
CITY OF MEDINA SHORELINE MASTER PROGRAM USER GUIDE 2023



Photo Source: Department of Ecology, 2016



CREDITS

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USER GUIDE ORGANIZATION

User Guide Organization

PART 1: BACKGROUND

This part includes context on the SMP, its history, and useful information about the user guide you're reading right now.

PART 2: USING THE SMP

This part covers how to use the SMP and gives you a tour and summary of its contents.

It starts by laying out the different environments that are designated within the SMP, then discusses regulations and allowed uses of land within the shoreline jurisdiction. Each section includes a summary of the information and a note of where you can find more information within the Medina Municipal Code (MMC).

PART 3: REGULATIONS AND CRITICAL AREAS

This part includes regulations for uses and development within the shoreline, including information on critical areas. These regulations apply to all uses and development within the shoreline jurisdiction, and are important to review before beginning a project.

APPENDICES

This guide has two appendices. The first is a use table that can tell you what is permitted within the different environment designations. The second is a few common permitting scenarios, including building a new single family home, and repairing and maintaining a private dock.

TABLE OF CONTENTS

1	BACKGROUND	PG. 1
	THE SHORELINE MANAGEMENT ACT	PG. 1
	MEDINA'S SHORELINE MASTER PROGRAM	PG. 2
	VISIONS AND GOALS	PG. 3
2	USING THE SMP	PG. 4
	DOES THIS IMPACT ME?	PG. 4
	HOW TO APPLY THE SMP	PG. 4
	ENVIRONMENT DESIGNATIONS	PG. 6
	USE REGULATIONS	PG. 8
	DEVELOPMENT & MODIFICATIONS	PG. 11
3	REGULATIONS, AND CRITICAL AREAS	PG. 16
	GENERAL SHORELINE REGULATIONS	PG. 16
	CRITICAL AREAS	PG. 19
	APPENDIX A: USE AND MODIFICATION TABLE	PG. 21
	APPENDIX B: DEVELOPMENT SCENARIOS	PG. 24

1 BACKGROUND

The Shoreline Management Act

Washington's Shoreline Management Act (SMA; RCW 90.58) was passed by the State Legislature in 1971 and approved by citizen vote in 1972. The SMA was created in response to a growing concern among residents of the state that serious and permanent damage was being done to shorelines. The goal of the SMA is, *To prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.* While protecting shoreline resources through regulation of development, the SMA also intends to provide for appropriate shoreline use by encouraging land uses that enhance and conserve shoreline functions and values. The SMA has three broad policies:

- 1. Encourage water-dependent and water-oriented uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the states' shorelines...."
- 2. Protect shoreline natural resources, including** "...the land and its vegetation and wildlife, and the water of the state and their aquatic life...."
- 3. Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."



View from Medina Beach Park, looking West.
Photo Source: Google Maps (Poramate Ongsakorn)

Medina's Shoreline Master Program

The City of Medina, in accordance with State laws and rules to reflect advances in knowledge of best development and conservation practices, completed a comprehensive update of their Shoreline Master Program (SMP) in 2014, followed by a periodic update in 2019.

All regulatory elements of the SMP, including, but not limited to, definitions and use regulations, are a part of the City's development regulations found in Medina Municipal Code Subtitle 16.6 - Shoreline Master Program.

The SMP applies to all land within the city's shoreline jurisdiction, including Lake Washington and areas extending 200 feet from the "Ordinary High Water Mark" of Lake Washington, associated wetlands, floodways and contiguous floodplain areas landward two hundred feet from such floodways. The Ordinary High Water Mark, or OHWM is mark that indicates where the waters of Lake Washington commonly rest in "ordinary years"(RCW90.58.030(2)(c)), which may change over time.

PROVISIONS, AUTHORITY, AND DESIGNATIONS

The City of Medina's SMP contains goals, policies, regulations, and a shoreline environment designation map that guide the development of shorelines in accordance with the SMA, (Washington Administrative Code [WAC] 173-26), and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).

The goals and policies of Medina's SMP, approved under chapter 90.58 RCW, create a framework for the regulations of the SMP. They provide guidelines for future decision making and future development of lands within the City's SMP jurisdiction boundaries.

SMP DIRECTOR (MMC 16.60.060)

Medina's City Manager or designee serves as the SMP Director (MMC 16.60.060) and is responsible for overseeing the administration of the SMP provisions. The Medina City Manager or his or her designee shall serve as the SMP Director. The SMP Director administratively reviews and either grants or denies requests for Shoreline Substantial Development Exemptions and Administrative Shoreline Substantial Development Permits. Appeals of administrative decisions by the SMP Director are reviewed by the Hearing Examiner. Non Administrative Shoreline Substantial Development Permits, Shoreline Variances, and Shoreline Conditional Use Permits are decided by the Hearing Examiner and may be appealed to the Shoreline Hearings Board (RCW 90.5 .140).

SHORELINE USE AND DEVELOPMENT

No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program (WAC 173-27-140).

Visions and Goals

Medina's SMP seeks to carry out the guidelines set forth in Chapter 173-26 WAC. The SMP promotes the best use of the City of Medina shoreline through encouraging shoreline development and modifications that are placed wisely; promote the public health, safety and general welfare by guiding future development of shoreline resources within the city; are consistent with the physical limitations of the area; serves the needs and desires of the local citizens; and maximize habitat value while considering values of recreational activities and viewshed opportunities.

Additionally, the SMP assures a distribution and pattern of land use along the shoreline that balances protection of the existing character of the City as well as the shoreline environments, habitat, and ecological systems.

2 USING THE SMP

Does This Impact Me?

SHORELINE JURISDICTION

As defined by the Shoreline Management Act of 1971, shorelines include certain waters of the State plus their associated *shorelands*. The water bodies designated as shorelines of the State are marine shorelines, streams whose mean annual flow is 20 cubic feet per second (cfs or greater), lakes whose area is greater than 20 acres, and associated wetlands, floodways and contiguous floodplain areas landward two hundred feet from such floodways. In Medina, only Lake Washington and associated wetlands meet the minimum requirements as a shoreline of the state.

Medina contains four shoreline environment designations (Residential, Urban Conservancy, Transportation, and Aquatic) establishing use limitations and shoreline setback regulations, explained in more detail below.



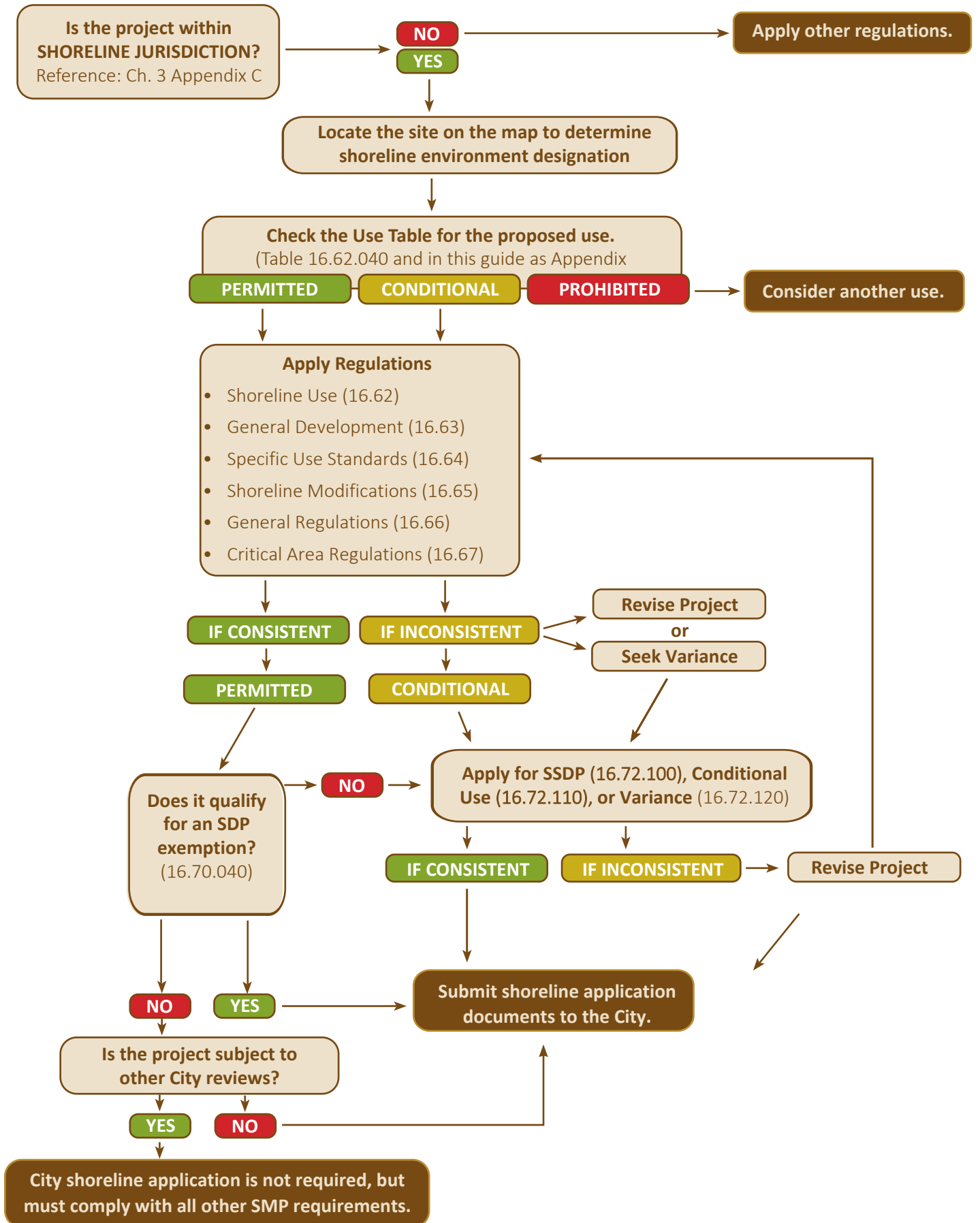
HOW TO APPLY THE SMP

For informational purposes, the flow chart on the following page illustrates how an applicant could navigate the regulations to determine if and how they apply to a particular project and property. The SMP applies to all proposed uses, activities and development occurring within shoreline jurisdiction, except for those that do not alter structures or properties, such as interior building changes or routine gardening.

For new uses, activities and development to which the SMP applies, a formal shoreline authorization is required. Shoreline permit types include a Shoreline letter of Exemption, Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance Permit.

In addition to approval from the City of Medina, any shoreline development or construction project may also require a permit or approval from the U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife, Washington Department of Ecology, and/or the Washington Department of Natural Resources, among others.

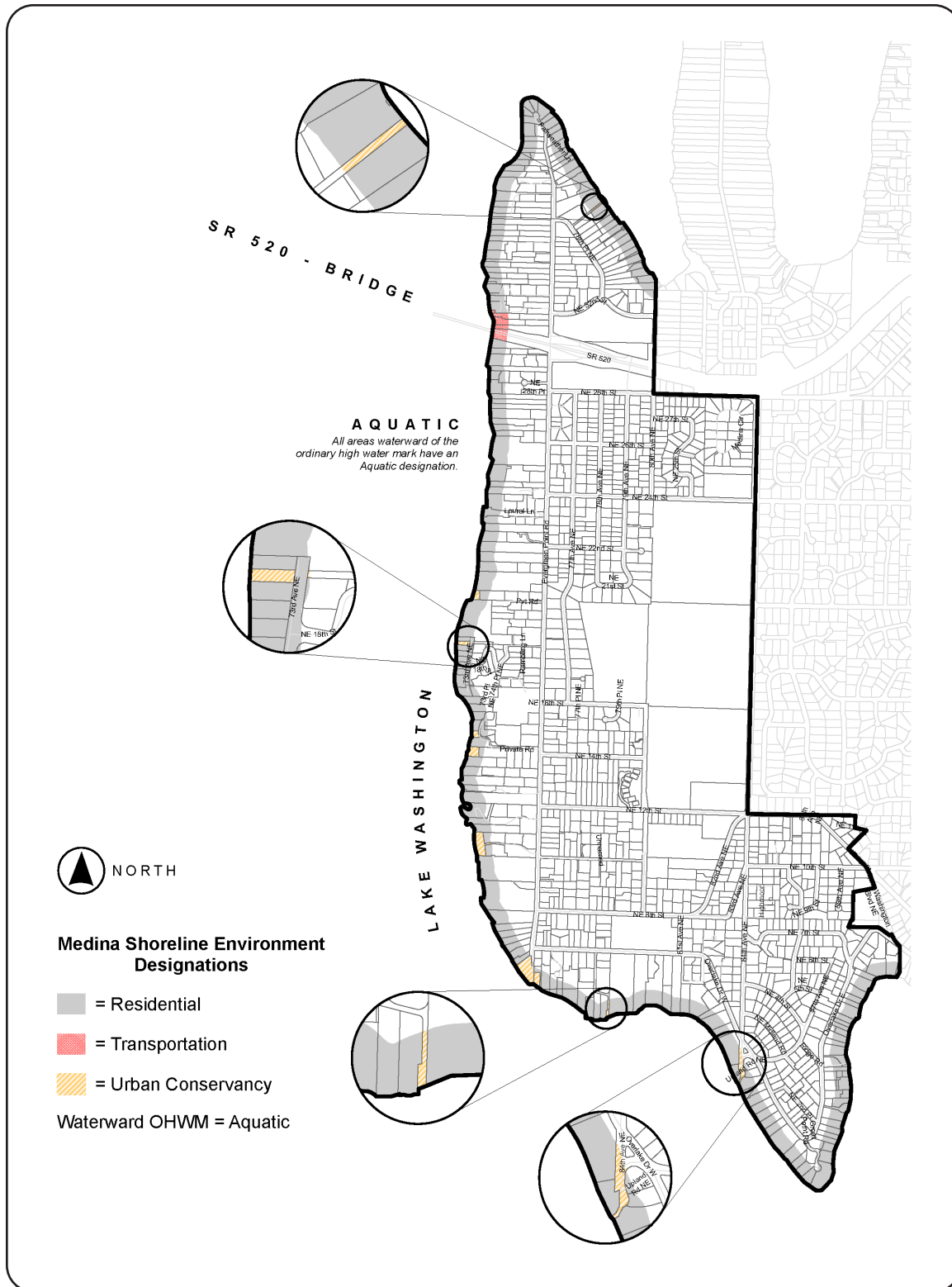
Figure 1. Shoreline Application Process



Shoreline Environment Designations (MMC 16.61)

An environment designation system is used to classify the shoreline into *districts* where particular activities may be preferred or prohibited. There are four environment designations in Medina's SMP: Residential, Urban Conservancy, Transportation, and Aquatic.

Figure 2. Shoreline Environment Designation Map (16.61.020)



RESIDENTIAL

The purpose of the Shoreline Residential environment is to accommodate single-family residential development and appurtenant structures that are consistent with the SMP. A secondary purpose is to provide appropriate public access and recreational uses. The Shoreline Residential environment designation is assigned to areas adjacent to Lake Washington that are zoned residential and developed with single-family residences or vacant, and where single-family residences are anticipated to continue in the future.

For a single family residence development scenario, as well as related shoreline setbacks, please see Appendix B.

URBAN CONSERVANCY

The purpose of the Urban Conservancy environment is to protect and restore ecological functions of open space and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses. Urban conservancy areas are generally, suitable for water-related or water-enjoyment, public parks, open spaces or other areas that have potential for ecological restoration or development compatible with ecological restoration, and to retain important ecological functions.

AQUATIC ENVIRONMENT

The purpose of the Aquatic environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM. The Aquatic environment designation is assigned to lands waterward of the OHWM within City limits.

TRANSPORTATION

The purpose of the Transportation environment designation is to accommodate the infrastructure necessary for the SR 520 floating bridge and highway. A secondary purpose is to ensure those areas not needed for ongoing operations are considered for potential public access and habitat enhancement uses. Areas designated Transportation on the shoreline map re owned by Washington State Department of Transportation for the use and associated uses of State Route 520.

Shoreline Use Regulations (MMC 16.62)

ALLOWED USES

Different uses and developments are allowed to occur in different environment designations. Please refer to MMC Table 16.62.040 or Appendix A in this document for allowed uses.

GENERAL DEVELOPMENT STANDARDS

To preserve the existing and planned character of the shoreline consistent with the purposes of the shoreline environment designations, development standards, such as building height and shoreline buffers, are identified in the SMP. In addition, shoreline developments shall comply with all other dimensional requirements of the MMC. When a development or use is proposed that does not comply with the dimensional standards of the SMP, such development or use can only be authorized by approval of a Shoreline Variance Permit.

IMPERVIOUS SURFACE (MMC 16.63.020)

New development must meet impervious surface standards within shoreline jurisdiction. Here, impervious surface maximums are set by lot size and environment designation, as follows:

Figure 3. Impervious Surface

Lot Area (Square Feet)	Shoreline Residential	Urban Conservancy	Aquatic	Transportation
16,000 and less	55.0%	30%	Not Applicable	80%
16,001 to 29,999	52.5%			
30,000 and greater	50.0%			

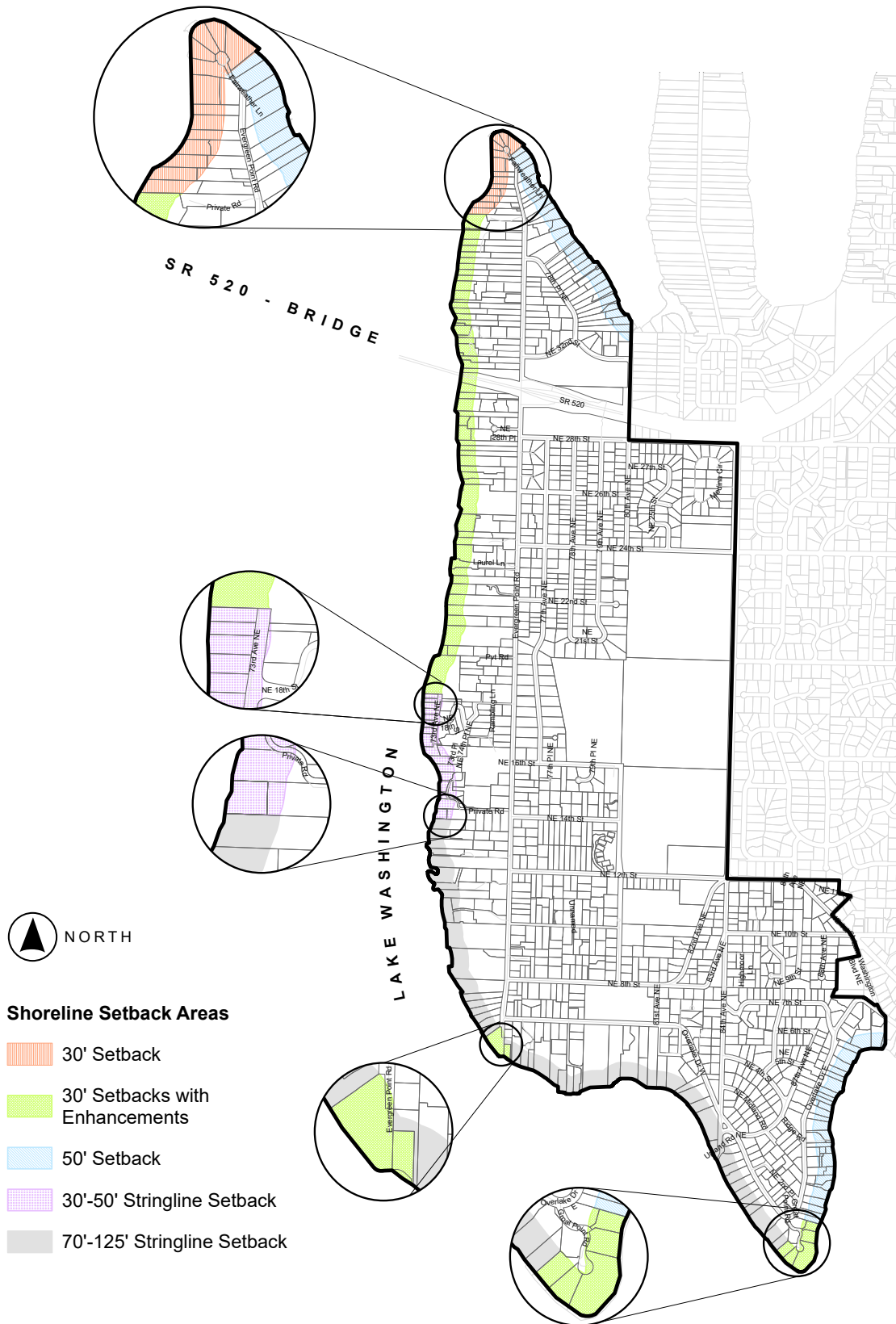
Impervious surface is defined in the SMP as any hard surface area which either prevents or retards the entry of water into the soil mantle as it would otherwise enter under natural conditions preexisting to development, or any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow as it would otherwise under natural conditions preexisting to development. Examples include impenetrable materials such as asphalt, concrete, brick, stone, wood and rooftops (MMC 16.60.218).

SHORELINE SETBACKS (MMC 16.63.030)

Shoreline setbacks are the distances separating two features such as a structure and critical areas buffers, where applicable (see MMC Chapter 16.67 Critical Areas In the Shoreline for more information). Existing native vegetation must be preserved to the maximum extent practicable. A setback from a buffer protects the waterbody and existing vegetated buffer from impacts related to the use of a structure (maintenance of a house, for example).

Figure 4 illustrates the concept of a critical area buffer (where applicable) and setbacks along a shoreline. The setback separates the structure from the buffer. The ultimate goal is to have a buffer vegetated with a mix of trees, shrubs, and groundcover (See Chapter 11 of the Shoreline Master Programs Handbook, Publication No. 11-06-010, revised December 2017).

Figure 4. Shoreline Setbacks



USE SPECIFIC SHORELINE DEVELOPMENT STANDARDS (MMC 16.64)

The following sections of the SMP provide specific policies and regulations on different use and development activities in shoreline jurisdiction. They act as an overlay to any existing local zoning or other regulations of use and development.



Residential (MMC 16.64.010): Single family home development is permitted, but not house boats or other vessels. Check Table (16.62.040) and see MMC 16.64.010 for more information.



Recreational Development (MMC 16.64.020): Recreational development is permitted, but must consider pedestrian and bike access, landscaping or fencing to deter trespassing, and impacts to adjacent properties or environmentally sensitive areas. Ecologically valuable functions should only be used for non-intensive recreational activities, with an exception for habitat restoration. Check the table (16.62.040) and see MMC 16.64.020 for more information.



Community Boating Facilities (MMC 16.64.030): A community boating facility is any facility that is public, private, or semi-private and serves five or more single family dwellings. It must be designed to avoid impacting ecosystem functions, and not block public access, not impact views from residential properties. More information can be found in MMC 16.64.030.



Transportation Facilities (MMC 16.64.050): Transportation Facilities are permitted if it complies with the policies and regulations for the specific shoreline environment designation, applicable development regulations, and the general shoreline regulations prescribed in Chapter 16.66 MMC. Other policies can be found in 16.64.050.



Utilities (MMC 16.64.060): Utilities must comply with the regulations for the activity they are supporting. They must also use the existing right or way or corridor and must be buried whenever possible. Natural drainage must be maintained wherever possible. See 16.64.060 for more information.



Signage (MMC 16.64.070): Signage must comply with all normal zoning regulations and residential signs should not exceed a maximum of 2 square feet and should not block the view of Lake Washington from nearby properties.



Trams (MMC 16.64.080): Trams can only be installed on steep slopes and must comply with all shoreline setbacks and mitigation requirements.

Shoreline Modifications

This section of the SMP provides specific policies and regulations on different modification activities that may occur in shoreline jurisdiction. They act as an overlay to any existing regulations on modifications and development. Below are examples of modification activities found in MMC 16.65; additional modifications may be found in this Chapter of the MMC.

Modification	Relevant Entry in the Medina Municipal Code
Docks and Piers	Docks and Piers: 16.65.030 Design Standards: 16.65.040 Modifications: 16.65.050 Repairs and Maintenance: 16.65.060
Shoreline Stabilization	All Shoreline Stabilization: 16.65.100 New or Enlarged Structural Stabilization: 16.65.110 Replacing Structural Stabilization: 16.65.120 Repairing Structural Stabilization: 16.65.130 Designing Structural Stabilization: 16.65.140
Dredging and Disposal	16.65.180
Breakwaters, jetties, groins, and weirs	16.65.190
Fill	16.65.200

All shoreline modifications must support an allowed shoreline use or be for the purpose of shoreline mitigation and/or shoreline enhancement, comply with all policies and regulations for the shoreline found in Chapter 16.66 Shoreline Master Program, and must be constructed and maintained in a safe and sound condition.

Overwater Structures (MMC 16.65.020)

These structures include piers, docks, buoys, moorage piles, boat lifts, floats, and similar types of structures. Only one pier or dock and one float is allowed per single family lot. Any overwater structure must support a permitted shoreline use.

Dock and Pier Standards (MMC 16.65.030)

Docks and piers built before April 18, 2014 have different standards than those built after that date (see MMC 16.65.030). New piers or docks are only for water-dependent uses, including for single family lots or for public access.

Buoys and Moorage Standards (MMC 16.65.040)

Buoys and moorage piles must be an accessory to an existing or authorized pier or dock. The complete list of other requirements can be found in MCC 16.65.040

Modifications for Docks, Pier, and other Over Water Structures (MMC 16.65.050)

Modifications, including additions, are permitted but must comply with design standards in 16.65.030. Modifications that will increase the amount of water covered require mitigation that is proportional to the impact from increased coverage and is sufficient to ensure no-net-loss of ecological function on the shoreline.

Repair and Maintenance of Docks, Piers, and other Over Water Structures (MMC 16.65.060)

Repair and maintenance are allowed and includes replacing a structure with a similar structure of the same size, shape, and configuration. Materials approved for repair are listed in table 16.65.040. Repairing a “non-conforming” structure has additional requirements listed in 16.65.060.

Covered Moorage (MMC 16.65.070)

A covered moorage is permitted throughout shoreline jurisdiction per MMC 16.62.040, so long as they are an accessory to a pier or dock and fit within the prescribed building envelope. The design standards are covered in MMC table 16.65.070 below, as well as Figure 16.65.070(C) below.

Boat Lifts (16.65.080)

A boat lift is covered by MMC 16.62.040 if they are an accessory to a pier or dock. The design standards are covered in Table 16.65.080.

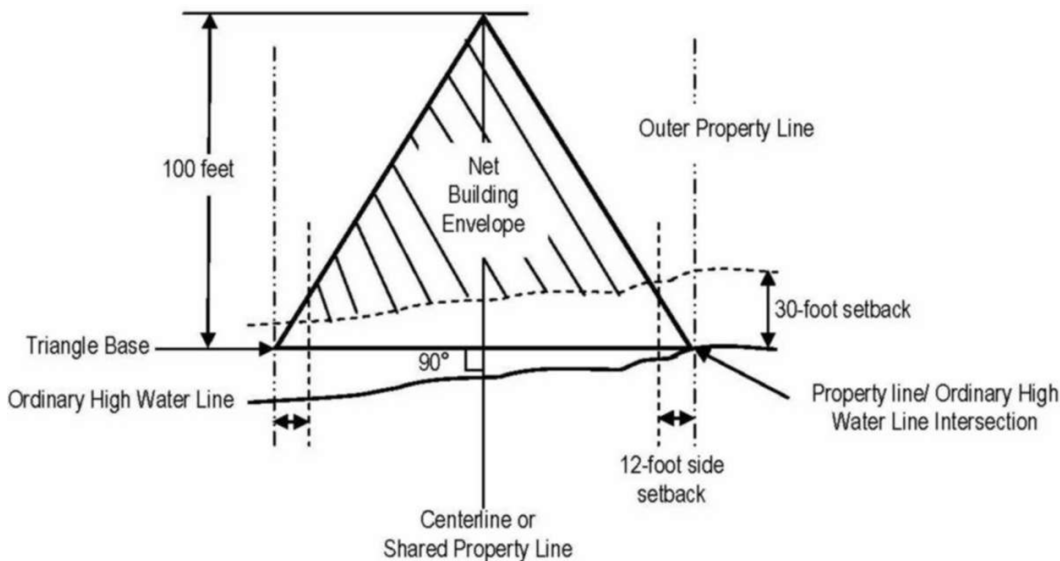
Shoreline Stabilization (MMC 16.65.090)

Shoreline Stabilization measures must demonstrate a need based upon erosion impacts to property caused by natural processes such as water currents, floods, tides, wind, and/or wave actions. They can be both structural and nonstructural and either “hard”, meaning concrete, boulders, or “soft” such as vegetation or beach enhancement, upland drainage control, biotechnical measures, anchor trees and gravel placement. When allowed, soft shoreline measures must be used unless it can be demonstrated that these are not sufficient to protect primary structures or dwellings. Replacing and repairing structures is permitted if they do not increase the size (see what constitutes as “repair” in MMC Table 16.65.090 below). Mitigation is required for this activity. Typically, a project applicant should be actively engaged with the City, US Army Corps of Engineers, and WDFW for this effort. See MMC Table 16.65.090 for more information.

Figure 6. Covered Moorage Dimensional and Design Standards

Description	Dimensional and Design Standard
Location	
Covered moorage building envelope	A covered moorage structure shall be located within the building envelope prescribed in MMC 16.65.050(C)
Maximum number	
Covered moorage	One covered moorage structure per pier or dock
Maximum Overwater Coverage	
Single	500 square feet
Shared/joint-use (all)	750 square feet
Minimum Side Property Line Setback	
Single property owner/public facilities	12 feet
Shared/joint-use facility where not straddling a common property line between the property owners	12 feet
Height	
Maximum height of covered moorage above plane of the ordinary high water line	16 feet
Minimum height of covered moorage above the plane of the ordinary high water line	8 feet
Other Standards	
Cover materials	Roof must be made of translucent materials

Figure 7 Covered Moorage Building Envelope (MMC 16.65.070(C))



Covered moorages must fit within this triangulated building envelope shown above to preserve neighboring and upland property views of Lake Washington.

Figure 8. Boat Lift Dimensional and Design Standards (MMC 16.65.080)

Description	Dimensional and Design Standard
Location	
Maximum distance waterward of the ordinary high water line	Not more than 100 feet, except as allowed pursuant to MMC 16.65.080(C) 1
Minimum distance waterward of the ordinary high water line	Not less than 30 feet and 9 feet of water depth, unless water depth is waived pursuant to MMC 16.65.080(D) 1
Maximum Number	3 freestanding or deck-mounted boat lifts and/or jet ski lifts allowed per single-family dwelling that share the pier or dock
Minimum Side Property Line Setback	
Single property owner/public facility	12 feet
Shared/joint-use facility where straddling a common property line between the property owners	None
Shared/joint-use facility where not straddling a common property line between the property owners	12 feet
Boat Lift Canopies	
Canopy materials	<ul style="list-style-type: none"> • Translucent materials
	<ul style="list-style-type: none"> • Canopy frame must be mounted and attached to the boat lift, not to a platform piling or pier
Maximum number	Only 1 canopy can be installed per residential overwater structure, excluding covered moorage allowed pursuant to MMC 16.65.070
Maximum height of the canopy above the plane of the ordinary high water line	16 feet
Minimum height of the lowest edge of the canopy above the plane of the ordinary high water line	8 feet
Other Standards	
Fill material	Must be clean rock or pre-cast concrete blocks, provided: <ul style="list-style-type: none"> • The fill is necessary to anchor the boat lift; • Substrate prevents the embedment of anchoring devices; and • The quantity of fill material is the minimum necessary to anchor the boat lift
Mitigation	Mitigation shall be provided when proposed overwater boat lifts increase the existing overwater footprint coverage
Notes: 1. See MMC 16.65.040(D) for measuring distance	

Figure 9. Guide to Key Shoreline Stabilization Measures (MMC 16.65.090)

Shoreline Stabilization Measures	Summary of Requirements
Nonstructural and structural methods	<ul style="list-style-type: none"> • Nonstructural methods preferred • Structural allowed if need is demonstrated • Soft measures considered before hard measures
New or enlargement	<ul style="list-style-type: none"> • Allowed when primary structure or single-family dwelling is ten feet or less from the ordinary high-water line • Allowed when primary structure or single-family dwelling is more than ten feet with geotechnical analysis demonstrating need • Requires mitigation planting for hard measures
Replacement	<ul style="list-style-type: none"> • Existing may be replaced with similar • Hard measures may be replaced with soft measures • Existing may be replaced with different hard measures if the replacement measures significantly improve shoreline ecological functions • When existing primary structure or use is more than ten feet from the ordinary high-water line, requires a written narrative that provides a demonstration of need • Existing structure is not enlarged
Repair	<ul style="list-style-type: none"> • Repair is to 75 percent or less of the linear length of structure at or below the ordinary high-water line bull; Structure is not moved or enlarged

Dredging and disposal (MMC 16.65.180)

Dredging is the removal of sand, silt, gravel or other soils from the bottom of waterbodies. Development should minimize the need for dredging, and it is prohibited except for ecological restoration, aiding in navigation, and maintenance of navigation channels, existing boat moorage, water-dependent uses, or public access. Any permitted dredging must be done in a way to minimize ecological impact and impact to adjacent properties, and dredged material must be disposed of in a way to minimize ecological impact.

Breakwaters, Jetties, Groins, and Weirs (MMC 16.65.190)

Construction of breakwaters, jetties, groins, and weirs are permitted through a Shoreline Conditional Use Permit where it's necessary to support public water-dependent uses, public access or restoration activities. If the structure is installed to protect or restore shoreline ecological functions, there is no conditional-use permit requirement. All structures must be designed to protect critical areas and must provide mitigation per MCC 16.66.020.

Placement of Fill (MMC 16.65.200)

Placement of fill is allowed when necessary to support water dependent uses, public access, part of a cleanup plan, disposal of dredged material, expansion of transportation projects for the public good, and mitigation actions. Filling must be located, designed, and constructed to protect shoreline ecological function.

Land Surface Modification (MMC 16.65.210)

Land surface modification includes grading, excavation, and fill activities. No vegetation or other enhancements installed as part of a restoration plan or mitigation shall be removed, unless approved by the city.

3 POLICIES, REGULATIONS, & CRITICAL AREAS

General Shoreline Regulations

General regulations apply to all uses and developments within shoreline jurisdiction, whether or not a separate shoreline permit is required. The policies and regulations found in this chapter are intended to be used in conjunction with the more specific use and activity regulations found in the following sections. These policies and regulations may be used to condition any required permit, or letter or statement of exemption. For more detail, see the associated code references below.

NO NET LOSS (MMC 16.66.010)

No net loss is a balancing of unavoidable shoreline ecological function losses with replacement for those losses to ensure the baseline in shoreline ecological functions captured during the City's Shoreline Inventory and Characterization Plan is not further diminished. Applicants must demonstrate a reasonable effort to analyze environmental impacts from a proposal and include measures to mitigate impacts to shoreline ecological functions.

MITIGATION SEQUENCING (MMC 16.66.020)

When mitigation is required based upon a development proposal in shoreline jurisdiction, a mitigation sequencing narrative must be provided by the applicant. The mitigation sequence works within the No Net Loss framework to prioritize protection of all shorelines of the state in a manner consistent with all relevant authorities and regulations. The mitigation sequence is a series of options to mitigate the impacts of a project or activity in order of preference, with 1 being the highest priority and 6 being the lowest. For more information on this list see MMC 16.66.020.

1. **Avoiding the impact altogether.** Avoiding impacts means not taking an action or part of an action in order to prevent impacts to shoreline ecological functions such as moving structures further away from properly functioning shoreline areas, using different landscaping plants or techniques, substituting a less impactful use, or redesigning the proposal altogether;
2. **Minimizing the impact** 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. **Rectifying impacts** by repairing, rehabilitating, or restoring the affected environment;
4. **Reducing or eliminating impacts** over time by preservation and maintenance operations;
5. **Compensating** for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. **Monitoring** the impact and the compensation projects and taking appropriate corrective measures.

Each item within this mitigation sequencing requirement list must be addressed by the applicant.

FEDERAL AND STATE APPROVAL (MMC 16.66.030)

The SMP works in conjunction with other environmental requirements, and many projects require input from multiple stakeholder agencies. Work at or “waterward” of the OHWM may require permits or approvals from one or more of the following agencies:

- U.S. Army Corps of Engineers
- Washington State Department of Fish and Wildlife,
- Washington State Department of Natural Resources
- Washington State Department of Ecology.

Submittal of documentation of these approvals must be submitted prior to City construction permits affecting shoreline areas. See MMC 16.66.030 for more information.

PUBLIC ACCESS (MMC 16.66.040)

Public access promotes and enhances the public interest and is required for shoreline projects by public entities, including the city, state, or utility districts, and residential developments of five or more new developments or lots. Access may take the form of trails, walkways, parks, view corridors, piers and docks. See MMC 16.66.040 for more information.

VEGETATION MANAGEMENT (MMC 16.66.050)

Vegetation is critical to the enjoyment and ecological function of shorelines. This regulation ensures shoreline vegetation, both upland and waterward of the OHWM, is conserved and managed to maintain shoreline ecological functions and processes. Vegetation clearing should be limited to the minimum necessary, and land area exposed during development should be revegetated to similar conditions or better. See MMC 16.66.050 for more information.

WATER QUALITY, SURFACE WATER RUNOFF, AND NONPOINT POLLUTION (MMC 16.66.060)

This section requires the maintenance and improvement of water quality of the City’s shorelines, and impacts to water quality and surface water quantity that would otherwise result in a net loss of shoreline ecological functions, or a significant impact to aesthetic qualities or recreational opportunities.

All shoreline development during and after construction should minimize impacts related to surface runoff so there is no net loss of receiving water quality in the shoreline environment. Control measures may include dikes, runoff intercepting ditches, catch basins, settling wet ponds, sedimentation ponds, oil/water separators, filtration systems, grassy swales, planted buffers, and fugitive dust controls. See MMC 16.66.060 for more information.

IN-WATER CONSTRUCTION (MMC 16.66.070)

In-water construction includes the installation of new structures, repair of existing structures, restoration projects, and aquatic vegetation removal and must all be carried out to minimize impact on water quality. Waste and fill from this construction must be contained and disposed of to ensure they do not enter the waterway, and to minimize disturbance of the lake. Any spills must be cleaned up immediately, and any water quality issues must be immediately reported to Ecology. See MMC 16.66.070 for more information.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES (MMC 16.66.080)

Due to the limited and irreplaceable nature of archaeological, historical, and cultural resources, destruction of or damage to any site having historic, cultural, scientific, or educational value should be prevented. If archaeological resources are uncovered during excavation, all work must immediately stop and the city, the Washington State Department of Archaeology and Historic Preservation, and affected Native American Tribes shall be immediately notified. A site inspection or evaluation is required for all permits issued in areas documented to contain archaeological resources, and no permit authorizing development or land modification will be issued which would pose a threat to the site. See MMC 16.66.080 for more information.

NON-CONFORMING DEVELOPMENT (MMC 16.66.090)

Not all construction, especially older construction, matches the design requirements in the SMP. A non-conforming use, lot, or development in the SMP means it was lawfully constructed or established prior to the effective date of the Act (1972) or the shoreline master program and does not conform to the present regulations and standards of the SMP. These nonconforming uses, structures and/or lots may continue without regard to ownership changes .

Note, nonconforming structures may be repaired, replaced, structurally altered so long as it doesn't increase its nonconformity. A nonconformity may be increased under specific conditions (see MMC 16.66.090(E)(3)).

PARKING (MMC 16.66.100)

Most homes, businesses, and recreation centers require parking to be accessible. Parking facilities are permitted based on MMC 16.62.040. They must provide adequate control for surface water runoff, may not be located waterward of a building in the shoreline, and must be designed and built to minimize impacts on the shoreline.

LIGHTING (MMC 16.66.110)

Exterior lights should be directed downwards, limited in height, and designed to avoid spilling light onto the lake water. Some exemptions include emergency lighting, public right-of-way lighting, and seasonal decorative lighting temporary or lighting for public events. See MMC 16.66.110 for more information.

FINANCIAL SECURITIES (MMC 16.66.120)

In cases where an applicant is required to provide financial security to ensure an implemented mitigation plan is successful, for example, they may choose a variety of option's to fulfill that requirement. See MMC 16.66.120 for more details.

EMERGENCY ACTIONS (16.66.130)

Emergency actions are those that pose an unanticipated and imminent threat to public health, safety, or the environment and that require immediate action or within a time too short to allow full compliance with the provisions of the shoreline master program. # . Coordination with the City is required and may result in permitting or, if the work conducted is not within the scope of an emergency action, enforcement. See 16.66.130 for more details.

Critical Areas

Medina has critical areas within (MMC 16.67) and outside (MMC 16.50) of the shoreline jurisdiction; this section applies only to critical areas within the shoreline jurisdiction. The critical areas chapter (MMC 16.67) designates and classifies ecologically sensitive areas within the shoreline jurisdiction. The regulations include required buffer widths that are intended to protect the functions and values of the shoreline. Shoreline setbacks from Lake Washington also apply, per MMC 16.63.030, and vary based on environment designation.

General Provisions, Applicability, & General Requirements (MMC 16.67.020, 030, 040)

The critical areas regulations in this chapter apply as an overlay, and the requirements of this chapter do not extend beyond the shoreline jurisdiction's limits. Complying with these conditions is not a substitute for complying with any other federal, state, or local regulations (other than City-wide critical areas standards) that may be required.

Chapter 16.67 applies to all development, activities, and uses, but there are exemptions for emergency actions, operations, minor site work, and work on navigational aids or boundary markers. For other limited exemptions, see MMC 16.67.030(B) and (C) for more information.

Critical Areas Report (16.67.050)

If fish and wildlife habitat conservation areas, wetlands, steep slopes and/or their buffers may be affected by a proposed activity, the applicant shall submit a critical area report. This report must include information about the project, assessment of probable impacts, development alternatives, and a mitigation plan. The mitigation plan requirements are described in detail in MMC 16.67.040.

Wetlands (MMC 16.67.060)

Because of their high ecological function and value, wetlands are specially regulated by the City of Medina, the state of Washington, and the federal government. Wetlands in shoreline jurisdiction require professional assessment and rating, which determines several key elements, including the size of the buffer to protect them and the mitigation necessary if they are impacted. MMC 16.67.060 also includes information on minimizing impacts and options for mitigation.

Geologically Hazardous Areas (MMC 16.67.070)

Geologically hazardous areas include those areas susceptible to erosion, sliding, earthquake, or other geologic events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. The approximate location and extent of geologically hazardous areas are shown on the adopted critical area maps in the Comprehensive Plan, which include U.S. Geological Survey landslide hazard, seismic and volcano hazard maps, Department of Natural Resources seismic hazard maps for Western Washington, Department of Natural Resources slope stability maps, and adopted Federal Emergency Management Administration flood insurance maps. There are separate development standards for building near geologically hazardous areas outlined in MMC 16.67.070 H and I.

Fish and Wildlife Conservation Areas (MMC 16.67.080)

Fish and wildlife habitat conservation areas include areas primarily associated with threatened, endangered or sensitive species, and priority habitats and species of state and local importance. Additionally, priority habitats may be naturally occurring ponds under 20 acres, state natural areas and preserves, and land either designated a water of the state or designated by the City to be essential for habitat. Work in or near these areas may require additional reporting and buffer standards from these areas, as identified by the applicant's qualified professional, where required. Development may require additional protective measures outlined in MMC 16.67.080.

A APPENDIX A

SHORELINE USE AND MODIFICATION TABLE (TABLE 16.62.040)

All uses and developments in the City's shoreline jurisdiction shall be allowed or prohibited consistent with the Shoreline Use and Modification Table below (SMP Section 4.10). Refer to the text section of the SMP for all applicable provisions related to specific uses and modification standards.

Key:

P = Permitted use (Substantial Development Permit or SDP Exemption) subject to policies and regulations of this SMP
CU = Shoreline Conditional Use Permit subject to policies and regulations of this SMP

X = Prohibited Use

Shoreline Use and Modification Table (16.62.040)

SHORELINE USE	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC	TRANSPORTATION
RESIDENTIAL USE				
Accessory dwelling unit	P	P	X	X
Accessory buildings/uses	P	P	X	X
Adult family home	P	P	X	X
Detached single-family dwelling	P	P	X	X
Manufactured home	P	P	X	X
Multifamily dwellings (two attached units or more)	X	X	X	X
COMMERCIAL USE				
Accessory home business	P	P	X	X
Water-oriented uses other than specifically listed in the table	X	X	X	X
Non-water-oriented uses other than specifically listed in the table	X	X	X	X
INDUSTRIAL USE				
Water-oriented uses	X	X	X	X
Non-water-oriented uses	X	X	X	X
Transportation and Parking Uses				
Parking facilities—primary	X	X	X	X
Parking facilities—accessory	Same as the primary use it supports			
Local transportation including roads, bicycle and pedestrian facilities related to permitted shoreline activity	P	P	X	P
State transportation facilities including bridge and associated support facilities	X	X	CU	CU

SHORELINE USE	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC	TRANSPORTATION
UTILITIES				
Solid waste disposal, transfer sites, electrical substations and similar primary utility facilities	X	X	X	X
Local public water, electrical, natural gas distribution, public sewer collection, cable and telephone distribution, and associated appurtenances	P	P	CU	P
Alternative energy facilities—accessory to a permitted use	P	P	CU	P
Wireless communication facilities	X	P	X	P
RESOURCE LAND				
Agricultural activities	X	X	X	X
Aquaculture other than those specifically listed in the table	X	X	X	X
Aquaculture—accessory	P	P	P	P
Forest practices	X	X	X	X
Mining	X	X	X	X
RECREATIONAL USES				
Public parks and associated park improvements (landward of the ordinary high water mark)	P	P	X	P
Public piers and docks	P	P	P	P
Public swimming beach and public recreational uses	P	P	P	P
Any water-enjoyment recreational development other than those specifically listed in the table	CU	CU	CU	CU
Non-water-oriented recreational development	X	X	X	X
BOATING USES AND FACILITIES				
Boat launch motorized/nonmotorized	X	CU	CU	CU
Boathouse	X	X	X	X
Buoys for vessel moorage	X	X	X	X
Buoys not for vessel moorage	P	P	P	P
Launching rails	X	X	X	X
Marina (all)	X	X	X	X
Moorage, dock space, buoys and other facilities for floatplanes and helicopters	X	X	X	X
Piers, docks, boat lifts, moorage pilings and covered moorage	P	P	P	P
Temporary moorages used for vessels supporting construction activity	P	P	P	P

SHORELINE USE	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC	TRANSPORTATION
SHORELINE MODIFICATIONS				
Breakwaters/jetties/rock weirs/groins	X	CU	CU	CU
Breakwaters/jetties/rock weirs/groins used with restoration activities	P	P	P	P
Dredging for maintenance of existing private or public moorage	P	P	P	P
Maintenance dredging of established navigation channels and basins	P	P	P	P
Dredging establishing, expanding, or relocating or reconfiguring navigation channels and basins	P	P	P	P
Dredging for fill material associated with MTCA or CERCLA habitat restoration project	P	P	P	P
Dredging for fill material with other significant habitat enhancement project	CU	CU	CU	CU
Dredging other than those specifically listed in the table	X	X	X	X
Fill waterward of the ordinary high water mark	CU	CU	CU	CU
Fill waterward of the ordinary high water mark which is part of an environmental restoration plan or required mitigation	P	P	P	P
Land surface modification	P	P	P	P
Shoreline habitat and restoration activities	P	P	P	P
Shoreline stabilization	P	P	P	P
MISCELLANEOUS USES				
Accessory noncommercial horticultural activities	P	P	X	P
City government facilities	CU	P	X	P
Non-water-oriented uses other than those specifically listed in the table	X	X	X	X
Scientific, historical, cultural, or educational uses	P	P	P	P
Trams providing access in steep slope areas	P	P	X	P
Trams other than specifically listed in the table	X	X	X	X

B APPENDIX B

DEVELOPMENT SCENARIOS

The following are scenarios of potential development proposals. The scenarios use Figure 1 of the User Guide to illustrate the steps one would take to apply the SMP to a proposed project. Actual development applications would require more detail and would be thoroughly reviewed at the time of submittal. Final outcome of these hypothetical scenarios would be dependent on the actual project proposal details, environment designations map, shoreline use and modification matrix, and the detailed standards contained in the Shoreline Master Program.

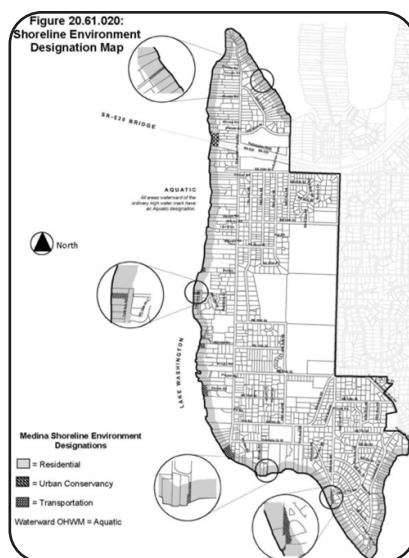
b1 NEW SINGLE FAMILY HOME

STEP 1: Identify that the proposal is located within the shoreline jurisdiction.

**Is the project within
SHORELINE JURISDICTION?**

STEP 2: Official shoreline map (MMC 16.61.020) indicates the project area is within the shoreline residential designation.

**Locate property on OFFICIAL SHORELINE MAP to
determine applicable environment designation.**



STEP 3: Development of a detached, single-family dwelling is permitted within the shoreline residential designation.

Go to the “USE AND MODIFICATION TABLE.” (MMC 16.62.040) Is the proposed use:

PERMITTED **CONDITIONAL** **PROHIBITED**

STEP 4: Apply General Regulations, Critical Areas Regulations, Shoreline Use Policies and Regulations and Shoreline Modification Polices and Regulations.

Apply the “GENERAL REGULATIONS,” “CRITICAL AREA REGULATIONS,” “SHORELINE USE POLICIES & REGULATIONS,” “SHORELINE MODIFICATION POLICIES & REGULATIONS.”

- Shoreline General Development Standards – MMC 16.63
- Specific Use Standards, Residential – MMC 16.64.010
- Shoreline Modifications, Land Surface Modification – MMC 16.65.210
- General Shoreline Regulations – MMC 16.66
- Critical Areas in the Shoreline – MMC 16.67

STEP 5: Contact the city for more information and apply for a permit.



Contact:
City of Medina
Development Services
501 Evergreen Point
Road Medina, WA 98039
(425) 233-6400
medina-wa.gov

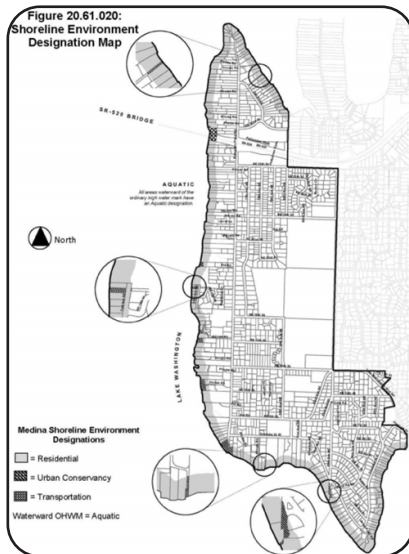
b2 DOCK REPAIR AND MAINTENANCE

STEP 1: All docks are located within the shoreline jurisdiction. Move to Step 2.

**Is the project within
SHORELINE JURISDICTION?**

STEP 2: Official shoreline map (MMC 16.61.020) indicates the project area is within the shoreline residential designation.

**Locate property on OFFICIAL SHORELINE MAP to
determine applicable environment designation.**



STEP 3: MMC 16.65.060 allows for the repair and maintenance of overwater structures to prevent “the decline, lapse or cessation of the structure.”

**Go to the “USE AND MODIFICATION TABLE.” (16.62.040)
Is the proposed use:**

PERMITTED

CONDITIONAL

PROHIBITED

STEP 4: Apply the requirements in MMC 16.65.060

- a. The work cannot increase the size or shape, or significantly alter the configuration of the entire structure (16.65.060-B). Check the nonconforming section of the SMP for more details on limited expansions of nonconforming structures
- b. All the repair work must use the materials listed in table 16.65.040 (16.65.060-C)

Apply the requirements in MMC 16.65.060

STEP 5: Contact the city for more information and apply for a permit.



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