

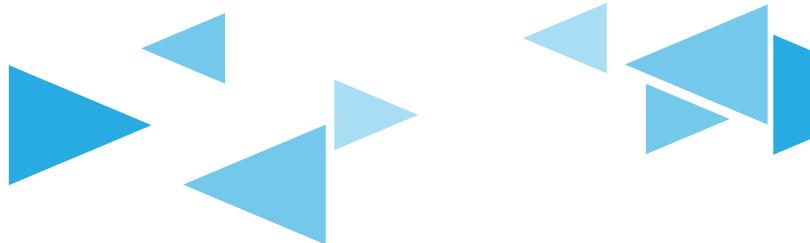
CHAPTER 9

SHORELINE

ELEMENT

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A. INTRODUCTION

A.1 Purpose and Relationship to GMA

Washington State's citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. The SMA seeks to provide environmental protection for shorelines, preserve and enhance shoreline public access, and encourage appropriate development that supports water-oriented uses, particularly on shorelines of statewide significance, such as the Middle Fork Snoqualmie River, with a flow greater than 1,000 cubic feet per second (cfs).

A Shoreline Master Program (SMP) contains goals, policies, regulations, and a use map that guide the development of shorelines in accordance with the SMA (RCW 90.58), Washington State Department of Ecology (Ecology) SMP Guidelines (WAC 173-26), and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).

The provisions of this element implement the requirements of the SMA. The City's SMP is integrated with the City's land use regulation system. Consistent with RCW 36.70A.480, the goals and policies contained in this SMP shall be considered an element of the City's comprehensive plan required by the Growth Management Act. All other portions of this SMP, including the use regulations, are considered a part of the City's development regulations required by the Growth Management Act.

A.2 Profile of the Shoreline Jurisdiction in North Bend

In accordance with state law, the jurisdiction of North Bend's SMP encompasses the South Fork Snoqualmie River and the Middle Fork Snoqualmie River; their floodways; land within 200 feet of the ordinary high water mark (OHWM) of these waterways and associated wetlands within the 100-year floodplain. In addition, North Bend has adopted the floodway for plus 200 feet of the floodplain, as mapped by the Federal Emergency Management Agency (FEMA) and shown on the Preliminary FIRM dated November 6, 2010. The North Bend shoreline jurisdiction including the City and its Urban Growth Area (UGA), not including aquatic area, is approximately 647 acres (1.01 square miles) and encompasses approximately 7.96 miles of shoreline. The City is pre-designating shorelines in its unincorporated UGA such that if and when the areas are annexed they would be subject to the City of North Bend's SMP. The Silver Creek area is not considered floodway for shoreline jurisdiction purposes since it was determined to be outside the range of "reasonable regularity" per RCW 90.58.030 (2) (b) floodway definition. A thorough analysis was provided to Ecology and is documented in Appendix A (Assessment of Shoreline Jurisdiction) within the final Shoreline Analysis Report for the City of North Bend's Shorelines: South Fork and Middle Fork Snoqualmie River.

Current land uses in the shoreline jurisdiction tend to be public parks/open space, low-density residential, and vacant land. Based upon a review of the North Bend Comprehensive Plan land use designations, most shoreline acres are planned for residential, public, or employment purposes.

B. GOALS AND POLICIES

Goals express broad value statements that reflect the City's vision of its shorelines. Goals also provide a framework upon which the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures are based in subsequent chapters. Policies are more detailed statements reflecting the City's vision for its shorelines. Policies provide detail to the broader goals with which they are associated and act as a bridge between the goals and implementing regulations.

The goals and policies of the SMP described in this element are categorized according to the Master Program elements mandated in the SMA. The general goal and policy statements found within each element of the Master Program are intended to provide the policy basis for administration of the City's SMP.

Preserving and maintaining Snoqualmie Valley's aquatic and riparian ecosystem is an important goal, and the spirit behind this Shoreline Master Program. We envision that our SMP will be used as a guide to bring forth this common initiative; and to be successful, both public and private interests must be represented and protected. Thus, when the need arises to adopt or interpret policy, procedure, or best practice models from this instrument, it is vital that a balance can be struck between public interest and the environment, and private property owners. The North Bend SMP provides the groundwork for a cooperative roadmap that leads us towards a collective good – preservation, protection, and a healthy utilization of our unique and treasured landscape- North Bend Planning Commission 2011.

Public Access and Recreation ◀

Goal 1. Enhance North Bend's river shore recreation value by creating a natural linked greenway system.

Policies:

- 1.1** Recognize shoreline public access opportunities and recommendations contained in the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan and the Si View Metropolitan Park District Comprehensive Plan.
- 1.2** Public access should be located and designed to respect private property rights, maintain privacy of private property, be compatible with the shoreline environment, protect ecological functions and processes for all critical areas, and protect aesthetic values of the shoreline.
- 1.3** Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available. Such rights should be pursued as opportunities and funding becomes available. Partner with other jurisdictions for funding and obtaining easements.
- 1.4** Where appropriate, promote the development and enhancement of public access to the river to increase fishing, kayaking and other water-related recreational opportunities.
- 1.5** Develop guidelines informed by best available science for creating contiguous greenways that protect the riparian environment and related wildlife habitat when opportunities arise.
- 1.6** As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restoring habitat connectivity of critical areas, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.

- 1.7** Provide public access in the shoreline jurisdiction in association with the following uses: developments with five or more dwellings; commercial development; industrial development; and public agency development. Ensure public access is consistent with the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan.
- 1.8** Ensure developments, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water or the rights of navigation.
- 1.9** Provide public access as close as possible to the water's edge of the Middle and South Forks of the Snoqualmie River without causing significant ecological impacts and consistent with appropriate trail standards.
- 1.10** Identify opportunities for public access on publicly owned shorelines. Preserve, maintain and enhance public access afforded by shoreline street ends, public utilities and rights-of-way.
- 1.11** Design public access to provide for public safety and comfort and to minimize potential impacts on private property and individual privacy.
- 1.12** Provide public access and interpretive displays as part of publicly funded restoration projects where significant ecological impacts are addressed.
- 1.13** Maintain and enhance City parks, trails and public access facilities adjacent to shorelines in accordance with City and County plans.
- 1.14** Encourage waterfront development to provide a means for visual and pedestrian access to the shoreline area wherever feasible.
- 1.15** Encourage the acquisition of suitable upland shoreline properties to provide access to publicly owned shorelands. Encourage public access to the South Fork Snoqualmie and Middle Fork Snoqualmie on shoreline street ends, public utilities and rights of way.

Goal 2. Implement a public access system in accordance with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan that increases the amount and diversity of public access consistent with private property rights, public safety and the natural shoreline character.

Policies:

- 2.1** Allow for passive and active shoreline recreation that emphasizes location along shorelines in association with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan and Si View Metropolitan Park District Comprehensive Plan.
- 2.2** Give priority to shoreline recreational development in order to provide access, use, and enjoyment of North Bend's shorelines.
- 2.3** Encourage the coordination of local, state, and federal recreation planning to satisfy recreational needs.

- 2.4** Promote recreational developments and plans that conserve the shoreline's natural character, ecological functions, and processes.
- 2.5** Encourage a variety of compatible recreational experiences and activities to satisfy diverse recreational needs.
- 2.6** Give water-dependent recreation priority over water-enjoyment recreation uses. Give water-enjoyment recreational uses priority over non-water-oriented recreational uses.
- 2.7** Integrate and link recreation facilities with linear systems, such as hiking paths, bicycle paths, easements, and scenic drives.
- 2.8** Pursue opportunities to expand the public's ability to enjoy the shoreline in public parks or public open spaces through dining or other water-enjoyment activities.
- 2.9** Promote non-intensive recreational uses which avoid adverse effects to the natural hydrology of aquatic systems, do not contribute to flood hazards, and avoid damage to the shoreline environment through modifications such as structural shoreline stabilization or native vegetation removal.

Circulation ◀

Goal 3. Implement multi-modal transportation improvements that provide for mobility and access and that minimize adverse impacts on the shoreline environment.

Policies:

- 3.1** Allow for maintenance and improvements to existing roads and parking areas. Allow for necessary new roads and parking areas where other locations outside of shoreline jurisdiction are not feasible.
- 3.2** Plan and develop a circulation network which is compatible with the shoreline environment, and respects and protects ecological and aesthetic values in the shoreline of the state as well as private property rights.
- 3.3** Include in circulation system planning systems for pedestrian, bicycle, and public transportation where appropriate. Circulation planning and projects should support existing and proposed shoreline uses that are consistent with the SMP.
- 3.4** Where possible, locate new roads, railroads, and parking as far from the shoreline as feasible to reduce interference with natural shoreline resources or appropriate shoreline uses.
- 3.5** Ensure, when existing transportation corridors are abandoned, they are reused for water-dependent uses or public access.
- 3.6** Encourage relocation or improvement of those circulation elements that are functionally or aesthetically disruptive to the shoreline, public waterfront access, and ecological functions.

- 3.7 Plan parking to achieve optimum use. Where possible, parking should serve more than one use (e.g. serving recreational use on weekends, commercial uses on weekdays).
- 3.8 Where feasible, provide parking outside shoreline jurisdiction.
- 3.9 Encourage low-impact parking facilities, such as those with permeable pavements and bio-swales.
- 3.10 Encourage trail and bicycle paths along shorelines in a manner compatible with the natural character, resources, and ecology of the shoreline.
- 3.11 Utilize the City's pedestrian and bicycle network which links commercial areas, employment centers, neighborhoods, public facilities, parks, recreation and open space properties, and regional and state-wide trails.
 - A.** As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trail Plan.
 - B.** Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.
 - C.** Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicyclists, equestrians, skaters, wheelchair users, and others, recognizing that not all trails will accommodate all users.
 - D.** Development shall be required to provide connections, or payment in lieu, to the City's bicycle/walkway trails system.
 - E.** New residential development shall provide for construction of new trails as identified in the Trail Plan Map as part of the development's recreational and common space requirements.
 - F.** Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.
 - G.** Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Shoreline Uses and Modifications

Goal 4. Encourage shoreline development that recognizes North Bend's natural and cultural values and its unique aesthetic qualities offered by its riverine environment.

Policies:

Shoreline Environment Designations

4.1 Designate properties as Natural in order to protect and restore those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions that are sensitive to potential impacts from human use. Natural areas should be managed consistent with the following policies:

4.1A. Any use or development activity that would potentially degrade the ecological functions or significantly alter the natural character of the shoreline area should be severely limited or prohibited.

4.1B. Development activity in the Natural environment should only be permitted when no suitable alternative site is available on the subject property outside of shoreline jurisdiction and shall result in no net loss of ecological function.

4.1C. The improvement or alterations of existing roads or creations of new roads to meet public safety needs are allowed when no other location is feasible.

4.1D. When development within the floodplain is unavoidable, projects shall be designed and located to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications.

4.1E. Development activity or significant vegetation removal that would reduce the capability of vegetation to perform relevant ecological functions should be prohibited.

4.1F. Limited access may be permitted for scientific, historical, cultural, educational and low-intensity water-oriented recreational purposes, provided there are no significant adverse ecological impacts.

4.2 Designate properties as Urban Conservancy to protect and restore ecological functions of open space, parks, floodplains and floodways, other critical areas, and other undeveloped areas with low levels of alteration, while allowing a variety of compatible uses. This designation is appropriate for lands such as parks, open space, public property or high-functioning areas of private property, and low-density residential areas, provided specific management policies to guide development and use of these areas are created. The Urban Conservancy environment contains two sub-environments - Urban Conservancy-Residential for areas with moderate to high levels of ecological function that can or do appropriately accommodate shoreline priority residential uses, or Urban Conservancy-Recreation/Open Space for areas that are highly valued for recreation and public access, contain critical areas such as wetlands or floodplains, and/or have low levels of alteration corresponding to moderate to high ecological function. All Urban Conservancy environments should be managed consistent with the following policies:

4.2A. Allowed uses should be those that preserve the natural character of the area and/or promote preservation and restoration within critical areas, public and private open spaces, and other moderate- to high-functioning areas, either directly or over the long term.

4.2B. Restoration of shoreline ecological functions should be a priority.

4.2C. Development, when feasible, should be designed to ensure that any necessary shoreline

stabilization, flood control measures, native vegetation removal, or other shoreline modifications do not result in a net loss of shoreline ecological function or further degrade other shoreline values.

4.2D. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

4.2E. Water-oriented uses should be given priority over non-water-oriented uses.

4.2F. Recognize that single-family residential development is a preferred use.

4.2G. Commercial and industrial uses, other than limited commercial activities conducted accessory to a public park, should be limited.

4.3 Designate properties as Shoreline Residential to accommodate higher-density residential development and recognize existing and proposed land uses. This designation is appropriate for residential uses on lands with zoning classifications for detached and attached residential. The following management policies should guide development within these areas:

4.3A. Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality should mitigate adverse impacts and maintain no net loss of shoreline ecological functions.

4.3B. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

4.3C. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided. Within attached residential developments, continuous public access along the shoreline should be provided, preserved or enhanced.

4.3D. Water-dependent recreational uses should be permitted.

4.3E. Limited water-oriented commercial uses which depend on or benefit from a shoreline location should also be permitted provided the underlying zoning classifications permit such uses.

4.4 Designate properties as Commercial Conservancy to accommodate intensive land uses, such as commercial, office, retail, transportation, warehouse, manufacturing, and mixed-use developments. The following management policies should guide development within these areas:

4.4A. Manage development so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related and water-enjoyment uses. Non-water-oriented uses should not be allowed except as part of an existing development unless such uses would not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

4.4B. Visual and physical access should be implemented whenever feasible and adverse ecological

impacts can be avoided. Continuous public access along the shoreline should be provided, preserved or enhanced when feasible.

4.4C. 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.

4.5 Designate properties as Aquatic to protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM. The following management policies should guide development within these areas:

4.5A. Provisions for the management of the Aquatic environment should be directed towards maintaining and restoring shoreline ecological functions.

4.5B. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

4.5C. All developments and uses should be located and designed to protect public recreational uses of the water; to minimize adverse visual impacts; and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

4.5D. New overwater structures for public access and public infrastructure are permitted provided they are the minimum size necessary to support the structure's intended use and will not preclude attainment of ecological restoration.

4.5E. Underwater pipelines and cables should not be permitted unless demonstrated that there is no feasible alternative location based on an analysis of technology and system efficiency, and that the adverse environmental impacts are not significant or can be shown to be less than the impact of upland alternatives.

Agriculture

- 4.6 Allow existing agricultural activities as part of the community's heritage.
- 4.7 Design new agricultural uses and expansions of existing uses consistent with the SMP to minimize impacts on shoreline environments.
- 4.8 Prohibit the creation of agricultural land by diking, draining, or filling wetlands or channel migration zones.
- 4.9 Maintain a vegetative buffer between agricultural lands and waterbodies or wetlands in order to reduce harmful bank erosion and resulting sedimentation, enhance water quality, reduce flood hazard, and maintain habitat for fish and wildlife.

- 4.10 Use appropriate farm management techniques to prevent contamination of nearby waterbodies and adverse effects on valuable plant, fish, and animal life from fertilizer and pesticide use and application.
- 4.11 Encourage agricultural-recreation activities on the Tollgate and Meadowbrook Farms.

Aquaculture ◀

- 4.12 Give preference to aquaculture operations that minimize environmental impacts through use of fewer visible structures or less extensive substrate and vegetation modifications.
- 4.13 Do not allow aquaculture in areas where it would degrade water quality, result in a loss of shoreline ecological function, impair navigation, or conflict with other water-dependent uses.
- 4.14 Design aquaculture facilities to minimize nuisance odors and noise, as well as visual impacts on surrounding shoreline development.

Boating Facilities (Boat Launches) ◀

- 4.15 Limit new boating facilities to public or community launches for canoes, kayaks or other hand-powered vessels.
- 4.16 Locate new boating facilities and allow expansion of existing facilities at sites with suitable environmental conditions, shoreline configuration, access, and neighboring upland and aquatic uses.
- 4.17 Require restoration activities when substantial improvements or repair to existing boating facilities is planned.
- 4.18 Boating facilities that minimize the amount of shoreline modification are preferred.
- 4.19 Over-water boating facilities are prohibited.
- 4.20 Boat moorage is prohibited

Breakwaters, Jetties, Groins and Weirs ◀

- 4.21 To the extent feasible, limit the use of breakwaters, jetties, groins, weirs or other similar structures to those projects providing ecological restoration or other public benefits.

Dredging and Dredge Material Disposal ◀

- 4.22 Dredging and dredge material disposal should avoid and minimize significant ecological impacts. Impacts which cannot be avoided should be mitigated and result in no net loss of ecological function.
- 4.23 Design and locate new shoreline development to avoid the need for dredging.

4.24 Limit dredging and dredge material disposal to the minimum necessary to allow for shoreline restoration, flood hazard reduction, and maintenance of existing legal moorage and navigation. Dredging to provide for new navigation uses is prohibited.

4.25 Allow dredging for the primary purposes of flood hazard reduction only as part of a long-term management strategy consistent with an approved flood hazard management plan.

Fill ◀

4.26 Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses. All impacts shall result in no net loss of ecological function.

4.27 Allow fill consistent with floodplain regulations upland of the OHWM provided it is located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration, and is the minimum necessary to implement an approved project.

Forest Practices ◀

4.28 Ensure compliance with the State's Forest Practices Act for all forest management activities including Class IV, general forest practices, where shorelines are being converted or are expected to be converted to non-forest uses.

4.29 Ensure all forest practices within shoreline areas adhere to buffer distance and mitigation standards, and result in no net loss of ecological function by consulting Best Available Science and following Best Management Practices.

4.30 When forest lands are converted to another use, assure no net loss of shoreline ecological functions or significant adverse impacts on other shoreline uses, resources and values such as navigation, recreation and public access.

In-Stream Structures ◀

4.31 Locate, plan and permit in-stream structures only when consistent with the full range of public interests, ecological functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

Mining ◀

4.32 Locate mining facilities outside shoreline jurisdiction whenever feasible.

4.33 Do not allow mining in any location waterward of the OHWM.

4.34 Design and locate mining facilities and associated activities to prevent loss of ecological function. Give preference to mining uses that result in the creation, restoration, or enhancement of habitat for priority species.

Residential Development ◀

4.35 Consider single-family residential development as a priority use only when developed in a manner consistent with the control of pollution and prevention of damage to the natural environment. These goals can be achieved by, but are not limited to:

- A. maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns;
- B. encouraging alternative impervious surface techniques that yield low runoff potential;
- C. providing for the retention and replanting of native vegetation for ecological and erosional stability;
- D. developing and implementing watershed management plans that protect water quality and address nonpoint pollution and the cumulative effects of land management on ecological systems;
- E. utilizing low impact development (LID) techniques and site planning; and
- F. promoting innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.

4.36 Locate and construct residential development in a manner that assures no net loss of shoreline ecological functions.

4.37 Ensure the overall density of development, lot coverage, and height of structures is appropriate to the physical capabilities of the site and consistent with the comprehensive plan.

4.38 Ensure new residential development provides adequate buffers or open space from the water to protect or restore ecological functions and ecosystem-wide processes, to preserve views, to preserve shoreline aesthetic characteristics, to protect the privacy of nearby residences, and to minimize use conflicts.

4.39 Make adequate provisions for services and infrastructure necessary to support residential development.

4.40 Design and locate new residences so that shoreline stabilization will not be necessary to protect the structure. The creation of new residential lots should not be allowed unless it is demonstrated the lots can be developed without:

- A. Constructing shoreline stabilization structures (such as bulkheads).
- B. Causing significant erosion or slope instability.
- C. Removing existing native vegetation within shoreline buffers.

Shoreline Habitat and Natural Systems Enhancement Projects

Goal 5. Protect and restore the natural hydraulic, hydrologic, and habitat functions, scenic as well as recreation values of North Bend's shorelines.

Policies:

- 5.1** Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and low impact development techniques in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science.
- 5.2** Encourage and facilitate implementation of projects and programs included in the Shoreline Master Program Shoreline Restoration Plan.
- 5.3** Protect shoreline processes and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within shoreline jurisdiction, and incentives to private property owners to encourage ecologically sound design.
- 5.4** Work with other jurisdictional agencies in the region and with the private sector to deal effectively with regional and watershed-wide natural environment issues and the protection, preservation, and enhancement of all shorelines and adjacent critical areas.
- 5.5** Enhance and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of, and public access to, the shoreline.
- 5.6** Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.
- 5.7** Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species using methods informed by Best Available Science.
- 5.8** Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.
- 5.9** Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.
- 5.10** Preserve and enhance public access opportunities to and along the shoreline consistent with protecting shoreline processes and ecological functions.

Shoreline Stabilization ◀

- 5.11** Locate and design new development, including subdivisions, to eliminate the need for new shoreline modification or stabilization.
- 5.12** Design, locate, size and construct new or replacement structural shoreline stabilization measures to minimize and mitigate the impact of these modifications on the City's shorelines.
- 5.13** Give preference to non-structural shoreline stabilization measures over structural shoreline stabilization and give preference to soft structural shoreline stabilization over hard structural shoreline stabilization.
- 5.14** Encourage fish-friendly shoreline design during new construction and redevelopment by offering incentives and regulatory flexibility.

Utilities ◀

- 5.15** Allow for utility maintenance and extension with criteria for location and vegetation restoration as appropriate.
- 5.16** Plan, design, and locate utility facilities to minimize harm to shoreline functions, preserve the natural landscape, and minimize conflicts with present and future planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
- 5.17** Do not permit new primary utility production and processing facilities, or parts of those facilities, such as power plants, solid waste storage or disposal facilities that are non-water-oriented within shoreline jurisdiction unless no other options are feasible. Primary utility facilities, such as wastewater treatment plants and including expansion of existing facilities, should be located in shoreline jurisdiction only if no practical upland alternative or location exists. Such facilities and expansions should be designed and located to minimize impacts on shoreline ecological functions, including riparian and aquatic areas, and to the natural landscape and aesthetics. Public health and safety should be the highest priority for the planning, development and operation of primary utility facilities.
- 5.18** Locate utility transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, outside of shoreline jurisdiction where feasible. Where permitted within shoreline jurisdiction, such facilities should be located within existing or approved road crossings or in such a way as to minimize potential adverse impacts on shoreline areas.
- 5.19** Locate new utility facilities so as not to require extensive shoreline protection works.
- 5.20** Locate utility facilities and corridors to protect scenic views from public parks and trails. Whenever possible, such facilities should be placed underground, or alongside or under bridges.
- 5.21** Design utility facilities and rights-of-way to preserve the natural landscape and to minimize conflicts with present and planned land uses.

Existing Uses ◀

- 5.22 Allow nonconforming existing legal uses and structures to continue in accordance with this SMP. Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following should be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density.
- 5.23 Allow alterations of nonconforming structures, uses, and lots in consideration of historic development patterns, when occupied by preferred uses, and when consistent with public safety and other public purposes.
- 5.24 Encourage transitions from nonconforming uses to conforming uses.
- 5.25 Allow for nonconforming structures to expand when they do not increase the nonconformity according to SMP requirements.
- 5.26 Allow for existing roads, driveways and utility lines to continue and expand when they do not increase the nonconformity according to SMP requirements.
- 5.27 Consider the no-net-loss of ecological function objective to guide review of proposed expansions or other changes to nonconforming uses and new development on nonconforming vacant lots. This objective may be addressed in an areawide manner consistent with the SMP cumulative impacts analysis.

Critical Areas ◀

- 5.27 Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.
- 5.28 Locate and design public access within and adjacent to critical areas to ensure that ecological functions are not adversely impacted.
- 5.29 Protect and manage shoreline-associated wetlands, including maintenance of sufficient volumes of surface and subsurface drainage into wetlands, to sustain existing vegetation and wildlife habitat.
- 5.30 Protect critical freshwater habitat, including channel migration zones, and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species.
- 5.31 Manage development in geologically hazardous areas, including channel migration zones, to avoid risk and damage to property and loss of life from geological conditions.
- 5.32 Regulate development within the 100-year floodplain to avoid risk and damage to property and loss of life.

5.33 Protect Critical Aquifer Recharge Areas (CARA's) for their importance in recharging aquifers which North Bend uses for potable water. All surface water generated by development should be treated per current stormwater regulations adopted by the City to ensure no hazardous substances enter the groundwater.

Shoreline Vegetation Conservation ◀

5.34 Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.

5.35 Plan and design new development or substantial redevelopment to retain or provide shoreline vegetation.

5.36 Prohibit the introduction of invasive plant species along shorelines and encourage the removal of noxious and invasive weeds.

5.37 Protect, enhance, and maintain healthy trees and vegetation consistent with the value North Bend places on trees and other vegetation as integral to community character and quality of life. Minimize tree clearing and thinning activities in shoreline jurisdiction and require mitigation for trees that are removed. Selective pruning of trees for safety and view protection may be allowed.

5.38 Recognize the most recent inter-agency guidance on levee vegetation management to maintain levee safety and address aquatic habitat needs.

Water Quality, Stormwater Management, and Nonpoint Pollution ◀

5.39 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.

5.40 Manage stormwater quantity to ensure protection of natural hydrology patterns and avoid or minimize impacts on streams.

5.41 Encourage use of low impact development techniques in all new development and redevelopment proposals.

5.42 Support public education efforts to protect and improve water quality.

Historic, Cultural, Scientific, and Educational Resources ◀

Goal 6. Recognize cultural and historical resources as an essential part of North Bend's identity and heritage.

Policies:

- 6.1 Encourage educational and scientific projects and programs that foster a greater appreciation of the importance of shoreline management, river-oriented activities, environmental conservation and local historic connections with North Bend's rivers.
- 6.2 Due to the limited and irreplaceable nature of the resource, prevent public or private uses, activities, and development from destroying or damaging any site having historic, cultural, scientific or educational value as identified by the appropriate authorities and deemed worthy of protection and preservation.
- 6.3 Protect, preserve, or restore buildings, sites, and areas of shoreline having scientific or educational values or significance.

Flood Hazard Management ◀

Goal 7. Protect public safety within river floodways and floodplains and protect natural systems by preserving the flood storage function of floodplains.

Policies:

- 7.1 Manage development proposed within floodplains, floodways and channel migration zones consistent with the Shoreline Management Act, the Federal Emergency Management Agency (FEMA) standards, and this SMP, including the Critical Areas Regulations for frequently flooded areas and geologically hazardous areas.
- 7.2 Work with other cities, King County, and state and federal agencies to deal effectively with regional flooding issues.
- 7.3 Control stormwater runoff in a manner consistent with low impact development practices which utilize natural detention, retention and recharge techniques to the maximum extent possible.
- 7.4 Prohibit any development within the floodplain which would individually or cumulatively cause any increase in the base flood elevation. Encourage purchase of properties that have experienced repetitive loss.

Climate Change ◀

Goal 8. Recognize that shorelines are impacted by climate change and encourage adaptation to promote resiliency.

Policies:

- 8.1 Support development regulations for vegetated areas along streams, which once supported or could in the future support mature trees, that include buffers of sufficient width to facilitate the growth of mature trees and periodic recruitment of woody vegetation into the water body to support vegetation-related shoreline functions.
- 8.2 Regulate uses and development as necessary within and along stream channels, associated channel migration zones, wetlands, and floodplains within the shoreline jurisdiction, to assure that no net loss of shoreline ecological processes and functions results from new development near freshwaters of the state, including associated hyporheic zones.
- 8.3 Continue to support the goals of no net loss of wetland functions and values within each drainage basin in the face of climate change. Acquisition, enhancement, regulations, and incentive programs such as the City's water conservation ordinance shall be used independently or in combination with one another to protect and enhance critical area functions and values.
- 8.4 The city may wish to evaluate in the future and map all low-lying areas susceptible to flooding, focusing on areas impacted by increases in water levels exacerbated by climate change. This effort shall include consideration for current and future environmental conditions.
- 8.5 The city should consider developing plans to address increased storm frequency and intensity to build resilience in stormwater management, flood management, and drainage management. These plans should incorporate integrated floodplain management wherever possible.
- 8.6 The city shall employ a comprehensive approach to managing low flow conditions and drought response, taking into consideration the needs of the environment, agriculture, and vulnerable communities.

Economic Development ◀

Goal 9. Support the development of water-oriented commercial services and attractions that serve tourism and support the community's economy and river environment.

Policies:

- 9.1 Promote the South and Middle Forks of the Snoqualmie River as a community economic asset.
- 9.2 Develop a means of identifying, restoring and maintaining the additional economic benefit gained by shoreline location such as recreational or tourism benefits. Emphasis should be placed on

shorelines with cultural and environmental significance to help residents and visitors acquire knowledge, attitudes, and skills necessary to connect culturally and recreationally with their surroundings.

- 9.3 Give preference to economic activities which either leave natural shoreline features and adjacent critical areas such as trees, shrubs, grasses and wildlife habitat unmodified, or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings.
- 9.4 Give first preference to water-dependent ecological processes uses, second preference to water-related or water-enjoyment economic activities, and last preference to non-water-oriented uses in areas where limited commercial or industrial development space along shorelines is in demand for a number of competing uses.
- 9.5 Where possible, developments are encouraged to incorporate low impact development techniques into new and existing projects and integrate architectural and landscape elements that recognize the river environment. Development in critical areas and areas that provide habitat connectivity is discouraged.
- 9.6 Require non-water-oriented commercial or industrial development to provide for ecological restoration and public access as appropriate.
- 9.7 Assure that commercial and industrial development will not result in a net loss of shoreline ecological functions or have significant adverse impacts on navigation, recreation and public access.

Goal 10. Allow for commercial, industrial and manufacturing uses designed with sensitivity to the environment and aesthetic character that incorporate low impact technologies and provide opportunities for public enjoyment of the shoreline.

Policies:

- 10.1 Promote water-oriented commercial uses in shoreline areas with current or planned commercial uses, such as Downtown North Bend.
- 10.2 Explore ways in which the downtown retail shopping area might be further enhanced and linked to the South Fork Snoqualmie River.
- 10.3 Encourage multi-use commercial projects that include some combination of ecological restoration, public access, open space, and recreation.2.4 Allow for infill or new industrial development when consistent with shoreline master program guidelines. As mitigation for impacts on shoreline resources and values, ensure industrial development incorporates shoreline restoration or public access where feasible and consistent with security needs.
- 10.4 Avoid designating lands for industrial Promote limited development in all designated Shorelines of the State within North Bend that include shoreline areas with severe environmental limitations.