural structure common to normal farming and ranching activities in Kittitas County.

Section 21: Aquaculture. Aquaculture means the farming of lakes or streams. It refers to the planting, feeding, raising, and harvesting of aquatic species and would include fish hatcheries and natural spawning grounds managed by the Department of Fisheries.

There are at present, no aquacultural enterprises in Kittitas County, but because aquaculture requires water of high quality, Kittitas County river systems might well provide an opportunity for such activities. If in the future, therefore, such enterprises were to locate on our shorelines, the regulations shall apply.

- (1) Urban Environment. All aquacultural activities shall be permitted on shorelines designated as an Urban Environment.
- (2) Rural Environment. All aquacultural activities shall be permitted in a Rural Environment provided that the construction and operation of such facilities does not adversely affect the normal operations or economic viability of nearby agricultural operations.

- (a) Signs indicating direction or identification of natural phenomena with a maximum area approved by the County Planner.
  - (b) Signs advertising the sale or rental of a premise or tract of land or a sign advertising material or workmanship used during construction or repairing or improving of a permitted structure; not artificially illuminated, or a temporary nature with a maximum area on one side of eight (8) square feet shall be permitted.
  - (c) All permitted signs shall be at least ten (10) feet from the property line and ten (10) feet from the ordinary high water mark.
- (3) All non-conforming signs in place at the time of adoption of the Master Program shall be removed or made conforming within three years from the adoption date. Non-conforming signs established during the three-year period following the adoption of the Master Program shall be removed or made conforming within three years from the adoption date. Non-conforming signs existing after three years from the adoption date shall be removed or made conforming by the owner of the property on which the sign is located. Removal or conformance shall be within fifteen days.
- (4) The Kittitas County Sign Ordinance shall be strictly enforced where applicable.
- (5) Off-premise outdoor advertising signs, where permitted, shall be located on the upland side of public transportation routes which parallel and are adjacent to rivers and water bodies. In no instance shall vistas and viewpoints be degraded by reducing visual access to the water by the placement of signs.

Section 32: Recreation. Kittitas County has much to offer in water related recreational activities. Over use or improper use of this resource can result in a diminishing quality, appeal and subsequent viability.

The regulations in this section shall apply to uses related to the recreational experience. The recreational experience may be either an active one involving boating, swimming, fishing or hunting or the experience may be passive such as enjoying the natural beauty of a lake, river or mountain vista.

It is the purpose of this section to foster practices which will preserve and/or enhance the natural shoreline qualities which are necessary to that recreational experience.

- (1) Urban Environment. Any recreational use shall be permitted.
  - (a) All recreational developments shall be landscaped.
- (2) Rural Environment. Only those recreational activities which will not interfere with the normal agricultural operations of neighboring or nearby areas shall be permitted. Particular care must be taken when granting permits so that all existing road easements, fence easements, and water easements, irrigation ditches and water rights shall be recognized.
- (3) Conservancy Environment. Recreational activities such as clubhouses, swimming beaches, developed camping and picnicing facilities shall be permitted provided the facility(ies) or structure(s) will not change or detract from the character of the local environment.
  - (a) Only that clearing of vegetation which is necessary to the development and use of a recreational structure, facility, or access road shall be permitted.
  - (b) Boat launching facilities shall be a conditional use.
- (4) Natural Environment. Recreational uses, such as nature trails, unimproved beaches, and primitive camp sites shall be permitted.
  - (a) Access through the area shall be by trail only.
  - (b) Facilities, such as toilet facilities or shelters which do not damage or detract from the qualities or condition of the environment shall be permitted, but must be located as far from the ordinary high water mark as possible.

- (c) Roads and parking shall remain outside of the Environment.
  - (d) The removal of vegetation in a Natural Environment shall be limited to that which is necessary for the construction of restrooms, shelters, trails and primitive camp sites. The removal of large trees for such purposes shall be prohibited.
  - (e) Sites shall be limited in number and shall be spaced to be compatible with existing vegetation and terrain.
- (5) Signs informing the public of areas available for their use should be posted. The signs should be informative and they should blend with the area.

Section 33: Residential. Shoreline permits are not required for construction on shorelines by an owner, lessee, or contract purchaser of a single family residence for his own use or for the use of his family. However, the Act established a basis for regulating them. (RCW 90.58.020 and 90.58.100)

A shoreline permit is required for the construction or addition to any multi-family residence in which the work exceeds \$1,000 in cost.

- (1) Urban Environment.
  - (a) Multi-family residences shall be permitted in an Urban Environment but must be serviced by municipal water and sewer.
  - (b) Single-family residences shall be permitted in an Urban Environment.
- (2) Rural Environment.
  - (a) Multi-family residences shall be prohibited in a Rural Environment.
  - (b) Single-family residences shall be permitted in a Rural Environment.
- (3) Conservancy Environment.
  - (a) Multi-family residences in the form of Planned Unit Developments shall be permitted as a conditional use in a Conservancy Environment.
  - (b) Single-family residences shall be permitted in a Conservancy Environment.
- (4) Natural Environment.
  - (a) Multi-family residences shall be prohibited in a Natural Environment.
  - (b) Single-family residences shall be permitted in a Natural Environment.

Section 34: Roads, Railroads and Bridges. A road is a linear passageway, usually for motor vehicles, and a railroad is a surface linear passageway with track for train traffic. Bridges shall be any structure whose purpose is to traverse a water body by connecting opposite shorelines. Roads built for the sole purpose of providing access to logging areas shall be regulated under Section 26.

- (1) Roads, railroads and bridges shall be permitted in the Conservancy, Rural and Urban Environments subject to the following:
  - (a) Road Construction:
    - (i) Roads shall be permitted when providing direct access to residences or other structures permitted in each Environment.
    - (ii) Roads necessary for normal agricultural activities shall be permitted.
    - (iii) Clearing for access roads and the running surface shall not be wider than absolutely necessary.
    - (iv) Roads crossing shorelines shall be permitted provided no alternative routes exist.
    - (v) Where dikes are present, they may be used in lieu of a thirty-five (35) foot setback.
  - (b) Railroad Construction:
    - (i) The construction of new railroad lines shall be permitted only where topography prohibits the construction on alternative routes located outside the designated shoreline area.

PLATE 20

GRANT COUNTY

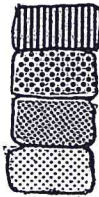
VANTAGE

WANAPUM LAKE

WANAPUM STATE PARK

WANAPUM DAM

GENERALIZED ENVIRONMENT DESIGNATIONS



URBAN  
RURAL  
CONSERVANCY  
NATURAL

5/4 INCH = 1 MILE





Google earth

