

CHAPTER 4

SHORELINE ENVIRONMENT DESIGNATIONS

4.1 Introduction

~~Local governments are required, under the Washington State Shoreline Management Act of 1971 through WAC 173-26, to develop and assign a land use categorization system for shoreline areas as a basis for effective Shoreline Master Programs. The state's Shoreline Master Program Guidelines describe the purpose of environment designations in WAC 173-26-191(1)(d).~~ The intent of designating shoreline environments is to encourage development that will enhance the present or desired character of the shoreline. To accomplish this, segments of shoreline are given an environment designation based on existing development patterns, natural capabilities and limitations, and the aspirations of the local community. Environment designations are categories that reflect the type of development that has occurred, or should take place in a given shoreline area. The scheme of classifications represents a relative range of development, from high to low intensity land use, and targets types of development to specific areas. The environment classification scheme is intended to work in conjunction with local comprehensive planning and zoning.

Management policies are an integral part of the environment designations and are used ~~for to~~ determining land uses and activities that can be permitted in each environment. ~~Specific~~ development regulations specify how and where permitted development can take place within each shoreline environment. Development ~~RR~~ regulations ~~in this chapter~~ generally govern use, height limits, and setbacks. Additional policies and development regulations are provided for specific situations, uses and developments in other chapters of this Master Program.

4.2 Authority

~~Local governments are required, under the Washington State Shoreline Management Act of 1971 through WAC 173-26, to develop and assign a land use categorization system for shoreline areas as a basis for effective Shoreline Master Programs. The state's Shoreline Master Program Guidelines describe the purpose of environment designations in WAC 173-26-191(1)(d). Shoreline management must address a wide range of physical conditions and development settings along shoreline areas. Effective shoreline management requires that the Shoreline Master~~

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~~Program prescribe different sets of environmental protection measures, allowable use provisions, and development Regulations for each of these shoreline segments.~~

~~The method for local governments use to account for different shoreline conditions is to assign an environment designation to each distinct section of shoreline section in its jurisdiction. The environment designation assignments provide the framework for implementing shoreline policies and regulatory measures specific to the environment designation.~~

4.34.2 Shelton Shoreline Environment Designation Classification System

The City of Shelton classification system consists of seven shoreline environments that are consistent with, and implement, the Washington State Shorelines Management Act (Chapter 90.58 RCW), the Shoreline Master Program Guidelines (Chapter 173-26 WAC), and the City of Shelton Comprehensive Plan. These environment designations have been assigned consistent with the corresponding designation criteria provided for each environment. In delineating environment designations, the City of Shelton aims to assure that existing shoreline ecological functions are protected while allowing for new development within the proposed pattern and development intensity intended for each designation. As required, these designations are also consistent with policies for restoration of degraded shorelines. The seven shoreline environment designations are [as follows](#):

1. Urban Industrial,
2. Urban Multi-Purpose,
3. Residential,
4. Urban Goldsborough Creek,
5. Conservancy,
6. Aquatic-Harbor, and
7. Aquatic-Conservancy.

4.3.14.2.1 Shorelands and Aquatic Shoreline Environments

The shoreline environments are divided into ~~2~~^{two} categories: “upland” or shoreland environments (Urban Industrial, Urban Multi-Purpose, Residential, Urban Goldsborough Creek, and Conservancy), which apply to areas landward of the ordinary high water mark (OHWM), and “aquatic” environments (Aquatic-Harbor

and Aquatic-Conservancy), which apply to areas waterward of the OHWM. ~~The following procedure should be followed to determine what uses are allowable.~~

To determine if a particular use is allowable in a shoreland environment, refer to the applicable environment designation in Table 6-1 ([Chapter 6](#)).

To determine if a use is allowable in the aquatic environment refer to both the applicable aquatic environment designation and the adjoining shoreland environment designation. If the permit requirements vary between the aquatic environment and the adjoining shoreland environment, the more restrictive requirement shall apply to uses and activities in the aquatic environment. For example, if either the adjoining shoreland environment or the aquatic environment indicates an "X" [in Table 6-1](#), the use shall be prohibited.

[4.44.3](#) **General Shoreline Environment Policies**

This ~~p~~Program establishes the following two general policies for the Shelton shoreline environment designation system:

1. Uses that are consistent with the character of the specific shoreline environment should be encouraged; and
2. Existing uses that are incompatible with their shoreline environment designations shall be subject to ~~m~~Master ~~p~~Program provisions applicable to non-conforming shoreline uses and modification activities.

[4.54.4](#) **Shoreline Environment Designations**

The following section contains definitions, purpose statements, designation criteria and management policies for each of the seven shoreline environment designations established by this Program. Areas included in each shoreline environment are listed in this section and shown in Figure 4-1. The management policies are implemented through use regulations and development standards included in Tables 6-1, 6-2 and 6-3, and Chapters 5 and 6.

[4.5.14.4.1](#) **Urban Industrial Shoreline Environment Designation**

Definition

The Urban Industrial environment includes Areas and shorelines abutting navigable waters with sufficient shoreland space and transportation access for water-oriented industrial activities.

Purpose

The purpose of the Urban Industrial environment designation is:

1. Primarily, to provide areas for large-scale maritime industries, port facilities and supporting facilities; secondarily, to provide for public access and water-oriented development; and
2. To protect existing ecological functions and restore ecological functions in areas that have been previously degraded.

Criteria for Designation

Areas to be designated Urban Industrial should have one or more of the following characteristics:

1. Areas planned for high-intensity, water-oriented activities that are proximate to navigable channels with arterial roadway and/or rail service and with sufficient space to support water-dependent or water-related industrial activities; or
2. Areas characterized by intensive industrial development such as timber processing and transporting or other high-intensity uses that are water-dependent.

Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Use of this land should be primarily port-related water-dependent uses and supporting services. Second priority should be given to water-related and water-enjoyment uses. Non-water-oriented uses should not be permitted except as part of mixed-use developments and 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.
2. New development should be required to provide physical and visual access to shorelines whenever possible and consistent with constitutional and statutory limitations, provided such access does not interfere with industrial operations or endanger public health and safety. Where public access is not feasible, off-site public access should be required, if possible, if it is in compliance with the City of Shelton's public access objectives.

3. ~~Encourage~~ Continued efforts by public and private industries to improve air and water quality should be encouraged.
4. ~~Encourage~~ Efforts to improve water quality and reduce impacts from stormwater runoff during shoreline development should be encouraged.
5. ~~Encourage~~ Actions to address problems of noise, visual impact, dust and light should be encouraged. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, vegetative screening and maintenance of existing natural vegetative buffers.
6. ~~Encourage~~ Redevelopment of existing under-utilized shoreline areas should be encouraged.
7. ~~Encourage~~ Recognition and long term preservation of ~~identified~~ historical, archaeological, or cultural aspects that may exist in ~~these~~ urban areas should be encouraged. Alternatives to loss or alteration to such resources should be pursued whenever feasible.
8. New development should assure no net loss of shoreline ecological functions. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with relevant state and federal law.
9. The City should continue to work with the Department of Ecology on addressing dioxin and wood debris in sediments of Shelton Harbor.
10. ~~Encourage~~ The public's ability to view appropriate industrial areas from public access sites should be encouraged.
11. ~~Encourage~~ Restoration projects should be encouraged, such as restoring the Goldsborough Creek channel to remove armoring and increase in-stream habitat complexity; re-creating off-channel habitat; controlling and treating stormwater runoff; planting native vegetation; and moving log-storage operations away from the shoreline into deeper water consistent with the Shelton Restoration Plan.

Areas Designated

The Urban Industrial environment applies to the following areas:

1. Lands above the OHWM on Oakland Bay beginning at the eastern boundary of Elk Street ~~Right-of-way~~ (ROW) (extended) and extending westerly and southerly to the eastern boundary of Holman Street ~~Right-of-way~~ (ROW) (extended).
2. Lands above the OHWM above the south side of Goldsborough Creek from its mouth on Oakland Bay westward to the western boundary of Front Street ~~Right-of-way~~ (ROW).

3. Lands above the OHWM on the north side of Goldsborough Creek from its mouth to the western boundary of the Front Street ~~Right-of-way~~ROW.

4.5.24.4.2 Urban Multi-Purpose Shoreline Environment Designation

Definition

The Urban Multi-Purpose ~~E~~environment is an area planned for or characterized by high-intensity shoreline uses featuring a mix of industrial, commercial, residential or recreational development.

Purpose

The purpose of the Urban Multi-~~P~~urpose environment designation is:

1. To ensure optimum use of shorelines within urbanized areas by providing for high-intensity public, residential or commercial activities and by managing development so that it enhances the natural shoreline character and maintains shorelines for a multiplicity of urban uses;
2. To increase public access and opportunities for people to enjoy the shoreline; and
3. To restore ecological functions in areas that have been previously degraded.

Criteria for Designation

Areas to be designated ~~U-M~~Urban Multi-Purpose should have one or more of the following characteristics:

1. Areas of high-intensity shoreline use including industrial, commercial, residential and recreational activity;
2. Areas designated in an adopted City of Shelton plan for a mix of high-intensity industrial, commercial, residential or recreational uses; ~~or~~
3. Areas used for intensive port activity, excluding those areas used primarily for deep-draft, ocean-going vessels.

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. ~~Encourage~~R redevelopment ~~should be encouraged~~ within already developed areas and new development in areas planned for multi-purpose urban uses.

2. New development should be required to provide both physical and visual access to shorelines whenever possible and consistent with constitutional and statutory limitations, except where safety, security, or other considerations preclude it.
3. Public outdoor recreation facilities should be encouraged at Goose Lake. Preferred uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.
4. ~~Give priority to those n~~New uses and activities that are dependent on a shoreline location should be given priority. Second priority should be given to water-related and water-enjoyment uses. Third priority should be given to non-water-oriented uses.
5. Restoration of shoreline ecological function concurrent with development and redevelopment should be a priority.
6. ~~Encourage l~~Landscaping and screening ~~of should be encouraged for~~ existing and new activities that have the potential for adversely affecting adjacent properties.
7. ~~Encourage e~~Continued efforts by public and private industries to improve the quality of air and water should be encouraged.
8. ~~Encourage a~~Actions to address noise, visual, dust, and glare impacts should be encouraged. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting and architectural standards, and maintenance of natural vegetative buffers.
9. ~~Encourage r~~Recognition of identified historical, archaeological, or cultural aspects, which may exist in these urban areas should be encouraged. Recognition and long term preservation of historical, archaeological, or cultural aspects that may exist in urban areas should be encouraged. Alternatives to loss or alteration to such resources should be pursued whenever feasible. Encourage use of these areas for their educational, historical, cultural and scientific benefits.
10. ~~Encourage a~~A mix of compatible water-oriented uses and supporting services that should be encouraged to provide opportunities for industrial, recreational, residential or commercial development.
11. Improvements to the visual qualities of this environment should occur as part of redevelopment.
12. New development should assure no net loss of shoreline ecological functions. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with relevant state and federal law.

13. ~~The City should~~ Continue to work with the Department of Ecology and private landowners on addressing sediment and soil contamination concerns in Goose Lake.
14. ~~Encourage~~ Efforts to improve water quality and reduce impacts from stormwater runoff should be encouraged during shoreline development.
15. ~~Encourage~~ Conservation and/or restoration projects should be encouraged, such as controlling and treating stormwater runoff; protecting existing native vegetation; and moving log-storage operations away from the shoreline into deeper water consistent with the Shelton Restoration Plan.

Areas Designated

The Urban Multi-~~p~~urpose environment applies to the following areas:

1. Lands above the OHWM on Oakland Bay beginning at the eastern boundary of Elk Street Right of way ROW (extended) and extending northerly and easterly (intended to extend with City limits) to the City limits.
2. Lands above the OHWM on Oakland Bay beginning at the eastern boundary of the Holman Street Right of way ROW extended and extending easterly to the eastern boundary of Puget Street right of way ROW (extended).
3. Lands above the OHWM on the north and south banks of Goldsborough Creek from the westernmost boundary of the Front Street Right of way ROW to the western boundary of First Street.
4. Land above the OHWM of Goose Lake.

4.5.34.4.3 Residential Shoreline Environment Designation

Definition

The Residential ~~E~~environment is an area planned for and/or characterized by high-intensity residential development.

Purpose

The purpose of the Residential environment designation is to accommodate residential development and appurtenant structures in areas already developed with or planned primarily for residential uses; and to encourage recreational uses and public access.

Criteria for Designation

Areas to be designated Residential should have one or more of the following characteristics:

1. Areas that are predominantly developed with single-family or multi-family residential development;
2. Areas planned and platted for residential development, but are not predominantly characterized by critical areas and channel migration zones;
3. Areas with a proliferation of docks/piers and structural armoring; or
4. Areas developed with or planned for highly intensive recreational uses (e.g., marinas, boat launches).

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. New development should be designed and located to preclude the need for shoreline armoring, flood control works, vegetation removal and other shoreline modifications.
2. The scale and density of new uses and development should be compatible with, and protect or enhance, the existing residential character of the area while sustaining or enhancing shoreline ecological functions and processes.
3. Public outdoor recreation facilities or other public access should be encouraged if compatible with the character of the area. Preferred uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.
4. Multi-family residential, multi-lot (4 or more lots) and recreational developments should provide shoreline areas for joint use, and public access to the shoreline.
5. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
6. Encourage efforts to improve water quality and reduce impacts from stormwater runoff should be encouraged during shoreline development.
7. Encourage conservation and/or restoration projects should be encouraged, such as protecting existing forested riparian areas on Johns Creek; increasing trees and vegetation on Island Lake; and controlling aquatic weeds on Island Lake consistent with the Shelton Restoration Plan.

7.8. Recognition and long term preservation of historical, archaeological, or cultural aspects that may exist in urban areas should be encouraged. Alternatives to loss or alteration to such resources should be pursued whenever feasible.

Areas Designated

The Residential environment applies to the following areas:

1. Lands above the OHWM of Island Lake, except for the large wetland located south of East Island Lake Drive which is designated Conservancy.
2. Lands above the OHWM on Johns Creek, from southern right-of-way ROW boundary of E Meyer Lake Road north to northernmost Urban Growth Area limits.
3. Lands above the OHWM on Mill Creek.

4.5.44.4.4 **Urban Goldsborough Creek Shoreline Environment Designation**

Definition

The Urban Goldsborough Environment consists of areas planned for or characterized by medium-intensity shoreline uses featuring a mix of industrial, commercial, forestry, residential, transportation or recreational development on Goldsborough Creek upstream of First Street. The area includes primarily residential uses that are set back from the Goldsborough Creek corridor.

Purpose

The purpose of the Urban Goldsborough Creek environment designation is:

1. To enhance and restore the natural qualities of the Goldsborough Creek Corridor;
2. To increase shoreline public access along the corridor, and maximize recreational opportunities; and
3. To provide an amenity for the surrounding residential neighborhood.

Criteria for Designation

Areas to be designated Urban-Goldsborough Creek should have one or more of the following characteristics:

1. Areas of medium-intensity shoreline use including a mix of residential, commercial, forestry, transportation or recreational development, located on Goldsborough Creek with significantly altered shoreline ecological functions and processes; or

2. Areas designated in an adopted City of Shelton plan for a mix of medium-intensity residential, industrial, commercial, or recreational uses, located on Goldsborough Creek with significantly altered shoreline ecological functions and processes.

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. Protect the natural character and shoreline ecological functions and processes of the creek by complying with buffers and setbacks, enhancing native vegetation, and prohibiting unnecessary structural modifications.
2. ~~Require n~~New development ~~should be required~~ to provide both physical and visual access to shorelines whenever possible and consistent with constitutional and statutory limitations, except where safety, security or other considerations preclude it.
3. Require final development of these areas to be compatible with and not adversely affect an adjacent environment by addressing impacts such as height, bulk, and noise.
4. Require that new developments do not result in a net loss of shoreline ecological functions.
5. Improvements to the visual qualities of this environment should occur as part of redevelopment.
6. Encourage efforts to improve water quality and reduce impacts from stormwater runoff during shoreline development.
7. The City should encourage conservation and/or restoration projects, such as re-creating off-channel habitat; enhancing riparian trees and forest; improving water quality; and improving fish passage consistent with the Shelton Restoration Plan.
- 7.8. Recognition and long term preservation of historical, archaeological, or cultural aspects that may exist in urban areas should be encouraged. Alternatives to loss or alteration to such resources should be pursued whenever feasible.

Areas Designated

The Urban Goldsborough Creek environment applies to the following areas:

1. Lands above the OHWM on the north side of Goldsborough Creek from the western boundary of the First Street ~~Right-of-way ROW~~ westward to the westernmost boundary of West Railroad Avenue.

2. Lands above the OHWM on the south side of Goldsborough Creek between the eastern boundary of 13th Street (extended northward from the south) westward to a point 120 feet east of 16th Street extended.
3. Lands above the OHWM on the ~~South Bank~~ of Goldsborough Creek from the western boundary of the railroad crossing (west of Angle Side Road) eastward to the western boundary of the Front Street ~~Right-of-way~~ROW.
4. Lands above the OHWM on the north and south side of Goldsborough Creek from the westernmost boundary of West Railroad Avenue westward to a point 1,750 feet west of State Route 101.

4.5.54.4.5 **Conservancy Shoreline Environment Designation**

Definition

The Conservancy environment includes areas ~~An area~~ relatively free of human development with intact shoreline ecological functions. It may be an area which has been disturbed by human use but which has returned to a condition currently without human influence. It includes areas unable to support new development or uses without significant adverse impacts to shoreline ecological functions or risk to human safety.

Purpose

The purpose of the Conservancy environment designation is:

1. To protect, conserve, and manage those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use.
2. To provide for very low-intensity uses in order to maintain the ecological functions and ecosystem-wide processes.
3. To restore degraded shorelines within this environment.
4. To provide for low-intensity public shoreline access and recreation.

Criteria for Designation

Areas to be designated Conservancy should have one or more of the following characteristics:

1. Areas unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety. Such areas include:
 - a. Landslide and erosion hazards.

- b. High-quality bluff-backed beach, barrier beach, barrier estuaries, and deltas.
 - c. Feeder bluffs that have minimal or no existing development above or below the ~~slow~~ slope.
2. Areas that are ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity. Such areas include:
 - a. High-quality estuaries.
 - b. High-quality accretional spits.
 - c. Areas that are critical for the support of priority wildlife species (waterfowl concentrations, bald eagle habitat).
 - d. Areas with which federal or state endangered, and threatened, and sensitive species of wildlife have a primary association.
 - e. Cold water inputs and springs that have been identified to be critical for salmonid habitats.
 - f. High-value wetland complexes with important ecological functions that have generally intact buffers.
 - g. Forested riparian areas predominantly composed of native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies.
 3. Areas considered to represent ecosystems and geologic types that are of particular scientific and educational interest.

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. Allow uses which do not substantially degrade the ecological functions or natural character of the shoreline area.
2. Allow low-impact public access and recreational uses, such as gravel trails, view points, and non-motorized gravel boat launches, in locations where access will not compromise shoreline functions or infringe on private property rights.
3. Recognition and long-term preservation of historical, archaeological or cultural aspects that may exist in urban areas should be encouraged. Alternatives to loss or alteration to such resources should be pursued

- whenever feasible. Encourage use of these areas for their educational, historical, cultural and scientific benefits.
4. New shoreline stabilization of bluff-backed beaches is strongly discouraged.
 5. Do not permit ~~new~~ development or significant vegetation removal that would reduce the capability of the shoreline to perform a full range of ecological functions or processes ~~should not be permitted.~~
 6. Encourage efforts to improve water quality and reduce impacts from stormwater runoff during shoreline development.
 - ~~7. Encourage efforts to improve water quality and reduce impacts from stormwater runoff during shoreline development.~~
 - ~~8.7.~~ Encourage conservation and/or restoration projects, such as protecting associated wetlands; protecting bluff-backed beaches; protecting or restoring native riparian vegetation; and improving fish passage consistent with the Shelton Restoration Plan.

Area Designated

The Conservancy environment applies to the following areas:

1. Lands above the OHWM on the south side of Goldsborough Creek from the western boundary of the railroad crossing (west of Angle Side Road) to the eastern boundary of 13th Street (extended northward from the south).
2. Lands above the OHWM on the south side of Oakland Bay from the eastern boundary of the inner harbor line to the eastern boundary of Puget Street.
3. Lands above the OHWM on the south side of Goldsborough Creek extending from a point 120 feet east of 16th Street (extended) westward to West Railroad Avenue (upon annexation to the City).
4. Lands above the OHWM on the northeast side of Goldsborough Creek extending from a point 1,750 feet ~~we~~east of State Route 101 westward to the Shelton ~~u~~Urban ~~g~~Growth ~~a~~Area limits.
5. Associated wetland located south of Island Lake, south of East Island Lake Drive.
6. Lands above the OHWM of Johns Creek from the eastern ~~u~~Urban ~~g~~Growth ~~a~~Area limits, northwesterly to the southern boundary of East Meyer Lake Road ~~right-of-way~~ROW and the remainder of Johns Creek within the Shelton Urban Growth Area limits (northwest of Island Lake).
- ~~7. South bank of Goldsborough Creek east of West Railroad Avenue crossing to western most ~~u~~Urban ~~g~~Growth ~~a~~Area limits.~~

4.5.64.4.6 Aquatic Harbor Shoreline Environment Designation

Definition

The Aquatic Harbor environment includes ~~All~~ all lands and waters waterward of the ordinary high water mark (OHWM) that are subject to intense water-dependent uses. This includes intertidal, subtidal and submerged lands in the Shelton Harbor to the Outer Harbor line, except for areas designated Aquatic Conservancy.

Purpose

The purpose of the Aquatic Harbor environment designation is as follows:

1. To promote the intensive use of the harbor areas for water-dependent industrial, commerce, commercial and recreational uses.
2. To protect, restore and manage the unique characteristics and resources of natural aquatic systems, with priority placed on water quality.

Designation Criteria

All lands and waters waterward of the OHWM within Shelton Harbor in Oakland Bay that are intensively used for water-dependent industrial or commercial activities should be designated Aquatic Harbor.

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. Structures below the OHWM that are not water-dependent or intended for public access or ecological restoration and uses that will substantially degrade the existing character of the area, including shoreline ecological functions, should be prohibited.
2. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
3. Developments within the Aquatic Harbor Environment should be compatible with the adjoining shoreland environment.
4. New uses and development that have a shoreland connection should also be consistent with the permitted uses in the adjoining shoreland environment. Uses prohibited in the shoreland environment should not be permitted overwater.

5. Uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrologic conditions including sediment transport and benthic drift patterns.
6. Diverse public access opportunities to water bodies should be encouraged and developed and should be compatible with the existing shoreline uses and natural characteristics of the water body.
7. Several industries using the same tideland facilities should be given preference over single industry use. Multiple use of over-water facilities should be encouraged.
8. All developments and activities using navigable waters or their bedlands should be located and designed to minimize interference with surface navigation, to minimize adverse visual impacts and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
9. Filling operations should be accomplished in ~~such~~ a manner ~~as not to create to prevent~~ a substantial impact on shoreline ecological functions.
10. Development of underwater pipelines and cables on first class tidelands should be discouraged except where adverse impacts to shoreline ecological functions can be shown to be less than the impact of shoreland alternatives. ~~When~~ permitted, such facilities should include adequate provisions to ensure against substantial or irrevocable damage to shoreline ecological functions.
11. Abandoned and neglected structures which cause adverse visual impacts or are a hazard to public health, safety and welfare should be removed or restored to a usable condition consistent with the provisions of this ~~Program~~ unless:
 - a) Retaining such structures provides a net environmental benefit, for example, artificial reef effect of concrete anchors; or
 - b) Such structures can be reused in a manner that helps maintain the character of the City's working waterfront; or
 - c) Removing such structures would have substantial potential to release harmful substances into the waterways despite use of reasonable precautions.
12. ~~The City should~~ Continue to work with the Department of Ecology on addressing dioxin and wood debris in sediments of Shelton Harbor.
13. ~~Encourage~~ Efforts to improve water quality and reduce impacts from stormwater runoff ~~should be encouraged~~ during shoreline development.

~~13.14.~~ Uses that adversely impact the ecological functions of critical saltwater 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 5.4 of this Master Program as necessary to assure no net loss of ecological functions.

Areas Designated

The Aquatic Harbor environment applies to the following areas:

1. All lands and waters waterward of the OHWM of Shelton Harbor in Oakland Bay.
2. All lands and waters waterward of the OHWM of Goldsborough Creek eastward of the western boundary of First Street.

4.5.74.4.7 Aquatic Conservancy Shoreline Environment Designation

Definition

All lands and waters waterward of the ~~ordinary high water mark-OHWM~~ that are not subject to intense water-dependent uses and designated Aquatic Harbor.

Purpose

The purpose of the ~~a~~Aquatic-~~e~~Conservancy environment designation is to protect, restore and manage the unique characteristics and resources of natural aquatic systems.

Designation Criteria

All lands and waters waterward of the OHWM that have one or more of the following characteristics should be designated Aquatic Conservancy:

1. Areas that are not currently intensively used for water-dependent industrial or commercial activities.
2. Streams documented to contain ~~Documented~~ Endangered Species Act (ESA)-listed salmonids ~~streams~~ (chum salmon, Puget Sound Chinook salmon, and steelhead trout) and marine habitats (marine mammal haulouts) that are relatively undeveloped or unaltered.
3. Other freshwater shorelines that provide habitat for priority salmonid species (coho, Kokanee, pink, sockeye) and are relatively unaltered.
4. High value estuaries that support ~~ESA~~ federally-listed salmonid rearing.
5. Documented presence of forage fish spawning (herring, surf smelt, and sandlance).

6. Intact drift cell processes (i.e., sediment source, transport, and deposition).
7. Important intertidal and subtidal beds of shellfish (clam, oyster, crab, shrimp and geoduck).

Management Policies

In addition to the other applicable policies and regulations of this Program, the following management policies shall apply:

1. Except for special situations involving a public benefit, over-water structures should be discouraged in Goldsborough Creek, Mill Creek, Johns Creek and Oakland Harbor.
2. Overwater structures in Goose Lake and Island Lake are permitted with a strong preference for joint-use or public facilities.
3. When permitted, structures must be water-dependent or intended for public access or ecological restoration. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
4. Developments within the Aquatic Conservancy Environment should be compatible with the adjoining shoreland environment.
5. New uses and development that have a shoreland connection should also be consistent with the permitted uses in the adjoining shoreland environment. Uses prohibited in the shoreland environment should not be permitted overwater.
6. Uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrologic conditions including sediment transport and benthic drift patterns.
7. Diverse public access opportunities to water bodies should be encouraged and developed and should be compatible with the existing shoreline uses and natural characteristics.
8. Aquaculture practices should be encouraged in those tidelands, waters and beds most suitable for such use.
9. In appropriate areas, fishing and recreational uses of the water should be protected against competing uses that would interfere with these activities.
10. All developments and activities using navigable waters or their beds should be located and designed to minimize interference with surface navigation, to minimize adverse visual impacts and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

11. Deep-draft uses, if allowed, should not occur in areas requiring extensive initial or maintenance dredging.
12. Filling operations should be accomplished in ~~such a manner as not to create that prevents~~ a substantial impact on shoreline ecological functions.
13. Development of underwater pipelines and cables on first class tidelands will be discouraged except where adverse impacts to shoreline ecological functions can be shown to be less than the impact of shoreland alternatives; ~~When~~ permitted, such facilities should include adequate provisions to ensure against substantial or irrevocable damage to shoreline ecological functions.
14. Abandoned and neglected structures which could cause adverse visual impacts or are a hazard to public health, safety and welfare should be removed or restored to a usable condition consistent with the provisions of this program unless:
 - a. Retaining such structures provides a net environmental benefit, for example, artificial reef effect of concrete anchors; or
 - b. Such structures can be reused in a manner that helps maintain the character of the City's working waterfront; or
 - c. Removing such structures would have substantial potential to release harmful substances into the waterways despite use of reasonable precautions.
15. The City should continue to work with the Department of Ecology on addressing dioxin and wood debris in sediments of Shelton Harbor.

Areas Designated

All lands and waters which lie waterward of the ~~ordinary high water mark~~ OHWM; excluding areas designated Aquatic Harbor. Aquatic ~~Conservancy~~ areas include:

1. All lands and waters ~~waterward of the OHWM~~ of Goldsborough Creek westward of the western boundary of the First Street ~~Right of way~~ ROW.
2. All lands and waters waterward of the OHWM of Johns Creek.
3. All lands and waters waterward of the OHWM of Mill Creek.
4. All lands and waters waterward of the OHWM of Island Lake.
5. All lands and waters waterward of the OHWM of Goose Lake.
- 5-6. All tidelands and open water tracts located around Eagle Point on the South side of Oakland Bay/Shelton Harbor within Shelton City limits and outside the designated Shelton Harbor Area as established by the Department of Natural Resources in the Shelton Harbor Area Replat of 1997.

****Specifically including but not limited to Tideland Tracts 311-515 of the Shelton Harbor Area Replat as well as Tideland Tracts 257-260 of the Plat of Alter Creek.****

4.6.14.5 Official Shoreline Environment Designation Map

The purpose of the official shoreline environment map is to depict those approximate areas of the City of Shelton falling under the jurisdiction of the Master Program and the applicable shoreline environment designations.

4.6.14.5.1 Map Established

The location and extent of areas under the jurisdiction of this Master Program, and the boundaries of the various shoreline environments affecting the lands and waters of the City, shall be shown on the map entitled, "Official Shoreline Environment Map, City of Shelton, Washington." The official shoreline map and all the notations, references, and amendments thereto and other information shown thereon are hereby made a part of this Master Program, just as if such information set forth on the map were fully described and set forth herein.

In the event that new shoreline areas are discovered (e.g., associated wetlands) that are not mapped and/or designated on the official shoreline map, these areas are automatically assigned a Conservancy designation until the shoreline can be re-designated through a Program amendment.

In the event of a mapping error, the City will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and WAC 173-22 pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.

4.6.24.5.2 File Copies

The Official Shoreline Environment Map shall be the custody of the Department of Community and Economic Development and shall be available for public inspection during normal business hours. Unofficial copies of the map may be prepared for administrative purposes. To facilitate use of this Master Program, an unofficial shoreline environment map is included with this Program as Figure 4-1.

4.6.34.5.3 Map Amendments

The Official Shoreline [Environment](#) Map is an integral part of this Program and may not be amended except upon approval by the City and Ecology, as provided under the Act.

4.6.44.5.4 Boundary Interpretation

Where ~~shoreline jurisdiction or the~~ environment designation is uncertain, the ~~Official s~~Shoreline ~~e~~nvironment ~~m~~Map shall be used to determine ~~the~~ boundary location. If the conflict cannot be resolved using the shoreline environment map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys or other roadways shall be construed to follow such center lines;
2. Boundaries indicated as approximately following lot, tract, section or other subdivision lines shall be construed as following such subdivision lines;
3. Boundaries indicated as parallel to or extensions of features identified in 1 and 2 above shall be so construed;
4. When not specifically indicated on the shoreline environment map, distances shall be determined by the scale of the map; and
5. Where existing physical or legal features vary with those shown on the shoreline environment map and cannot be determined with certainty by applying subsections 1 through 4 above, the Shoreline Administrator shall interpret the boundaries, with deference to actual conditions.

4.6.54.5.5 Shoreline Designation Changes and Annexations

The City of Shelton has predesignated environments on shorelines located outside of existing ~~e~~City boundaries and within the ~~u~~Urban ~~g~~Growth ~~a~~Area. When a portion of shoreline jurisdiction is brought into ~~e~~City limits, a new shoreline designation shall be assigned in accordance with the Official Shoreline [Environment](#) Map. Shoreline designation assignments shall occur concurrently with the annexation or other legislative action to add a portion of shoreline jurisdiction from an ~~u~~Urban ~~g~~Growth ~~a~~Area.