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Shoreline Environment Designations Report

Shoreline Master Program Update ● City of Long Beach ● March 2015

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Draft
Shoreline Environment Designations Report

Long Beach Shoreline Master Program Update

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Acronyms & Abbreviations

The first appearance in the text of each of the following acronyms and abbreviations is marked with the ⌖ symbol.

Ecology: Washington State Department of Ecology

MHW or MHT: Mean High Water or Mean High Tide

OHWM: Ordinary high water mark

RCW: Revised Code of Washington

SCA: Seashore Conservation Area

SCL: Seashore Conservation Line

SED: Shoreline Environment Designation

SF: square feet

SMA: Washington State Shoreline Management Act

SMP: Shoreline Master Program

SSWS: Shorelines of Statewide Significance

WAC: Washington Administrative Code

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Glossary

The first appearance in the text of each of the following words or phrases is marked with the ⌖ symbol.

1889 GOVERNMENT MEANDER LINE: The western limit of privately-owned beach property, the approximate location of mean high water⌖, at the time Washington achieved statehood in 1889. Also termed The 1889 Government Line or the Western Upland Boundary, or simply the 1889 Line.

ACCRETION: A gradual process in which layers of a material are formed as small amounts are added over time.

DEFLATION PLAIN: The low area between the foredune and old dune ridge, where the foredune blocks the deposition of new sand and wind scours and erodes the surface, often down to the water table.

ECOLOGICALLY INTACT: As relates to shorelines and as used in Washington Administrative Code [WAC]⌖ 176-26-211, those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies.

FOREDUNE: The large, currently developing primary dune, closest to the ocean.

INTERDUNAL WETLAND: Wetlands located in small interdunal depressions to extensive deflation plains⌖ behind stabilized foredunes⌖. Interdunal wetlands are primarily fresh water; they have mineral soil; and they are groundwater dependent with seasonal fluctuations.

MEAN HIGH WATER: The average of all the high water heights observed over a specific 19-year period (currently 1983 through 2001) called the National Tidal Datum Epoch. Also termed Mean High Tide.

MITIGATION SEQUENCING: A step-wise process whereby impacts to the environmental are mitigated, using a preferred order of steps/approaches, beginning with avoiding the impact altogether. The preferred order of mitigation sequencing is as follows:

1. Avoid
2. Minimize;
3. Rectify;
4. Reduce or eliminate over time;
5. Compensate for; and

6. Monitor impacts and mitigation.

ORDINARY HIGH WATER MARK (OHWM): On lakes, streams, and tidal water, that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water should be the line of mean higher high tide and the ordinary high water mark adjoining fresh water should be the line of mean high water.

RESIDUALLY SIGNIFICANT IMPACT: An environmental impact that, when after all mitigation sequencing[*] (see above) has been applied, remains significant.

SEASHORE CONSERVATION AREA (SCA): The area west of the SCL (see below), or lands west of the 1889 Government Meander Line deeded to the state of Washington, and under the control of the state of Washington to be used for recreational activities.

SEASHORE CONSERVATION LINE (SCL): Originally, a line established in 1968 approximately one hundred feet (100') east of the vegetation line; the area west of the SCL is included in the Seashore Conservation Area[*] (SCA)[*]. Now, a moveable line reviewed and re-established by the Washington State Parks & Recreation Commission every 10 years, starting in 1980. There are now 1968, 1980, 1990, 2000, and 2010 SCLs. The 1980 SCL is the current building setback line in Long Beach, and private construction may not occur west of the 1980 SCL.

SHORELINE ENVIRONMENT DESIGNATION (SED): A category-based system whereby shoreline lands with common or similar land use, physical, and/or biological characteristics can be classified. The environment designation system provides the framework for implementing shoreline management policies and regulations.

SHORELINE MASTER PROGRAM (SMP): Local land use policies and regulations designed to manage shoreline use. An SMP is intended to protect natural resources for future generations, provide for public access to public waters and shores, and plan for water-dependent uses. SMPs are created by an Ecology-local community partnership, and must comply with the Shoreline Management Act and Shoreline Master Program Guidelines.

SHORELINE MASTER PROGRAM GUIDELINES: Shoreline Master Program (SMP) Guidelines are state standards that local governments must follow in drafting their shoreline master programs. The Guidelines translate the broad policies of the Shoreline Management Act (Revised Code of Washington [RCW][*] 90.58.020) into standards for regulation of shoreline uses.

SHORELINES OF STATEWIDE SIGNIFICANCE: The area between the ordinary high water mark and the western boundary of the state from Cape Disappointment on the south to Cape Flattery on the north, including harbors, bays, estuaries, and inlets. The Washington

legislature has determined and declared the interest of all of the people should be paramount in the management of shorelines of statewide significance.

STAKEHOLDER: A party or entity (person, organization, group, etc.) who has an interest in the SMP update.

VISIONING: A community exercise whereby stakeholders[4] express how they envision the future. Visioning can identify common goals community members can collectively attempt to achieve.

WATER-ORIENTED USE: A use that is water-dependent, water-enjoyment, or water-related, or a combination of such uses. The three types of water-oriented uses are defined below.

> **WATER-DEPENDENT USE:** A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.
>
> **WATER-ENJOYMENT USE:** A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.
>
> **WATER-RELATED USE:** A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:
>
> 1. The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
> 2. The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

WETLAND(S): Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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Executive Summary

The City of Long Beach is preparing this Shoreline Environment Designations⌖ (SEDs)⌖ Report in accordance with terms and conditions of Grant Agreement No. G1400375 with the Washington State Department of Ecology (Ecology)⌖[1]. The current Shoreline Master Program⌖ (SMP)⌖ update, including this document, is intended to provide environmental protection for the area designated as "shorelines," to preserve and enhance public access to the shoreline, and to manage shoreline development.

Environment designations create are a system of land classification that is to some extent comparable to zoning, in that they both systems classify areas of land based on similarities and describe how these similar lands should be managed. While the purposes of zoning are to segregate unlike uses and put land to the use for which it is best suited, the purposes of the SED system are to achieve environmental protection, facilitate shoreline access, and allow for reasonable development in shoreline areas.

The system of five SEDs proposed in this report intends to protect shoreline resources, facilitate public access, and allow reasonable shoreline development. The system proposed herein does not deviate strongly from historic preservation and development patterns. However, it strives for no net loss of shoreline functions or values while increasing public access to the shoreline, increasing public shoreline recreational opportunities, and somewhat intensifying historical resort development. It does this with goals and strategies that will require new development to reduce its impact, increase public amenities, and restore shoreline functions where practicable. The city's intent is to accommodate modest and responsible development that will result in a *better* shoreline.

[1] The first use of an abbreviation, acronym, or term requiring definition in the document list of Acronyms & Abbreviations or its Glossary is marked with this ⌖symbol.

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1.0 Introduction

1.1 Background

As part of its SMP update, the city prepared several work products in accordance with the Ecology's Shoreline Master Program Guidelines[✦]. The City prepared an Inventory and Characterization Report (City of Long Beach, 2015a). That report identifies a total of ten (10) distinct "reaches," or analysis units: nine along the Long Beach shoreline landward (east) of the ordinary high water mark[✦] (OHWM)[✦] plus the beach and ocean west of the OHWM. The city then used that report as a basis for conducting a dialogue with its citizenry to identify a vision for the future of the Long Beach shoreline. A Visioning[✦] Report (City of Long Beach, 2015b) summarizes that effort and identifies preliminary goals and policies that could achieve the desired vision.

The next step in the SMP update process is to classify lands in the city's shoreline area into distinct categories called shoreline environment designations[✦] (SEDs)[✦] pursuant to Washington Administrative Code (WAC)[✦] sections 173-26-191(1)(d) and WAC 173-26-211. (see Appendix A to this report) Much like zoning, SEDs are a way of describing and managing lands with common land use, biological, and/or physical characteristics. They prescribe environmental protection measures, allowable use provisions, and development standards. The SED classification system provides the framework for implementing shoreline policies and regulations specific to a certain area.

1.2 Purpose of this Document

This purpose of this report is to identify the SEDs for the Long Beach shoreline. It is the next step in identifying how the distinct reaches along the shoreline will be managed, and how that management would fulfill the vision of a desired future shoreline.

1.3 How to Use this Document

In concert with other documents, and information, this document is meant to inform the city's development of its updated SMP. The public may best use this document to understand how specific lands might be managed under the updated SMP.

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2.0 Methodology

This chapter first describes key concepts and terms, including types of shoreline uses; a grasp of this information will facilitate an understanding of the methodology described in this chapter, and its application to the resulting classification described in Chapter 3. This chapter then describes the SEDs of the city's current (1997) SMP. Finally, it describes the SEDs of the state of Washington's current environment designation classification system.

2.1 Key Concepts and Terms

2.1.1 Geopolitical Features

The following features play important roles in discussing the shoreline and near-shore area, and several serve as important benchmarks for regulation.

The 1889 Government Meander Line. The western limit of privately-owned beach property and the approximate location of mean high water[illegible] (MHW)[illegible], at the time Washington achieved statehood in 1889. If property ownership extends westward to this line and not beyond, it is termed "Western Upland Boundary" ownership. Today, this line is well east of MHW.

The 1968 Seashore Conservation Line. The original Seashore conservation Line[illegible] (SCL) [illegible], this was a line located approximately 100' east of the visible vegetation line as it existed in 1968. It is important because some property ownership extends to this line, and it served as the original seashore building setback line for Long Beach under the SMA. It remains the shoreline building setback for a small area of the city's shoreline located between the beach approaches.

The 1980 Seashore Conservation Line. Starting in this year, the SCL became a moveable line reviewed and re-established by the Washington State Parks & Recreation Commission every 10 years. The 1980 SCL is the current shoreline building setback line in Long Beach, and private construction may not occur west of the 1980 SCL, except in one location where the 1968 SCL remains the shoreline building setback.

The Ordinary High Water Mark. The ordinary high water mark adjoining salt water is the line of mean higher high tide, and approximately the vegetation line at the waterward (western) base of the primary foredune. This is an important benchmark for state regulation, and shoreline jurisdiction is based on this line.

Long Beach Shoreline Jurisdiction. In Long Beach, shoreline jurisdiction includes the following areas:

- those located between the Long Beach city limits to the north and south, and from the OHWM to the east three nautical miles to the west; plus
- any associated wetlands (in the case of Long Beach, associated wetland are those located between the primary foredune and the old dune, which is located immediately west of Ocean Beach Boulevard).

2.1.2 Shoreline Uses

The following concepts are important to any discussion of shoreline area regulation, management, use, and development.

Water-Oriented Uses. Water-oriented is a general phrase covering several other more specific types of shoreline area land uses (see below). A water oriented-use is water-dependent, water-enjoyment, or water-related, or a combination of such uses.

> **Water-Dependent Use:** A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations. Examples of such uses that are located in the Long Beach shoreline include and are not limited to commercial fishing and shellfishing (fin fishing and crabbing), and stormwater outfalls.
>
> **Water-Enjoyment Use:** A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. Examples of such uses that are located in the Long Beach shoreline include and are not limited to recreational fishing and shellfishing (fin fishing and clamming), itinerant lodging, restaurants, beach access trails (Discovery, boardwalk, other access trails),and uses that accommodate or facilitate certain recreational activities such as swimming, wildlife viewing, sailboarding, skim boarding, beach driving.
>
> **Water-Related Use:** A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:
>
> 1. The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
> 2. The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.
>
> Examples of such uses that are or could be located in the Long Beach shoreline include and are not limited to near-shore amusements such as horse rentals for beach rides or rentals of beach-driven wind-powered recreational vehicles, and certain festivals.

Preferred Uses.

The SMA requires that preferred shoreline uses are those that are “consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states’ shorelines. . .”. Preferred uses include single-family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments, and other

developments that provide public access opportunities. To the maximum extent possible, state shorelines should be reserved for water-oriented uses as defined above.

The SMA affords special consideration to Shorelines of Statewide Significance[*] (SSWS)[*] that have greater than regional importance; the Long Beach shoreline is a SSWS. Preferred uses for SSWS are those—in order of priority—that accomplish the following:

1. recognize and protect the state wide 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 shoreline areas; and
6. increase recreational opportunities for the public in the shoreline area.

2.2 Review of Existing Long Beach SEDs

The city's current SMP includes five (5) SEDs: Urban Resort, Rural Resort, Rural Residential, Conservancy, and Natural. They are described in the current SMP by policies and regulations, summarized below, and are included in their entirety in Appendix B to this report.

2.2.1 Urban Resort

Location. Between the 1889 Government Line[*] on the east to the 1968 SCL on the west; between 11th Street Southwest on the south to 5th Street Southwest on the north. This encompasses Reach No. 2.

Purpose. To guide development of intensive visitor-serving accommodations and related amenities in the vicinity of the downtown core and ocean beach.

Classification Criteria. Location proximate to downtown core and already existing hotels and services, and near the boardwalk and ocean beach.

Management Policies. Development should be water-oriented, specifically water-enjoyment; if not, it must not displace or conflict with such uses. Sprawl should be avoided. Physical and/or visual access to the ocean must be a part of project design, and commercial development should include recreational and/or open space elements.

Regulations. Allowable uses include visitor-serving accommodations and restaurants, retail, convention facilities, entertainment, and recreational facilities; conditional uses include amusements, services, community/government facilities, and outdoor merchandising. Minimum lot size is 10,000 square feet (SF)[*]; maximum lot coverage is 75%; maximum building height is 55 feet.

2.2.2 Rural Resort

Location. Between the 1889 Government Line on the east to the 1980 SCL on the west, including the land west of the existing Our Place at the Beach and the existing Discovery Coast Inn located in Reach No. 1; undeveloped property immediately north of the 4th Street Northwest right-of-way located in Reach No. 4; the existing Chautauqua Lodge located in Reach No. 6; the land west of the Anchorage located in Reach No. 7; and from just south of the existing Breakers to 30th Street Northwest located in Reaches No. 8 and 9.

Purpose. To guide development of visitor serving accommodations and related amenities outside the downtown core and at a less intensive level than in the Urban Resort SED.

Classification Criteria. Located outside the commercial core, usually near residential development, potential negative externalities of operation are less than those of Urban Resort..

Management Policies. Same as for Urban Resort, above.

Regulations. Allowable uses include visitor-serving accommodations and restaurants, bars, convention facilities, and recreational facilities; conditional uses include community/government facilities and cottage industries. Minimum lot size is 10,000 SF; maximum lot coverage is 75%; maximum building height is 55 feet.

2.2.3 Rural Residential

Location. Between the 1889 Government Line on the east to the 1980 Shoreline Conservancy Line (SCL) on the west; in Reach No. 1, intermixed with Rural Resort and Conservancy lands; all of Reach No. 4, except a strip of Rural Resort as noted above; in Reach No. 6 east of Shoreview Drive; in Reach No. 7 intermixed with Conservancy lands; and in Reach No. 9 intermixed with Resort.

Purpose. To guide development of single- and multi-family development.

Classification Criteria. Lands abutting Conservancy lands, other residential lands, or Rural Resort lands.

Management Policies. Itinerant use of condominiums may be used unless they become too intrusive to permanent residents. As of this writing this has not yet occurred; condominiums located in the in the S2, Rural Residential (shoreline zoning)/S2, Shoreline Multi-family Residential (city zoning) district operate as vacation rentals without major conflicts.

Regulations. Allowable uses include single- and multi-family residences; conditional uses include Bed & Breakfasts and cottage industries. Minimum lot size is 10,000 SF for the first dwelling unit and 2,000 SF for each additional unit; maximum lot coverage is 50%; setbacks apply; maximum building height is 35 feet.

2.2.4 Conservancy

Location. All lands located between the 1980 SCL to the east and the 1990 SCL to the west; three parcels east of the 1980 SCL in Reach No. 1; all of Reaches No. 3 and 5; and four parcels east of the 1980 SCL in Reach No. 7.[2]

Purpose. To protect and preserve valuable natural resources (interdunal wetlands*, habitat, dunes, visual access to the west, etc.); west of the 1980 Line to provide storm protection.

Classification Criteria. Primarily undeveloped and generally undisturbed land.

Management Policies. Protect and preserve the public interest in these lands and their resources, and prevent harm to that interest; development of Conservancy lands is restricted to public access and public facilities.

Regulations. Allowable uses include interpretive, educational, and museum facilities adjacent to Rural Resort lands; the boardwalk and necessary utilities; beach access roads, trails, and comfort stations. Parcels under the control of the State of Washington should be kept natural, with trails and comfort stations allowed. Any alteration or development is reviewed for compatibility with the surrounding environment, effect on public access, and public benefit. Removal of sand west of the grass line is permitted in accordance with applicable WACs

2.2.5 Natural

Location. From the 1990 SCL on the east to three nautical miles west of the OHWM to the west, encompassing the ocean beach and Pacific Ocean.

Purpose. To facilitate public access to as well as use and enjoyment of the ocean beach, and to minimize any disturbance of this area.

Classification Criteria. Those lands that constitute the ocean beach and adjacent waters to the 3-mile limit.

Management Policies. Limit improvements to those that serve the common good.

Regulations. Allowable uses include recreation; the boardwalk and necessary underground utilities; and beach access roads and trails. Physical alterations are considered only when they serve to protect significant, unique or highly valued features which might otherwise be degraded or destroyed. Dunal areas are not altered except for roads and utilities on public rights-of-way and preserving views from ocean beach boardwalk. Removal of sand west of the grass line is permitted in accordance with applicable WACs.

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[2] Note: When the city's current SMP was approved in 1997, the 1990 SCL was for much of its length approximately the vegetation or grass line located at the western base of the primary foredune. Now—due to accretion*—in most locations, all or a portion of the primary foredune* is now located west of this line.

2.3 Review of SEDs as Currently Defined in State Code

Pursuant to WAC 173-26-211, an SMP must include a classification system of shoreline lands as well as provisions for their management or regulation based on that classification system. The city's current system is described in the previous section of this report. While an SMP is not duty-bound to utilize the state's currently-proposed system, if another system is used, it must provide shoreline protection equal to or greater than that provided by the state SED system. The state's currently-proposed system includes the following five SEDs: Natural, Rural Conservancy, Aquatic, High Intensity, and Shoreline Residential. This section describes the state's SED classification system as defined in WAC 173-26-211(5) (see Appendix A to this document), including the following information for each SED:

Purpose: Shoreline management objectives of a designation in a manner that distinguishes it from other SEDs.

Classification criteria: The basis for classifying or reclassifying a specific shoreline area into a specific SED.

Management policies: Assist to interpret SED regulations that each SMP will include, and to evaluate consistency with the relevant comprehensive plan.

Compare to Long Beach SEDs: How each SED of the state's currently-proposed system compares to the SEDs of the city's current (1997) SMP.

2.3.1 Natural

Purpose. To protect shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. Only very low intensity uses are allowed in order to maintain ecological functions and ecosystem-wide processes. Consistent with policies of the designation, local government should include planning for restoration of degraded shorelines within this environment.

Classification Criteria. The Natural SED should be assigned to shoreline areas if any of the following characteristics exist:

1. The shoreline is "ecologically intact"[4] and currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
2. The shoreline represents ecosystems and geologic types that are of particular scientific and educational interest; or
3. The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.

Such shoreline areas include largely undisturbed areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural

shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies. This term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development.

The term "ecologically intact shorelines" applies to all shoreline areas meeting the above criteria ranging from larger reaches that may include multiple properties to small areas located within a single property.

Management Policies.

1. Prohibited Uses

1.1 Any use that would substantially degrade the ecological functions or natural character of the shoreline area should not be allowed.

1.2 The following new uses should not be allowed in the Natural SED:

1.2.1 Commercial uses.

1.2.2 Industrial uses.

1.2.3 Nonwater-oriented recreation.

1.2.4 Roads, utility corridors, and parking areas that can be located outside of "Natural" designated shorelines.

1.3 New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed. Property may not be subdivided in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to shoreline ecological functions.

2. Conditional Uses

2.1 Single-family residential development may be allowed if density and intensity of such use is limited as necessary to protect ecological functions and be consistent with the purpose of the environment.

2.2 Commercial forestry may be allowed provided it meets the conditions of the State Forest Practices Act and its implementing rules and is conducted in a manner consistent with the purpose of this SED.

3. Permitted Uses

3.1 Agricultural uses of a very low intensity nature may be consistent with this SED when such use is subject to appropriate limitations to assure the use does not expand or alter practices in a manner inconsistent with the purpose of the SED.

3.2 Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed provided no significant ecological impact on the area will result.

Compare to Long Beach SEDs. This proposed designation most closely compares to the city's current Conservancy SED.

2.3.2 Rural Conservancy

Purpose. To protect ecological functions and to conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities.

Classification Criteria. The Rural Conservancy SED should be assigned to shoreline areas outside incorporated municipalities and outside urban growth areas, as defined by RCW 36.70A.110,[3] if any of the following characteristics apply:

1. The shoreline is currently supporting lesser-intensity resource-based uses, such as agriculture, forestry, or recreational uses, or is designated agricultural or forest lands pursuant to RCW 36.70A.170;
2. The shoreline is currently accommodating residential uses outside urban growth areas and incorporated cities or towns;
3. The shoreline is supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, or flood plains or other flood-prone areas;
4. The shoreline is of high recreational value or with unique historic or cultural resources; or
5. The shoreline has low-intensity water-dependent uses.

Areas designated in a comprehensive plan as "limited areas of more intensive rural development," as provided for in RCW 36.70A, may be designated an alternate shoreline environment, provided it is consistent with objectives of the Growth Management Act. "Master planned resorts" as described in RCW 36.70A.360 may be designated an alternate shoreline environment, provided the applicable master program provisions do not allow significant ecological impacts.

Lands that may otherwise qualify for this SED and which are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070 may be assigned a designation within this SED that allows mining and associated uses in addition to other uses consistent with the SED.

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[3] Given this criteria, the Rural Conservancy SED would not apply in Long Beach. The information on this SED is included for completeness.

Management Policies. Uses should be limited to those that sustain the shoreline area's physical and biological resources and uses of a nonpermanent nature that do not substantially degrade ecological functions or the rural or natural character of the shoreline area.

1. Prohibited Uses

1.1 Except as noted, commercial and industrial uses are not allowed.

1.2 Developments and uses that would substantially degrade or permanently deplete the biological resources of the area are not allowed.

2. Conditional Uses

2.1 Agriculture, commercial forestry, and aquaculture when consistent with provisions of this chapter.

2.2 Low-intensity, water-oriented commercial and industrial uses may be permitted in the limited instances where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use.

2.3 Mining is a unique use as a result of its inherent linkage to geology. Therefore, mining and related activities may be an appropriate use within the rural conservancy environment when conducted in a manner consistent with the environment policies and the provisions of WAC 173-26-241 (3)(h) and when located consistent with mineral resource lands designation criteria pursuant to RCW 36.70A.170 and WAC 365-190-070.

2.4 Construction of new structural shoreline stabilization and flood control works should only be allowed where there is a documented need to protect an existing structure or ecological functions and mitigation is applied, consistent with WAC 173-26-231. New development should be designed and located to preclude the need for such work.

New shoreline stabilization, flood control measures, vegetation removal, and other shoreline modifications should be designed and managed consistent with these guidelines to ensure that the natural shoreline functions are protected. Such shoreline modification should not be inconsistent with planning provisions for restoration of shoreline ecological functions.

3. Permitted Uses

3.1 Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating facilities, angling, hunting, wildlife viewing trails, and swimming beaches, are preferred uses, provided significant adverse impacts to the shoreline are mitigated.

3.2 Residential development standards should ensure no net loss of shoreline ecological functions and should preserve the existing character of the shoreline consistent with the purpose of this SED. As a general matter, meeting this provision will require density, lot coverage, vegetation conservation and other provisions.

3.3 Scientific studies support density or lot coverage limitation standards that assure that development will be limited to a maximum of ten percent total impervious surface area within the lot or parcel, will maintain the existing hydrologic character of the shoreline. However, an alternative standard developed based on scientific information that meets the provisions of this chapter and accomplishes the purpose of the environment designation may be used.

3.4 Master programs may allow greater lot coverage to allow development of lots legally created prior to the adoption of a master program prepared under these guidelines. In these instances, master programs should include measures to assure protection of ecological functions to the extent feasible such as requiring that lot coverage is minimized and vegetation is conserved.

Compare to Long Beach SEDs. Because this proposed designation applies only to non-incorporated areas, it does not compare to any of the city's current SEDs.

2.3.3 Aquatic

Purpose. To protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM.

Classification Criteria. The Aquatic SED should be assigned to lands waterward of the OHWM. Local governments may designate submerged and intertidal lands with shoreland designations (e.g., "high-intensity" or "rural conservancy") if management policies and objectives for aquatic areas are met. In this case, the SED used must provide regulations for managing submerged and intertidal lands that are clear and consistent with management policies for this Aquatic SED. Additionally, local governments may assign an "Aquatic" SED to wetlands.

Management Policies. All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

1. Prohibited Uses

No outright prohibitions are stated in the code, but conditional and allowable use are narrowly drawn.

2. Conditional Uses

2.1 New over-water structures only for water-dependent uses, public access, or ecological restoration.

The size of new over-water structures is limited to the minimum necessary to support the structure's intended use.

In order to reduce impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.

2.2 Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should be allowed only where necessary to achieve objectives of RCW 90.58.020, and then only when impacts are mitigated according to the sequence described in WAC 173-26-201 (2)(e) as necessary to assure no net loss of ecological functions.

3. Permitted Uses

Local governments should reserve shoreline space for shoreline preferred uses. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical habitats, aesthetics, public access and views.

Compare to Long Beach SEDs. This proposed designation most closely compares to the city's current Natural SED.

2.3.4 High Intensity

Purpose. To provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

Classification Criteria. The High Intensity SED should be assigned to shoreline areas located within incorporated municipalities, urban growth areas, and industrial or commercial "limited areas of more intensive rural development," as described by RCW 36.70A.070, if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

Management Policies. Rather than state outright use prohibitions, conditional uses, and permitted uses, the description of this SED lays out the following policies:

1. In regulating uses in this SED, first priority should be given to water-dependent uses; second priority should be given to water-related and water-enjoyment uses.
2. Nonwater-oriented uses should not be allowed except as part of mixed use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Such specific situations should be identified in shoreline use analysis or special area planning, as described in WAC 173-26-200 (3)(d).
3. If an analysis of water-dependent use needs as described in WAC 173-26-201 (3)(d)(ii) demonstrates the needs of existing and envisioned water-dependent uses for the planning period are met, then provisions allowing for a mix of water-dependent and nonwater-dependent uses may be established. If those shoreline areas also provide ecological functions, apply standards to assure no net loss of those functions.

4. Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high intensity." However, consideration should be given to the potential for displacement of nonwater-oriented uses with water-oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.

5. Policies and regulations will assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.

6. Where feasible, visual and physical public access should be required as provided for in WAC 173-26-221 (4)(d).

7. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

Compare to Long Beach SEDs. This proposed designation most closely compares to elements of the city's current Urban Resort, Rural Resort, as well as the multi-family portion of the city's current Rural Residential SEDs.

2.3.5 Shoreline Residential

Purpose. To accommodate residential development and appurtenant structures that are consistent with Chapter 173-26 WAC. Additionally, to provide public access and recreational uses.

Classification Criteria. The Shoreline Residential SED should be assigned to shoreline areas located within urban growth areas as defined in RCW 36.70A.110, incorporated municipalities, "rural areas of more intense development," or "master planned resorts" as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

Management Policies. Rather than state outright use prohibitions, conditional uses, and permitted uses, the description of this SED lays out the following policies:

1. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality are set to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

2. Local governments may establish two or more different Shoreline Residential SEDs to accommodate different shoreline densities or conditions, provided both environments adhere to the provisions in WAC 173-26.

3. Multi-family and multi-lot residential and recreational developments provide public access and joint use for community recreational facilities.
4. Access, utilities, and public services is available and adequate to serve existing needs and/or planned future development.
5. Commercial development is limited to water-oriented uses.

Compare to Long Beach SEDs. This proposed designation most closely compares to the city's current Rural Residential SED.

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3.0 Proposed Long Beach Shoreline Environment Designations

This chapter proposes a classification system of SEDs for the city's updated SMP. This system takes into consideration the land use, physical, and biological characteristics of the city's shoreline lands, as well as existing shoreline resources and functions. This system is intended to accomplish the following overall goals:

- Recognize and protect the statewide interest over local interest regarding shorelines of statewide significance;
- Maintain existing or improve/increase shoreline functions;
- Realize long-term over short-term benefit;
- Increase shoreline recreational opportunities;
- Increase shoreline access;
- Focus development in shoreline areas where adequate infrastructure exists or can be provided without encouraging sprawl; and
- Achieve a balance between resource protection, public access, and shoreline development.

This shoreline environment designation classification system is depicted on **Figure 1** on the following page.

3.1 The Proposed SED Classification System

The "visioning" process undertaken by the city showed a strong citizen preference for keeping the shoreline as it is today, while expecting and allowing for additional development in the shoreline area at about historic development rates. That is, citizens value the shoreline they have today, but are not strongly anti-development or anti-growth. Below is described a system of SEDs that reflects local circumstances including existing land use and development patterns, and that meets the goals stated above as well as citizens' vision for the future Long Beach shoreline. For each SED, the following information is provided:

Purpose: what the designation intended to accomplish.

Classification criteria: those characteristics of an area or property that would qualify it for classification as a particular SED.

Management policies and strategies: prohibited, permitted, and conditional uses, as well as policies and implementing strategies regarding environmental protection, public access and recreation, and shoreline development.

Figure 1
Proposed Shoreline Environment Designations

The City of Long Beach has been under development since before Washington received statehood in 1889, and there exists well-established patterns if use. Many developed parcels are interleaved with generally natural or undeveloped land, and several older hotels built at what was one time the edge of town are, due to annexations, now located well within city limits and surrounded by other land uses. For that reason, trying to establish large blocks of SEDs is not logical in some areas, and in some areas of Long Beach, SEDs may vary property-by-property. This is especially true where historic hotel/resort uses are located in what are now predominantly residential neighborhoods, or where individual undeveloped parcels under state control are located next to other uses.

3.1.1 Aquatic Environment

Purpose. To protect, restore, and manage unique characteristics and resources of the ocean beach and the Pacific Ocean; to maintain or increase access, including both beach access and traditional fishing access to ocean bottom and waters; and to increase recreational opportunities. The Aquatic SED implements in part the Natural use designation of the City of Long Beach Comprehensive Plan.

Classification Criteria. The Aquatic SED applies to all lands and water areas located between the north and south city limits plus the area located between the OHWM to the east and three (3) nautical miles west, including the ocean beach and Pacific Ocean bottom and waters, except those locations where the OHWM is located east of the 1980 SCL in which case the 1980 SCL is the eastern limit of this SED. (see Figure 1) With the exception of a few stormwater outfalls, no development currently occurs in the Aquatic SED.

This SED applies generally to Reach No. 10 as defined in the Final Inventory and Characterization Report: Long Beach Shoreline Master Program Update (City of Long Beach, 2015).

Management Policies and Strategies

1. Use Policies

1a. Prohibited Uses

A1.1 All uses except those limited uses identified below as permitted or conditional uses are prohibited.

A1.2 Specifically prohibited are wind or wave energy uses that could limit or otherwise interfere with commercial ocean fishing.

A1.3 Specifically prohibited is the use of all-terrain or off-road vehicles on the ocean beach and in the dune.

1b. Permitted Uses

A1.4 Recreational uses that do not degrade shoreline functions or values.

A1.5 Beach access roads, the boardwalk, trails.

A1.6 Underground utility lines.

A1.7 Commercial and recreational fishing and shellfishing.

A1.8 Festivals.

A1.9 Passenger vehicle and wind-driven vehicle driving on the easternmost hard packed sand at speeds of 25 miles per hour or less; except that between the Bolstad Beach approach to the southern city limit, passenger vehicles are prohibited on the beach from April 15 until the following Labor Day.

A1.10 Sand removal west of the OHWM if conducted in accordance with applicable WACs.

1c. Conditional Uses

A1.11 Recreational uses that may modestly affect shoreline functions or values and that fully mitigate their effects.

A1.12 Over-water structures are conditionally allowed only for water-dependent uses, public access, or ecological restoration. The size of new over-water structures is limited to the minimum necessary to achieve the structure's intended use. Multiple use of over-water facilities is encouraged.

2. Environmental Protection Policies

A2.1 Uses that adversely impact ecological functions of critical saltwater and freshwater habitats should be allowed in the Aquatic SED only where necessary to achieve objectives of RCW 90.58.020, and then only when impacts are mitigated according to the sequence described in WAC 173-26-201 (2)(e) as necessary to assure no net loss of ecological functions.

Strategy A2.1-1: The objectives of RCW 90.58.020 should be clearly relayed to the public, including the following:

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 shorelines;
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.

A2.2 Achieve no net loss of shoreline and ocean functions and values.

Strategy A2.2-1: Develop and adhere to resource-protective regulations.

Strategy A2.2-2: Adhere to mitigation sequencing[♦] as described in WAC 173-26-201 (2)(e), including the following, listed in order of preference:

1. Avoid impacts altogether by not taking a certain action or parts of an action;
2. Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
3. Rectify impacts by repairing, rehabilitating, or restoring the affected environment;
4. Reduce or eliminate impacts over time by preservation and maintenance operations;
5. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. Monitor impacts, mitigation, and compensatory mitigation projects, taking appropriate corrective measures.

Strategy A.2.2-3: Utilize multi-use facilities to improve habitat as well as increase public access and beach safety. Install raptor poles that include pedestrian access signage; paint each pole a distinctive pattern to assist in beach rescues.

Strategy A.2.2-4: Require buffers and setbacks pursuant to the most current adopted version of the city's Critical Areas Regulations.

Strategy A2.2-5: Require restoration as part of development approval as opportunities arise.

3. Public Access and Recreation Policies

A3.1 The city should facilitate and increase safe public access, use, and enjoyment to this area.

Strategy A3.1-1: Implement a program to increase the amount of and to better identify non-motorized public beach access from both the east (landside) and the west (water/beach side), including an not limited to more spur trail signage along Ocean Bach Boulevard, the mowing of undeveloped ocean-leading public rights-of-way, and providing spur trail parking where practicable.

Strategy A3.1-2: Implement a program of recreationalist-oriented improvements to the Sid Snyder beach approach.

Strategy A3.1-3: Construct the Dune to Pond Trail, connecting the ocean beach, Discovery Trail, and boardwalk to recreational amenities on the east side of town. This trail will also serve as the initial link to the Cross-Peninsula Trail that will link the ocean to Willapa Bay and the Willapa National Wildlife Refuge.

See ***Strategy A2.1-1*** and ***A2.2-3.***

A3.3 Achieve no net loss of ocean fishing access, physical access to the ocean or of access to natural views of the ocean.

Strategy A3.3-1: Off-shore wind or wave energy facilities located within 3 miles of the OHWM may not limit or otherwise interfere with ocean fishing or alter the natural view.

4. Shoreline Development Policies

A4.1 Minimize disturbance to this environment by limiting improvements to those that serve the common good.

See ***Strategies A2.2-3, A3.1-1, A3.1-2, A3.1-3*** and ***A3.2-1.***

Strategy A4.1-1: Allow public utilities, if they are located underground and the impacts of their construction and operation are mitigated.

Strategy A4.1-2: Reserve shoreline space for shoreline preferred uses.

Strategy A4.1-3: Planning for limited shoreline uses should consider upland and in-water uses, as well as effects to water quality, navigation, aquatic vegetation, fish and shellfish, critical habitats, aesthetics, public access, views, and the level of public benefit.

A4.2: Prepare Long Beach for a worst case tsunami scenario.

Strategy A4.2-1: Complete vertical evacuation structure at Long Beach Elementary School; plan and construct one or more smaller neighborhood-serving vertical evacuation structures.

Strategy A4.2-2: Build a pedestrian route that connects the city of Long Beach to the Long Beach water plant post-tsunami assembly area.

Strategy A4.2-3: Keep the public informed of changes in tsunami protocols, changes in scientific predictions, and changes in tsunami hazard mitigation.

Strategy A4.2-4: Maintain the Long Beach water treatment plant site as a post-tsunami assembly area.

Strategy A4.2-5: Consider whether the primary dune at the Bolstad and Sid Snyder beach approaches should be allowed to return to its natural profile to provide additional storm/tsunami protection.

3.1.2 Conservancy Environment

Purpose. To protect shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. The Conservancy SED implements in part the Parks, Recreation, and Open Space use designation of the City of Long Beach Comprehensive Plan.

Classification Criteria. The Conservancy SED applies to all lands located between the north and south city limits and between the OHWM to the west and 200 feet east of the OHWM to the east; also, any lands under state jurisdiction located west of the 1889 line; also, those lands west of the 1889 Line under city jurisdiction located between 5th Street Southwest and 4th Street Northwest and between 8th Street Northwest and 14th Street Northwest; (see Figure 1) This area generally

encompasses the primary foredune, and is relatively free of human influence, except the presence of several facilities or portions of facilities that serve the public good.

Management Policies and Strategies

1. Uses Policies

1a. Prohibited Uses

C1.1 All uses except those limited uses identified below as permitted or conditional uses are prohibited.

C1.2 Specifically prohibited are commercial, industrial, and non-water oriented recreation, or infrastructure that could practicably be located outside the Conservancy SED.

C1.3 Specifically prohibited is the use of non-emergency privately-owned vehicles in this area, except those used for regular property maintenance for a duration of less than 24 hours at a time.

1b. Permitted Uses

C1.4 Public access and recreational amenities that do not have a residually significant impact[⁴] on shoreline resources.

C1.5 Interpretation that does not have a residually significant impact on shoreline resources.

C1.6 Scientific and/or research uses that do not have a residually significant impact on shoreline resources.

C1.7 Historical and/or cultural uses that do not have a residually significant impact on shoreline resources.

C1.8 Public infrastructure that cannot practicably be located outside the Conservancy SED and that does not have a residually significant impact on shoreline resources..

1c. Conditional Uses

C1.9 Property maintenance of vegetation above the ground (mowing, tree maintenance) pursuant to requirements of the Long Beach Critical Areas regulations. No ripping or removal of vegetation below the ground line should be allowed.

2. Environmental Protection Policies

C2.1 The city should include planning for restoration of degraded shorelines within the Conservancy SED

Strategy CN2.1-1: Develop and enact a Shoreline Restoration Plan.

C2.2 Recognize the value of the primary foredune and protect its environmental functions.

Strategy C2.2-1: Allow only very low intensity uses to maintain ecological functions and ecosystem-wide processes.

C2.3: Retain shoreline vegetation while controlling fire and eliminating large predator habitat.

Strategy C2.3-1: Develop and pass by ordinance a vegetation management program, including a public information component.

C2.4: Achieve no net loss of shoreline functions and values.

See also ***Strategies A2.1-1, A2.2-1, A2.2-2, A2.2-3, A2.2-4,*** and ***A2.2-5.***

3. Public Access and Recreation Policies

C3.1: Enhance the Bolstad beach approach for public enjoyment

Strategy C3.1-1: Construct a new, modern, and ADA compliant comfort station.

Strategy C3.1-2: Develop a near-ocean children's splash park.

C3.2: Enhance the Discovery Trail for public enjoyment

Strategy C3.2-1: Establish a program of improvements over time for Discovery Trail including but not limited to mile/points of interest markers, art installations, comfort stations, and possibly a bike campground.

Strategy C3.2-2: Extend the Discovery Trail northward.

Strategy C3.2-3: Build a substantial tri-part memorial to those lost at sea, shipwrecks, and the Coast Guard.

Strategy C3.2-4: Facilitate pedestrian access from the east side of town to the Discovery Trail, boardwalk, and ocean beach via the cross-town Dune to Pond Trail, eventually connecting to the proposed Cross-Peninsula Trail.

C3.3: Retain natural ocean views from public locations.

Strategy C3.3-1: Allow the primary foredune to be groomed in order to preserve views from the boardwalk.

See also ***Strategy A3.3-1*** with regards to natural ocean views.

4. Shoreline Development Policies

C4.1 Limit disturbance to this area by limiting improvements to those that serve the common good.

Strategy C4.1-1: Parcels under state jurisdiction should be kept as natural as possible, except that public access and public-serving facilities should be encouraged; interpretive amenities, public art installations, and comfort stations should be allowed.

See also ***Strategies A4.1-1, A4.1-2,*** and ***A4.1-3***.

C4.2: Prepare Long Beach for a worst case tsunami scenario.

See ***Strategies A4.2-1, A4.2-2, A4.2-3, A4.2-4,*** and ***A4.2-5***

3.1.3 Shoreline Residential Environment

Purpose. To accommodate single- and multi-family residential development as primary uses and structures accessory to these primary uses that are consistent with Chapter 173-26 WAC (the SMA program guidelines). Additionally, to provide public access and recreational uses. The Shoreline Residential SED implements in part the Single Family Residential and Medium Family Residential designations of the City of Long Beach Comprehensive Plan.

Classification Criteria. The Shoreline Residential SED applies in those cases where interdunal wetlands, but not their buffers, would be affected by a residential project and located between the 1889 Line to the east and the 1980 SCL to the west, and in the following areas from south to north as follows:

- from the southern city limits line to 11th Street Southwest (generally, Reach No. 1)
- from 4th Street Northwest to 8th Street Northwest (generally, Reach No. 4)
- from 16th Street Northwest to 26th Street Northwest (generally, Reach No. 7)

(see Figure 1)

Management Policies and Strategies

1. Use Policies

1a. Prohibited Uses

R1.1 All uses except those identified below as permitted or conditional uses are prohibited.

1b. Permitted Uses

R1.2 Single-family residential as a primary use.

R1.3 Multi-family residential as a primary use, 6 or fewer dwelling units.

R1.4 Sheds, carports, garages, shops as accessory uses.

R1.5 Home or cottage industries that do not occupy more than 25% of the total square footage of the residence.

R1.6 Parks, trails, recreation facilities

1c. Conditional Uses

R1.7 Multi-family residential as a primary use, greater than 6 dwelling units.

R1.8 Vacation rentals on property zoned shoreline multi-family in the city's zoning code.

R1.9 Bed & breakfasts

2. Environmental Protection Policies

R2.1 Achieve no net loss of shoreline functions and values.

See ***Strategies A2.1-1, A2.2-1, A2.2-2, A2.2-4, A2.2-5. C2.1-1*** and ***C2.3-1.***

3. Public Access and Recreation Policies

R3.1 Retain ocean view access to the extent practicable

Strategy R3.1-1: Establish and enforce regulations protective of shoreline visual resources.

R3.2 Increase pedestrian beach access through the dune.

Strategy R3.2-1: Require beach access as part of plats, if it would improve public shoreline access beyond the city's mowing its undeveloped ocean-leading street ends.

4. Shoreline Development Policies

R4.1 Limit disturbance to this area by allowing non-traditional site design.

Strategy R4.1-1: Allow clustered development where it can reduce impacts.

Strategy R4.1-2: Require clustered development to avoid or minimize significant environmental impacts.

Strategy R4.1-3: Allow driveway sharing to reduce impervious cover and avoid or minimize environmental impacts.

Strategy R4.1-4: Allow 10' of additional building height for multi-family buildings with parking located underneath and in order to reduce footprint and impervious cover and to increase tsunami safety.

R4.2 Retain hydraulic connectivity.

Strategy R4.2-1: Install adequately-sized culverts with road or driveway construction where needed to maintain hydraulic connectivity.

Also see ***Strategy C2.1-1***.

R4.3 Keep buildings away from primary dune, while allowing for distant "beachfront" development

Strategy R4.3-1: The building setback line should be the 1980 SCL.

R4.4 Avoid/minimize development-related flooding.

Strategy R4.4-1: Minimum lot size should be 10,000 SF in order to allow for on-site drainage.

Strategy R4.4.-2: Drainage should include capture of roof-drain run-off to a perforated pipe leading to a detention basin, pursuant to the City's Building and Zoning regulations.

Strategy R4.4-3: If wetlands exist onsite, runoff should be diverted to a vegetation-lined swale for initial treatment before discharge to the wetland.

Strategy R4.4-4: Limit impervious cover (roof, deck, paving, road base) to 60% for single family and 75% for multi-family uses.

R4.5 Minimize development-related impacts to visual resources.

Strategy R5.1-1: The maximum single-family residential building height should be 35' above average grade.

Strategy R5.1-2: The maximum multi-family residential building height should be 35' above average grade unless the following occur:

1) parking is provided underneath the building; and
2) impervious cover is limited to the extent practicable, and in any case is less than 60% of lot coverage; and
3) a substantial number of residential views of the ocean are not obstructed pursuant to RCW 90.58.320.

If all three conditions are met, maximum multi-family building height may be increased to 45'.

Strategy R5.1-3: Landscaping should not interfere with views toward the dune or ocean on parcels located at the western end of streets.

3.1.4 Moderate-Intensity Resort Environment

Purpose. To accommodate hotels/motels and smaller resorts as primary uses and structures accessory to these primary uses that are consistent with Chapter 173-26 WAC and that can take advantage of a near-ocean location. Additionally, to provide public access and recreational uses. The Moderate-Intensity Resort SED implements in part the Resort designation of the City of Long Beach Comprehensive Plan.

Classification Criteria. The Moderate-Intensity Resort SED applies in those cases where interdunal wetlands, but not their buffers, would be affected by a resort project located between the 1889 Line to the east and the 1980 SCL to the west and also located either immediately west of an existing modest hotel/motel or resort along Ocean Beach Boulevard, or in one case, is an existing hotel/motel located west of Shoreview Drive.

Management Policies and Strategies

1. Use Policies

1a. Prohibited Uses

M1.1 All uses except those identified below as permitted or conditional uses are prohibited.

M1.2 Specifically prohibited are recreational vehicle parks as defined in the city's Zoning regulations.

1b. Permitted Uses

M1.3 Hotels/motels with 25 or fewer guest rooms as a primary use

M1.4 Condo with 25 or fewer units, with a minimum of X% of the units managed for itinerant use as a primary use, and any remainder as residential.

M1.5 Storage buildings, sheds, shops, laundry facilities, pool houses as accessory uses to primary permitted uses.

M1.6 Restaurants as accessory uses to primary permitted uses.

M1.7 Taverns and cocktail lounges as accessory uses to primary permitted uses.

M1.8 Convention centers as accessory to primary permitted uses

M1.9 Parks, trails, recreation facilities

1c. Conditional Uses

M1.11 Hotels/motels with more than 25 guest rooms as a primary use.

M1.12 Condos with more than 25 units, with a minimum of X% of the units managed for itinerant use as a primary use and any remainder as residential.

M1.13 Storage buildings, sheds, shops, laundry facilities, pool houses as accessory uses to primary conditional uses.

M1.14 Restaurants as accessory uses to primary conditional uses.

M1.15 Taverns and cocktail lounges as accessory uses to primary conditional uses.

M1.16 Community centers, government facilities

M1.17 Retail associated with a primary conditional use.

2. Environmental Protection Policies

M2.1 Achieve no net loss of shoreline functions and values.

See ***Strategies A2.1-1, A2.2-1, A2.2-2, A2.2-4, A2.2-5, C2.1-1,*** and ***C2.3-1.***

3. Public Access and Recreation Policies

M3.1 Retain ocean view access to the extent practicable

See ***Strategies R3.1-1*** and ***C4.1-2.***

M3.2 Increase pedestrian beach access through the dune.

Strategy M3.2-1: Require beach access as part of resort development.

M3.3 Increase near-beach public recreational opportunities

Strategy M3.3-1: Require a minimum of one (1) public recreation amenity as part of moderate-intensity resort development.

4. Shoreline Development Policies

M4.1 Site moderate-intensity resort development based on historic land-use patterns and comprehensive plan goals.

Strategy M4.1-1: Locate moderate-intensity resort development adjacent to land zones shoreline multi-family or shoreline conservancy in the city's zoning regulations

M4.2 Limit disturbance to this area by allowing non-traditional site design.

See ***Strategies R4.1-1*** and ***R4.1-2***.

M4.3 Retain hydraulic connectivity.

See ***Strategies R4.2-1*** and ***C2.1-1.***

M4.4 Keep buildings set back from primary dune, while allowing for distant "beachfront" development.

See ***Strategy R4.3-1.***

M4.5 Avoid/minimize development-related flooding.

See ***Strategies R4.2-1*** and ***C2.1-1.***

M4.6 Minimize development-related impacts to visual resources.

Strategy M4.6-1: The maximum moderate-intensity resort building height should be 35' above average grade unless the following occur:

1) parking is provided underneath the building; and
2) impervious cover is limited to the extent practicable, and in any case is less than 60% of lot coverage; and
3) a substantial number of residential views of the ocean are not obstructed pursuant to RCW 90.58.320.

If all three conditions are met, maximum moderate-intensity resort building height may be 55'.

Strategy M4.6-2: The site should be planned to retain ocean views from east of the project to the west to the extent practicable.

3.1.5 High Intensity Resort Environment

Purpose. To accommodate hotels/motels and larger resorts as primary uses and structures accessory to these primary uses that are consistent with Chapter 173-26 WAC and that can take advantage of a near-ocean location. Additionally, to provide public access and recreational uses. The High-Intensity Resort SED implements in part the Resort designation of the City of Long Beach Comprehensive Plan.

Classification Criteria. The High-Intensity Resort SED applies in those cases where interdunal wetlands, but not their buffers, would be affected by a resort project located between the 1889

Line to the east, the 1968 SCL to the west, 11th Street Southwest to the south and 5th Street Southwest to the north. In addition, it includes the vicinity of the existing Chautauqua Lodge to the 1980 SCL and Breakers condotel to the 1980 SCL, and undeveloped parcels of land located between 29th and 30th Streets Northwest. (see Figure 1)

Management Policies and Strategies

1. Use Policies

1a. Prohibited Uses

H1.1 All uses except those identified below as permitted or conditional uses are prohibited.

H1.2 Specifically prohibited are Recreational Vehicle parks as defined in the city's Zoning regulations.

1b. Permitted Uses

H1.3 Hotels/motels with 75 or fewer guest rooms as a primary use

H1.4 Condos with 75 or fewer units, with a minimum of X% of the units managed for itinerant use as a primary use and remaining units as residential.

H1.5 Storage buildings, sheds, shops, laundry facilities, pool houses as accessory uses to primary permitted uses.

H1.6 Restaurants as accessory uses to primary permitted uses.

H1.7 Taverns and cocktail lounges as accessory uses to primary permitted uses.

H1.8 Retail as an accessory use to primary permitted uses.

H1.9 Convention centers as accessory to primary permitted uses

H1.10 Parks, trails, recreation facilities

H1.11 Performing arts centers

1c. Conditional Uses

H1.12 Hotels/motels with more than 25 guest rooms as a primary use.

H1.13 Condo with more than 75 units, with a minimum of X% of the units managed for itinerant use as a primary use and the remainder residential.

H1.14 Storage buildings, sheds, shops, laundry facilities, pool houses as accessory uses to primary conditional uses.

H1.15 Restaurants as accessory uses to primary conditional uses.

H1.16 Taverns and cocktail lounges as accessory uses to primary conditional uses.

H1.17 Retail associated with a primary conditional use.

H1.18 Amusements determined by the city to be compatible with surrounding uses.

H1.19 Professional services determined by the city to be compatible with surrounding uses.

H1.20 Community centers, government facilities

2. Environmental Protection Policies

H2.1 Achieve no net loss of shoreline functions and values.

See ***Strategies A2.1-1, A2.2-1, A 2.2-2, A2.2-4, A2.2-5, C2.1-1,*** and ***C2.3-1.***

3. Public Access and Recreation Policies

H3.1 Retain ocean view access to the extent practicable

See ***Strategies R3.2-1*** and ***C4.1-2.***

H3.2 Increase pedestrian beach access through the dune.

Strategy H3.2-1: Require beach access as part of high-intensity resort development.

Strategy H3.2-2: Require a minimum of two (2) public recreation amenities as part of resort development.

4. Shoreline Development Policies

H4.1 Limit disturbance to this area by allowing non-traditional site design.

See ***Strategies R4.1-1*** and ***R4.1-2.***

H4.2 Retain hydraulic connectivity.

See ***Strategies R4.2-1*** and ***C2.1-1.***

H4.3 Keep buildings away from primary dune, while allowing for distant "beachfront" development.

Strategy H4.3-1: For lands classified High-Intensity Resort and located immediately east of the boardwalk, the building setback line should be the 1968 SCL.

Strategy H4.3-2: For lands classified High-Intensity Resort and not located immediately east of the boardwalk, the building setback line should be the 1980 SCL.

H4.4 Avoid/minimize development-related flooding

See ***Strategies R4.2-1*** and ***C2.1-1.***

H4.5Minimize development-related impacts to visual resources.

Strategy H4.5-1: The maximum high-intensity resort building height should be 35' above average grade unless the following occur:

1) parking is provided underneath the building; and
2) impervious cover is limited to the extent practicable, and in any case is less than 60% of lot coverage; and

3) a substantial number of residential views of the ocean are not obstructed pursuant to RCW 90.58.320.

If all three conditions are met, maximum building height may be 65'.

See also ***Strategy M4.6-2.***

4.0 Acknowledgements

The City of Long Beach is one of numerous government entities in the State of Washington required to update its SMP. We do this in accordance with Ecology's SMP Guidelines, the requirements of individual but similar SMA Grant Agreements, and following Ecology's Master Program Planning Process. Therefore, there exists a consistent SMP update approach across the State; this consistency of approach leads to a general product consistency while taking into account local circumstances.

For that reason, Long Beach looked toward both the Washington Administrative Code and our colleagues and their SMP update work products in preparing this report. The City reviewed WAC 173-26 (State Master Program Approval/Amendment Procedures and Master Program Guidelines) more specifically WAC 173-26-211 (Environment Designation System) as well as several existing shoreline environment designation work products, and they are identified in the reference section of this report. Thanks to our colleagues who went before us in the SMP update process for creating a most worthwhile legacy.

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5.0 References

During preparation of this plan, the following documents were reviewed. In some cases concepts from these plans were used.

City of Long Beach, 2015a. *Final Inventory and Characterization Report: Long Beach Shoreline Master Program Update*. February.

_____, 2015b. *Draft Visioning Report: Long Beach Shoreline Master Program Update*. February.

City of Sedro–Wolley, 2013. *Shoreline Master Program Update: Shoreline Master Program.* Chapter 4: Shoreline Environment Designations. September.

Thurston County Planning Department, 2013. *Thurston County Shoreline Mater Program Update: Shoreline Environmental Designations Report.* June.

Washington State, 2011. Chapter 173-26 WAC: *State Master Program Approval/Amendment Procedures and Master Program Guidelines*, including WAC 173-16-211: *Environment Designation System.* February.

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APPENDICES

A. Relevant Washington Administrative Code Sections

A.1 WAC 173-26-191(1)(d), Master Program Concepts

A.2 WAC 173-26-211, Environment Designation System

B. Current Long Beach SEDs in their Entirety

A. Relevant Washington Administrative Code Sections

A.1 WAC 173-26-191(1)(d), Master Program Concepts

A.2 WAC 173-26-211, Environment Designation System

A.1 WAC 173-26-191(1)(d), Master Program Concepts

WAC 173-26-191 Master program contents.

(1) Master program concepts. The following concepts are the basis for effective shoreline master programs.

(d) Shoreline environment designations. Shoreline management must address a wide range of physical conditions and development settings along shoreline areas. Effective shoreline management requires that the shoreline master program prescribe different sets of environmental protection measures, allowable use provisions, and development standards for each of these shoreline segments.

The method for local government to account for different shoreline conditions is to assign an environment designation to each distinct shoreline section in its jurisdiction. The environment designation assignments provide the framework for implementing shoreline policies and regulatory measures specific to the environment designation. WAC 173-26-211 presents guidelines for environment designations in greater detail.

A.2 WAC 173-26-211, Environment Designation System

WAC 173-26-211 Environment designation system.

(1) **Applicability.** This section applies to the establishment of environment designation boundaries and provisions as described in WAC 173-26-191 (1)(d).

(2) **Basic requirements for environment designation classification and provisions.**

(a) Master programs shall contain a system to classify shoreline areas into specific environment designations. This classification system shall be based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community as expressed through comprehensive plans as well as the criteria in this section. Each master program's classification system shall be consistent with that described in WAC 173-26-211 (4) and (5) unless the alternative proposed provides equal or better implementation of the act.

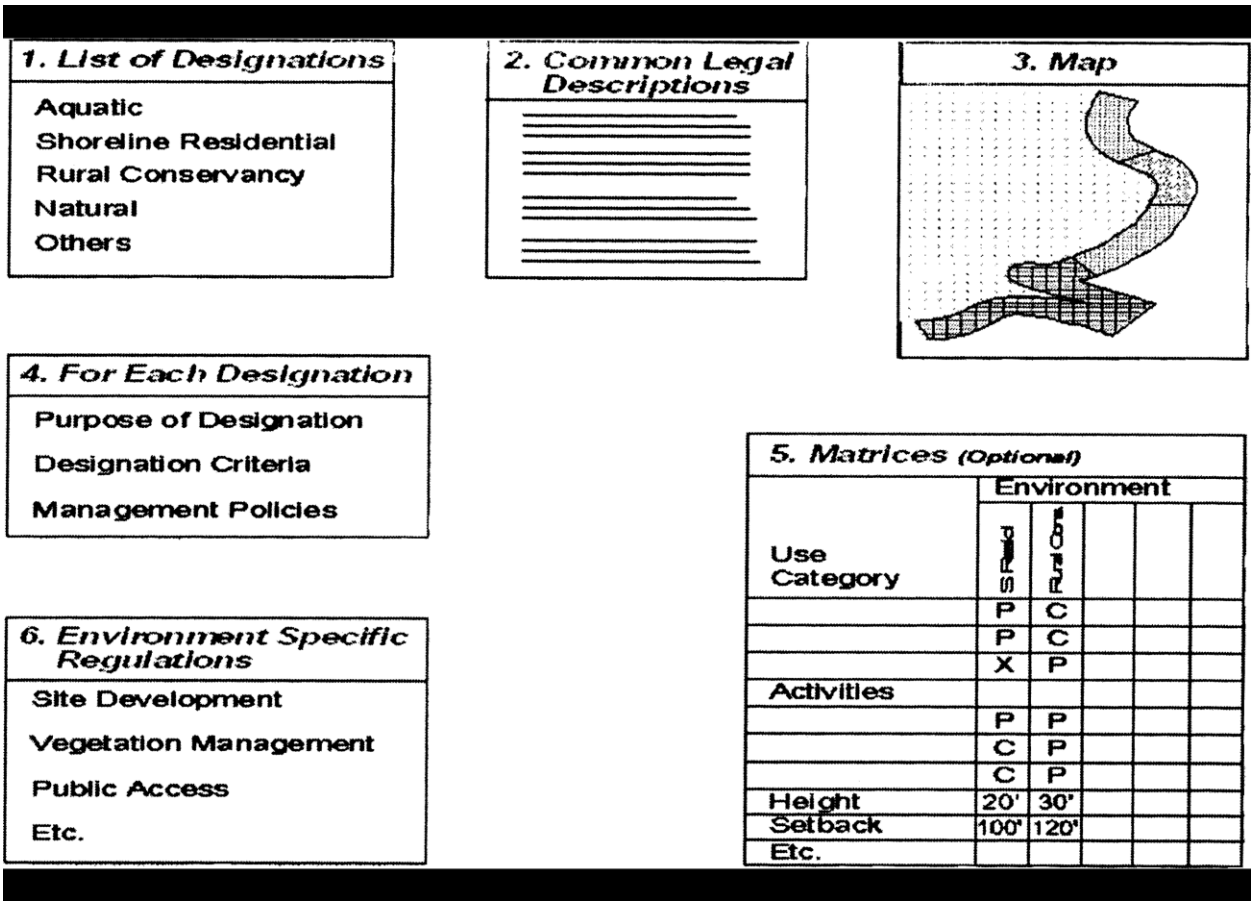
(b) An up-to-date and accurate map of the shoreline area delineating the environment designations and their boundaries shall be prepared and maintained in the local government office that administers shoreline permits. If it is not feasible to accurately designate individual parcels on a map, the master program text shall include a clear basis for identifying the boundaries, physical features, explicit criteria, or “common” boundary descriptions to accurately define and distinguish the environments on the ground. The master program should also make it clear that in the event of a mapping error, the jurisdiction will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and chapter 173-22 WAC pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.

(c) To facilitate consistency with land use planning, local governments planning under chapter 36.70A RCW are encouraged to illustrate shoreline designations on the comprehensive plan future land use map as described in WAC 365-195-300 (2)(d).

(d) Pursuant to RCW 90.58.040, the map should clearly illustrate what environment designations apply to all shorelines of the state as defined in RCW 90.58.030 (2)(c) within the local government's jurisdiction in a manner consistent with WAC 173-26- 211 (4) and (5).

(e) The map and the master program should note that all areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned a “rural conservancy” designation, or “urban conservancy” designation if within a municipality or urban growth area, or the comparable environment designation of the applicable master program until the shoreline can be redesignated through a master program amendment.

(f) The following diagram summarizes the components of the environment designation provisions. Diagram summarizing the components of the environment designation provisions. (This is for illustration purposes only and does not supplement or add to the language in the chapter text.)



(3) **Consistency between shoreline environment designations and the local comprehensive plan.** As noted in WAC 173-26-191 (1)(e), RCW 90.58.340 requires that policies for lands adjacent to the shorelines be consistent with the Shoreline Management Act, implementing rules, and the applicable master program. Conversely, local comprehensive plans constitute the underlying framework within which master program provisions should fit. The Growth Management Act, where applicable, designates shoreline master program policies as an element of the comprehensive plan and requires that all elements be internally consistent. Chapter 36.70A RCW also requires development regulations to be consistent with the comprehensive plan.

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

(a) Provisions not precluding one another. The comprehensive plan provisions and shoreline environment designation provisions should not preclude one another. To meet this criteria, the provisions of both the comprehensive plan and the master program must be able to be met. Further, when considered together and applied to any one piece of

property, the master program use policies and regulations and the local zoning or other use regulations should not conflict in a manner that all viable uses of the property are precluded.

(b) Use compatibility. Land use policies and regulations should protect preferred shoreline uses from being impacted by incompatible uses. The intent is to prevent water-oriented uses, especially water-dependent uses, from being restricted on shoreline areas because of impacts to nearby nonwater-oriented uses. To be consistent, master programs, comprehensive plans, and development regulations should prevent new uses that are not compatible with preferred uses from locating where they may restrict preferred uses or development.

(c) Sufficient infrastructure. Infrastructure and services provided in the comprehensive plan should be sufficient to support allowed shoreline uses. Shoreline uses should not be allowed where the comprehensive plan does not provide sufficient roads, utilities, and other services to support them. Infrastructure plans must also be mutually consistent with shoreline designations. Where they do exist, utility services routed through shoreline areas shall not be a sole justification for more intense development.

(4) **General environment designation provisions.**

(a) Requirements. For each environment designation, the shoreline master program shall describe:

(i) Purpose statement. The statement of purpose shall describe the shoreline management objectives of the designation in a manner that distinguishes it from other designations.

(ii) Classification criteria. Clearly stated criteria shall provide the basis for classifying or reclassifying a specific shoreline area with an environment designation.

(iii) Management policies. These policies shall be in sufficient detail to assist in the interpretation of the environment designation regulations and, for jurisdictions planning under chapter 36.70A RCW, to evaluate consistency with the local comprehensive plan.

(iv) Regulations. Environment-specific regulations shall address the following where necessary to account for different shoreline conditions:

(A) Types of shoreline uses permitted, conditionally permitted, and prohibited;

(B) Building or structure height and bulk limits, setbacks, maximum density or minimum frontage requirements, and site development standards; and

(C) Other topics not covered in general use regulations that are necessary to assure implementation of the purpose of the environment designation.

(b) The recommended classification system. The recommended classification system consists of six basic environments: “high intensity,” “shoreline residential,” “urban

conservancy," "rural conservancy," "natural," and "aquatic" as described in this section and WAC 173-26-211(5). Local governments should assign all shoreline areas an environment designation consistent with the corresponding designation criteria provided for each environment. In delineating environment designations, local government should assure that existing shoreline ecological functions are protected with the proposed pattern and intensity of development. Such designations should also be consistent with policies for restoration of degraded shorelines.

(c) Alternative systems.

(i) Local governments may establish a different designation system or may retain their current environment designations, provided it is consistent with the purposes and policies of this section and WAC 173-26-211(5).

(ii) Local governments may use "parallel environments" where appropriate. Parallel environments divide shorelands into different sections generally running parallel to the shoreline or along a physical feature such as a bluff or railroad right of way. Such environments may be useful, for example, to accommodate resource protection near the shoreline and existing development further from the shoreline. Where parallel environments are used, developments and uses allowed in one environment should not be inconsistent with the achieving the purposes of the other.

(5) **The designations.**

(a) ***"Natural" environment.***

(i) Purpose. The purpose of the "natural" environment is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation, local government should include planning for restoration of degraded shorelines within this environment.

(ii) Management policies.

(A) Any use that would substantially degrade the ecological functions or natural character of the shoreline area should not be allowed.

(B) The following new uses should not be allowed in the "natural" environment:

- Commercial uses.
- Industrial uses.
- Nonwater-oriented recreation.

- Roads, utility corridors, and parking areas that can be located outside of "natural" designated shorelines.

(C) Single-family residential development may be allowed as a conditional use within the "natural" environment if the density and intensity of such use is limited as necessary to protect ecological functions and be consistent with the purpose of the environment.

(D) Commercial forestry may be allowed as a conditional use in the "natural" environment provided it meets the conditions of the State Forest Practices Act and its implementing rules and is conducted in a manner consistent with the purpose of this environment designation.

(E) Agricultural uses of a very low intensity nature may be consistent with the natural environment when such use is subject to appropriate limitations or conditions to assure that the use does not expand or alter practices in a manner inconsistent with the purpose of the designation.

(F) Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed provided that no significant ecological impact on the area will result.

(G) New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed. Do not allow the subdivision of property in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to the shoreline ecological functions.

(iii) Designation criteria. A "natural" environment designation should be assigned to shoreline areas if any of the following characteristics apply:

(A) The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;

(B) The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or

(C) The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.

Such shoreline areas include largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. Shorelines inside or outside urban growth areas may be designated as "natural."

Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies. Recognizing that there is a continuum of ecological conditions ranging from near natural conditions to totally degraded and contaminated sites, this term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. Whether or not a shoreline is ecologically intact is determined on a case-by-case basis.

The term "ecologically intact shorelines" applies to all shoreline areas meeting the above criteria ranging from larger reaches that may include multiple properties to small areas located within a single property.

Areas with significant existing agriculture lands should not be included in the "natural" designation, except where the existing agricultural operations involve very low intensity uses where there is no significant impact on natural ecological functions, and where the intensity or impacts associated with such agriculture activities is unlikely to expand in a manner inconsistent with the "natural" designation.

(b) ***"Rural conservancy" environment.***

(i) Purpose. The purpose of the "rural conservancy" environment is to protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities. Examples of uses that are appropriate in a "rural conservancy" environment include low-impact outdoor recreation uses, timber harvesting on a sustained-yield basis, agricultural uses, aquaculture, low-intensity residential development and other natural resource-based low-intensity uses.

(ii) Management policies.

(A) Uses in the "rural conservancy" environment should be limited to those which sustain the shoreline area's physical and biological resources and uses of a nonpermanent nature that do not substantially degrade ecological functions or the rural or natural character of the shoreline area.

Except as noted, commercial and industrial uses should not be allowed. Agriculture, commercial forestry, and aquaculture when consistent with provisions of this chapter may be allowed.

Low-intensity, water-oriented commercial and industrial uses may be permitted in the limited instances where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating facilities, angling, hunting, wildlife viewing trails, and swimming beaches, are preferred uses, provided significant adverse impacts to the shoreline are mitigated.

Mining is a unique use as a result of its inherent linkage to geology. Therefore, mining and related activities may be an appropriate use within the rural conservancy environment when conducted in a manner consistent with the environment policies and the provisions of WAC 173-26-241 (3)(h) and when located consistent with mineral resource lands designation criteria pursuant to RCW 36.70A.170 and WAC 365-190-070.

(B) Developments and uses that would substantially degrade or permanently deplete the biological resources of the area should not be allowed.

(C) Construction of new structural shoreline stabilization and flood control works should only be allowed where there is a documented need to protect an existing structure or ecological functions and mitigation is applied, consistent with WAC 173-26-231. New development should be designed and located to preclude the need for such work.

(D) Residential development standards shall ensure no net loss of shoreline ecological functions and should preserve the existing character of the shoreline consistent with the purpose of the environment. As a general matter, meeting this provision will require density, lot coverage, vegetation conservation and other provisions.

Scientific studies support density or lot coverage limitation standards that assure that development will be limited to a maximum of ten percent total impervious surface area within the lot or parcel, will maintain the existing hydrologic character of the shoreline. However, an alternative standard developed based on scientific information that meets the provisions of this chapter and accomplishes the purpose of the environment designation may be used.

Master programs may allow greater lot coverage to allow development of lots legally created prior to the adoption of a master program prepared under these guidelines. In these instances, master programs shall include

measures to assure protection of ecological functions to the extent feasible such as requiring that lot coverage is minimized and vegetation is conserved.

(E) New shoreline stabilization, flood control measures, vegetation removal, and other shoreline modifications should be designed and managed consistent with these guidelines to ensure that the natural shoreline functions are protected. Such shoreline modification should not be inconsistent with planning provisions for restoration of shoreline ecological functions.

(iii) Designation criteria. Assign a "rural conservancy" environment designation to shoreline areas outside incorporated municipalities and outside urban growth areas, as defined by RCW 36.70A.110, if any of the following characteristics apply:

(A) The shoreline is currently supporting lesser-intensity resource-based uses, such as agriculture, forestry, or recreational uses, or is designated agricultural or forest lands pursuant to RCW 36.70A.170;

(B) The shoreline is currently accommodating residential uses outside urban growth areas and incorporated cities or towns;

(C) The shoreline is supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, or flood plains or other flood-prone areas;

(D) The shoreline is of high recreational value or with unique historic or cultural resources; or

(E) The shoreline has low-intensity water-dependent uses. Areas designated in a local comprehensive plan as "limited areas of more intensive rural development," as provided for in chapter 36.70A RCW, may be designated an alternate shoreline environment, provided it is consistent with the objectives of the Growth Management Act and this chapter. "Master planned resorts" as described in RCW 36.70A.360 may be designated an alternate shoreline environment, provided the applicable master program provisions do not allow significant ecological impacts. Lands that may otherwise qualify for designation as rural conservancy and which are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070 may be assigned a designation within the "rural conservancy" environment that allows mining and associated uses in addition to other uses consistent with the rural conservancy environment.

(c) ***"Aquatic" environment.***

(i) Purpose. The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

(ii) Management policies.

(A) Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.

(B) The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.

(C) In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.

(D) All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

(E) Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201 (2)(e) as necessary to assure no net loss of ecological functions.

(F) Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

(G) Local governments should reserve shoreline space for shoreline preferred uses. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical habitats, aesthetics, public access and views.

(iii) Designation criteria. Assign an "aquatic" environment designation to lands waterward of the ordinary high-water mark. Local governments may designate submerged and intertidal lands with shoreland designations (e.g., "high-intensity" or "rural conservancy") if the management policies and objectives for aquatic areas are met. In this case, the designation system used must provide regulations for managing submerged and intertidal lands that are clear and consistent with the "aquatic" environment management policies in this chapter. Additionally, local governments may assign an "aquatic" environment designation to wetlands.

(d) ***"High-intensity" environment.***

(i) Purpose. The purpose of the "high-intensity" environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

(ii) Management policies.

(A) In regulating uses in the "high-intensity" environment, first priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except as part of mixed use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Such specific situations should be identified in shoreline use analysis or special area planning, as described in WAC 173-26-200 (3)(d). If an analysis of water-dependent use needs as described in WAC 173-26-201 (3)(d)(ii) demonstrates the needs of existing and envisioned water-dependent uses for the planning period are met, then provisions allowing for a mix of water-dependent and nonwater-dependent uses may be established. If those shoreline areas also provide ecological functions, apply standards to assure no net loss of those functions.

(B) Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high intensity." However, consideration should be given to the potential for displacement of nonwater-oriented uses with water-oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.

(C) Policies and regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.

(D) Where feasible, visual and physical public access should be required as provided for in WAC 173-26-221 (4)(d).

(E) Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

(iii) Designation criteria. Assign a "high-intensity" environment designation to shoreline areas within incorporated municipalities, urban growth areas, and

industrial or commercial "limited areas of more intensive rural development," as described by RCW 36.70A.070, if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

(e) ***"Urban conservancy" environment.***

(i) Purpose. The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

(ii) Management policies.

(A) Uses that preserve the natural character of the area or promote preservation of open space, flood plain or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.

(B) Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the "urban conservancy" designation. These standards shall ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.

(C) Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

(D) Water-oriented uses should be given priority over nonwater-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

(E) Mining is a unique use as a result of its inherent linkage to geology. Therefore, mining and related activities may be an appropriate use within the urban conservancy environment when conducted in a manner consistent with the environment policies and the provisions of WAC 173-26-240 (3)(h) [173-26-241 (3)(h)] and when located consistent with mineral resource lands designation criteria pursuant to RCW 36.70A.170 and WAC 365-190- 070.

(iii) Designation criteria. Assign an "urban conservancy" environment designation to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities, urban growth areas, or commercial or industrial "limited areas of more intensive rural development" if any of the following characteristics apply:

(A) They are suitable for water-related or water-enjoyment uses;

(B) They are open space, flood plain or other sensitive areas that should not be more intensively developed;

(C) They have potential for ecological restoration;

(D) They retain important ecological functions, even though partially developed; or

(E) They have the potential for development that is compatible with ecological restoration. Lands that may otherwise qualify for designation as urban conservancy and which are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070 may be assigned a designation within the "urban conservancy" environment that allows mining and associated uses in addition to other uses consistent with the urban conservancy environment.

(f) ***"Shoreline residential" environment.***

(i) Purpose. The purpose of the "shoreline residential" environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

(ii) Management policies.

(A) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be set to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

Local governments may establish two or more different "shoreline residential" environments to accommodate different shoreline densities or conditions, provided both environments adhere to the provisions in this chapter.

(B) Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.

(C) Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

(D) Commercial development should be limited to water-oriented uses.

(iii) Designation criteria. Assign a "shoreline residential" environment designation to shoreline areas inside urban growth areas, as defined in RCW 36.70A.110,

incorporated municipalities, “rural areas of more intense development,” or “master planned resorts,” as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

[Statutory Authority: RCW 90.58.120, 90.58.200, 90.58.060 and 43.21A.681. 11-05-064 (Order 10-07), § 173-26-211, filed 2/11/11, effective 3/14/11. Statutory Authority: RCW 90.58.060 and 90.58.200. 04-01-117 (Order 03-02), § 173-26-211, filed 12/17/03, effective 1/17/04.]

B. Current Long Beach SEDs in their Entirety

Current Long Beach SEDs (From Ordinance No. 712)

URBAN RESORT ENVIRONMENT

POLICIES

5.10 Urban Resorts are the shoreline areas that are immediately adjacent to the CITY's downtown core. This location provides for convenient access to existing tourism support services within walking distance, is the central location for numerous special events and festivals, and already has necessary infrastructure in place. This is the location where the most dense commercial developments that are necessary for a tourism oriented economy are to be located. Wetland sequencing and avoidance should not required in the Urban Resort Environment.

5.11 New commercial development located in shoreline areas should be limited to those which are water-oriented and specifically water-enjoyment uses, and activities.

Non-water-oriented development is strongly discouraged; however, when permitted, it should not displace water-oriented development in shoreline areas.

5.12 New commercial development on shorelines should be encouraged to locate in those areas with existing consistent commercial uses and in a manner that will minimize sprawl and the inefficient use of shoreline areas.

5.13 Commercial development should be encouraged to utilize existing transportation corridors and minimize the number of ingress/egress points. Ingress/egress should be designed to minimize potential conflicts with and impact on regular corridor traffic.

5.14 Commercial development should be required to provide physical or visual access to the shoreline or other opportunities for the public to enjoy the shorelines of the state.

5.15 Multiple use concepts which include open space and recreation should be encouraged in commercial developments.

5.16 If development of owner occupied residences appears to be too intensive a future SMP amendment may be necessary to prohibit further residences in the resort areas.

REGULATIONS

5.20 Boundaries for the Urban Resort Environment are as follows, according to the official city map at the time of adoption: Eastern boundary is the 1889 Government Line, west to the 1968 Seashore Conservation Line, south boundary is 11th Street South, north to 5th Street South.

5.21 The Urban Resort Environment benefits from the location of the Ocean Beach Boardwalk. This unique, regional attraction benefits all adjacent properties by creating a destination point for visitors. The Boardwalk provides the public with panoramic views, interpretive information, barrier free access, and serves as an operational platform for numerous special events and festivals. For the common benefit, preservation of existing aesthetics, and widespread appeal of the Ocean Beach Boardwalk, the building setback line in the Urban Resort Environment shall remain east of the 1968 Seashore Conservation Line.

5.22 Allowed Uses:

A. Itinerant lodging and resort developments(excluding recreational vehicle parks);
B. Restaurants and similar food service businesses;
C. Taverns and cocktail lounges;
D. Retail shops such as clothing, merchandise, curio;
E. Arts and crafts galleries;
F. Convention facilities;
G. Performing art complexes and theaters;
H. Condominiums - transient use of these developments such as time-share condominiums is encouraged, however owner occupied residences is not prohibited.
I. Parks, trails and recreation areas.

5.23 Conditional Uses:

A. Amusement related uses and activities, while encouraged by the CITY and recognized as an important segment of the local tourism economy, may be allowed by conditional use. However all proposals shall be scrutinized for compatibility with adjacent uses, noise, appearance and other potentially obtrusive aspects;
B. Professional services shall be reviewed for appropriateness and may be allowed as a conditional use;
C. Community centers, government or municipal structures;
D. Custom manufacturing of goods for retail sale on premise, or cottage industries;
E. Outdoor merchandising.

5.24 The review and decision making process for conditional use applications shall conform to the standards for conditional uses as set forth in the CITY's zoning ordinance.

5.25 Residences are permitted on 2nd story or higher as long as the first floor is reserved for commercial purposes. Except that 1st story residences are allowed in structures that are exclusively condominiums.

5.26 The minimum lot size shall be 10,000 square feet.

5.27 Maximum lot coverage, defined as the building foot print, shall be 75%.

5.28 Landscaping and Architectural design shall conform to the CITY's zoning ordinance.

5.29 The maximum building height is 55 feet.

5.30 Parking standards shall conform to the CITY's zoning ordinance.

RURAL RESORT ENVIRONMENT

POLICIES

6.10 Rural Resort lands are located north and south of CITY's core and are typically adjacent to residential development. Rural Resorts are the shoreline areas which allow commercial developments that are necessary for a tourism oriented economy, but not at the level of intensity provided for in Urban Resort.

6.11 New commercial development located in shoreline areas should be limited to those which are water-oriented and specifically water-enjoyment uses, and activities.

Non-water-oriented development is strongly discouraged; however, when permitted, it should not displace water-oriented development in shoreline areas.

6.12 New commercial development on shorelines should be encouraged to locate in those areas with existing consistent commercial uses and in a manner that will minimize sprawl and the inefficient use of shoreline areas.

6.13 Commercial development should be encouraged to utilize existing transportation corridors and minimize the number of ingress/egress points. Ingress/egress should be designed to minimize potential conflicts with and impact on regular corridor traffic.

6.14 Commercial development should be required to provide physical or visual access to the shoreline or other opportunities for the public to enjoy the shorelines of the state.

6.15 Multiple use concepts which include open space and recreation should be encouraged in commercial developments.

6.16 If development of owner occupied residences appears to be too intensive a future amendment may be necessary to prohibit further residences in the resort area.

REGULATIONS

6.20 Boundaries for the Rural Resort Environment are as follows, according to the official city map at the time of adoption: The eastern boundary is the 1889 Government Line and the

west boundary is the 1980 Seashore Conservation Line and inclusive are the following parcels; Tax Lots 111, 148, 172, 172 W, 173, 115; from 11th Street South, south 100', from Shoreview Drive to the 1980 SCL; from 4th Street North north 100'; from 24th Street North (south side of Breakers) north to city limits.

6.21 The building setback line shall be on the east side of the 1980 Seashore Conservation line.

6.22 Allowed Uses:

A. Itinerant lodging and resort developments(excluding recreational vehicle parks);
B. Restaurants and similar food service businesses in association with the uses listed in A., above, but not as a stand alone business.
C. Taverns and cocktail lounges in association with the uses listed in A., above, but not as a stand alone business.
D. Convention facilities;
E. Condominiums - transient use of these developments such as time-share condominiums is encouraged, however owner occupied residences is not prohibited.
F. Parks, trails and recreation areas.

6.23 Conditional Uses:

A. Community centers, government or municipal structures;
B. Cottage industries may be allowed by a conditional use permit however such cottage industries shall: be handcraft oriented; and shall not be open for business prior to 10:00 a.m. nor later than 5:00 p.m.

6.24 The review and decision making process for conditional use applications shall conform to the standards for conditional uses as set forth in the CITY’s zoning ordinance.

6.25 Residences are permitted on 2nd story or higher as long as the first floor is reserved for commercial purposes. Except that 1st story residences are allowed in structures that are exclusively condominiums.

6.26 The minimum lot size shall be 10,000 square feet.

6.27 Maximum lot coverage, defined as the building foot print, shall be 75%.

6.28 Landscaping and Architectural design shall conform to the CITY's zoning ordinance.

6.29 The maximum building height is 55 feet.

6.30 Parking standards shall conform to the CITY’s zoning ordinance.

RURAL RESIDENTIAL ENVIRONMENT

POLICIES

7.10 Rural residential are the shorelines which accommodate single and multi-family development.

7.11 Itinerant use of condominiums should be allowed, however if such developments become too intrusive on permanent residents an amendment may be necessary to prohibit transient oriented use.

REGULATIONS

7.20 Boundaries for the Rural Residential Environment are as follows, according to the official city map at the time of adoption: The east boundary is the 1889 Government Line and west boundary is the 1980 Seashore Conservation Line, and inclusive are the following parcels of land; from 20th Street South to 50' north; from 18th Street South to 150' south; from 100' south of 17th Street South, north to 15th Street South; from 14th Street South, south 150'; from 13th Street South, north mid-block between 11th Street South and 12th Street South; from 11th Street South, south 100' and west to the Shoreview Drive; from 100' south of 5th Street North to 8th Street North; from 14th Street North to 16th Street North and west to Shoreview Drive; the area from 16th Street North to 24th Street North except for the lands west of tax lots 141, 181, 137, 161, 112, 115, and 132.

7.21 The building setback line shall be east of the 1980 Seashore Conservation Line.

7.22 Allowed Uses:

A. Single and multi-family residential developments are permitted including condominiums. Permanent residential development is encouraged. Time-share condominiums are not currently prohibited. However condominiums shall not operate as an itinerant accomodation.

7.23 Conditional Uses:

A. Bed and Breakfasts may be allowed by a conditional use permit.

B. Cottage industries may be allowed by a conditional use permit however such cottage industries shall: be handcraft oriented; and shall not be open for business prior to 10:00 a.m. nor later than 5:00 p.m. The review and decision making process for conditional use applications shall conform to the standards for conditional uses as set forth in the CITY's zoning ordinance.

7.24 Commercial development other than those mentioned in 7.22 and 7.23, is prohibited.

7.25 The minimum lot size shall be 10,000 square feet for the first dwelling with an additional 2000 square feet for each additional dwelling unit.

7.26 The maximum lot coverage, defined as the building foot print, shall be 50%.

7.27 Minimum setbacks for developments in the residential shoreline are as follows:
Front yard - 10 feet
Side yard - 5 feet
Rear yard - 10 feet

7.28 Applicable landscaping and architectural design shall be in conformance with the CITY'S Zoning Ordinance.

7.29 Maximum allowable height is 35 feet.

CONSERVANCY

POLICIES

8.10 The Conservancy Environment contains approximately 50% of the land area of the CITY's shoreline jurisdiction and provides approximately 200 acres for open space, recreation, public access and view corridors. Additionally this environment provides wild life habitat. The 1997 Dune Management Report identifies 36.54 acres of wetlands in the Conservancy Environment which represents 51.53% of the total wetlands in the CITY's shorelands. Fortunately the majority of these sensitive lands are owned by the Washington State Parks and Recreation Commission. These shorelands are within the purview of the Public Trust Doctrine.

8.11 The Conservancy Environment west of 1980 Seashore Conservation Line also serves as a storm buffer between the Pacific storms and the development line. The area between the 1980 and 1990 Seashore Conservation Lines (approximately 250' in an east-west direction) is characterized by dunes up to 28' MSL, and swales. This area, immediately east of the primary dune, is commonly referred to as the secondary dune. These lands, along with the primary dune, physically absorb the brunt of winter gales. They serve as Long Beach's front line of protection.

8.12 To protect the public's interest in Conservancy Environment lands, and to prevent that interest from being harmed, the CITY shall restrict development within Conservancy Environment to public access and public facilities.

REGULATIONS

8.20 Boundaries for the Conservancy Environment are as follows, according to the official city map at the time of adoption: From south city limits to north city limits, from the 1980 Seashore Conservation Line west to the 1990 Seashore Conservation Line and all lands east of the 1980 Seashore Conservation Line owned by Washington State Parks and Recreation Commission.

8.21 The building setback line shall be east of the 1980 Seashore Conservation Line except between 4th Street South and Bolstad Avenue the building setback line is east of the 1968 Seashore Conservation Line. Construction and maintenance of beach access roads, paths,

and comfort stations and the boardwalk may be located further west.

8.22 Allowed Uses:

A. Interpretive, educational, and museum facilities should be located adjacent to the Rural Resort area.

B. Construction and maintenance of a boardwalks and the necessary utilities.

C. Construction and maintenance of beach access roads, paths, and comfort stations.

8.23 Those parcels of state parks land located adjacent to shorelines residential areas should be kept as natural as possible, but pathways, parking and comfort station development is encouraged.

8.24 Public lands should provide pathways for safe, low impact travel through the dunes.

8.25 All alterations or developments shall be reviewed for compatibility with the surrounding environment, effect on public access, and the level of public benefit.

8.26 Removal of sand west of the grass line shall be permitted in accordance with the applicable Washington Administrative Codes.

8.27 Mitigation, for wetlands filling in other environmental designations, is allowed in the Conservancy environmental designation.

NATURAL

POLICIES

The Natural Environment is that area west of the 1990 Seashore Conservation Line to a point 3 miles into the Pacific Ocean. The dominant feature of this environment, after the Pacific Ocean, is the primary dune. The Natural Environment is that area where the grassy dune system becomes open, sandy beach and finally ocean. This special environment is afforded additional protection under the Public Trust Doctrine.

9.11 The CITY should facilitate public access, use and enjoyment to these shorelines.

9.12 The CITY minimize any disturbance to this environment by limiting improvements to those that serve the common good.

REGULATIONS

9.20 Boundaries for the natural environmental area shall be from the western jurisdiction of the city east to the 1990 Seashore Conservation Line, from south city limits to north city limits.

9.21 Allowed Uses:

A. All development in the natural area shall be prohibited except for the construction and maintenance of beach access roads, boardwalk, pathways, underground utility lines, and mitigation for filling wetlands in other environmental designations.

B. Recreational uses and activities are permitted.

9.22 Physical alternations should only be considered when they serve to protect significant, unique or highly valued feature which might otherwise be degraded or destroyed.

9.23 Dunal areas shall not be altered except for roads and utilities on public right of way and preserving views from ocean beach boardwalk.

9.24 Removal of sand west of the grass line shall be permitted in accordance with the applicable Washington Administrative Codes.