
SUBSTITUTE HOUSE BILL 1090

State of Washington

63rd Legislature

2013 Regular Session

By House Local Government (originally sponsored by Representatives Shea, Reykdal, Crouse, Holy, Springer, and Dahlquist)

READ FIRST TIME 02/05/13.

1 AN ACT Relating to increasing the dollar amount for construction of
2 a dock that does not qualify as a substantial development under the
3 shoreline management act; and reenacting and amending RCW 90.58.030.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 90.58.030 and 2010 c 107 s 3 are each reenacted and
6 amended to read as follows:

7 As used in this chapter, unless the context otherwise requires, the
8 following definitions and concepts apply:

9 (1) Administration:

10 (a) "Department" means the department of ecology;

11 (b) "Director" means the director of the department of ecology;

12 (c) "Hearings board" means the shorelines hearings board
13 established by this chapter;

14 (d) "Local government" means any county, incorporated city, or town
15 which contains within its boundaries any lands or waters subject to
16 this chapter;

17 (e) "Person" means an individual, partnership, corporation,
18 association, organization, cooperative, public or municipal

1 corporation, or agency of the state or local governmental unit however
2 designated.

3 (2) Geographical:

4 (a) "Extreme low tide" means the lowest line on the land reached by
5 a receding tide;

6 (b) "Floodway" means the area, as identified in a master program,
7 that either: (i) Has been established in federal emergency management
8 agency flood insurance rate maps or floodway maps; or (ii) consists of
9 those portions of a river valley lying streamward from the outer limits
10 of a watercourse upon which flood waters are carried during periods of
11 flooding that occur with reasonable regularity, although not
12 necessarily annually, said floodway being identified, under normal
13 condition, by changes in surface soil conditions or changes in types or
14 quality of vegetative ground cover condition, topography, or other
15 indicators of flooding that occurs with reasonable regularity, although
16 not necessarily annually. Regardless of the method used to identify
17 the floodway, the floodway shall not include those lands that can
18 reasonably be expected to be protected from flood waters by flood
19 control devices maintained by or maintained under license from the
20 federal government, the state, or a political subdivision of the state;

21 (c) "Ordinary high water mark" on all lakes, streams, and tidal
22 water is that mark that will be found by examining the bed and banks
23 and ascertaining where the presence and action of waters are so common
24 and usual, and so long continued in all ordinary years, as to mark upon
25 the soil a character distinct from that of the abutting upland, in
26 respect to vegetation as that condition exists on June 1, 1971, as it
27 may naturally change thereafter, or as it may change thereafter in
28 accordance with permits issued by a local government or the department:
29 PROVIDED, That in any area where the ordinary high water mark cannot be
30 found, the ordinary high water mark adjoining salt water shall be the
31 line of mean higher high tide and the ordinary high water mark
32 adjoining fresh water shall be the line of mean high water;

33 (d) "Shorelands" or "shoreland areas" means those lands extending
34 landward for two hundred feet in all directions as measured on a
35 horizontal plane from the ordinary high water mark; floodways and
36 contiguous floodplain areas landward two hundred feet from such
37 floodways; and all wetlands and river deltas associated with the

1 streams, lakes, and tidal waters which are subject to the provisions of
2 this chapter; the same to be designated as to location by the
3 department of ecology.

4 (i) Any county or city may determine that portion of a one-hundred-
5 year-flood plain to be included in its master program as long as such
6 portion includes, as a minimum, the floodway and the adjacent land
7 extending landward two hundred feet therefrom.

8 (ii) Any city or county may also include in its master program land
9 necessary for buffers for critical areas, as defined in chapter 36.70A
10 RCW, that occur within shorelines of the state, provided that forest
11 practices regulated under chapter 76.09 RCW, except conversions to
12 nonforest land use, on lands subject to the provisions of this
13 subsection (2)(d)(ii) are not subject to additional regulations under
14 this chapter;

15 (e) "Shorelines" means all of the water areas of the state,
16 including reservoirs, and their associated shorelands, together with
17 the lands underlying them; except (i) shorelines of statewide
18 significance; (ii) shorelines on segments of streams upstream of a
19 point where the mean annual flow is twenty cubic feet per second or
20 less and the wetlands associated with such upstream segments; and (iii)
21 shorelines on lakes less than twenty acres in size and wetlands
22 associated with such small lakes;

23 (f) "Shorelines of statewide significance" means the following
24 shorelines of the state:

25 (i) The area between the ordinary high water mark and the western
26 boundary of the state from Cape Disappointment on the south to Cape
27 Flattery on the north, including harbors, bays, estuaries, and inlets;

28 (ii) Those areas of Puget Sound and adjacent salt waters and the
29 Strait of Juan de Fuca between the ordinary high water mark and the
30 line of extreme low tide as follows:

- 31 (A) Nisqually Delta--from DeWolf Bight to Tatsolo Point,
- 32 (B) Birch Bay--from Point Whitehorn to Birch Point,
- 33 (C) Hood Canal--from Tala Point to Foulweather Bluff,
- 34 (D) Skagit Bay and adjacent area--from Brown Point to Yokeko Point,

35 and

- 36 (E) Padilla Bay--from March Point to William Point;
- 37 (iii) Those areas of Puget Sound and the Strait of Juan de Fuca and

1 adjacent salt waters north to the Canadian line and lying seaward from
2 the line of extreme low tide;

3 (iv) Those lakes, whether natural, artificial, or a combination
4 thereof, with a surface acreage of one thousand acres or more measured
5 at the ordinary high water mark;

6 (v) Those natural rivers or segments thereof as follows:

7 (A) Any west of the crest of the Cascade range downstream of a
8 point where the mean annual flow is measured at one thousand cubic feet
9 per second or more,

10 (B) Any east of the crest of the Cascade range downstream of a
11 point where the annual flow is measured at two hundred cubic feet per
12 second or more, or those portions of rivers east of the crest of the
13 Cascade range downstream from the first three hundred square miles of
14 drainage area, whichever is longer;

15 (vi) Those shorelands associated with (f)(i), (ii), (iv), and (v)
16 of this subsection (2)(~~(f)~~);

17 (g) "Shorelines of the state" are the total of all "shorelines" and
18 "shorelines of statewide significance" within the state;

19 (h) "Wetlands" means areas that are inundated or saturated by
20 surface water or groundwater at a frequency and duration sufficient to
21 support, and that under normal circumstances do support, a prevalence
22 of vegetation typically adapted for life in saturated soil conditions.
23 Wetlands generally include swamps, marshes, bogs, and similar areas.
24 Wetlands do not include those artificial wetlands intentionally created
25 from nonwetland sites, including, but not limited to, irrigation and
26 drainage ditches, grass-lined swales, canals, detention facilities,
27 wastewater treatment facilities, farm ponds, and landscape amenities,
28 or those wetlands created after July 1, 1990, that were unintentionally
29 created as a result of the construction of a road, street, or highway.
30 Wetlands may include those artificial wetlands intentionally created
31 from nonwetland areas to mitigate the conversion of wetlands.

32 (3) Procedural terms:

33 (a) "Development" means a use consisting of the construction or
34 exterior alteration of structures; dredging; drilling; dumping;
35 filling; removal of any sand, gravel, or minerals; bulkheading; driving
36 of piling; placing of obstructions; or any project of a permanent or
37 temporary nature which interferes with the normal public use of the

1 surface of the waters overlying lands subject to this chapter at any
2 state of water level;

3 (b) "Guidelines" means those standards adopted to implement the
4 policy of this chapter for regulation of use of the shorelines of the
5 state prior to adoption of master programs. Such standards shall also
6 provide criteria to local governments and the department in developing
7 master programs;

8 (c) "Master program" shall mean the comprehensive use plan for a
9 described area, and the use regulations together with maps, diagrams,
10 charts, or other descriptive material and text, a statement of desired
11 goals, and standards developed in accordance with the policies
12 enunciated in RCW 90.58.020. "Comprehensive master program update"
13 means a master program that fully achieves the procedural and
14 substantive requirements of the department guidelines effective January
15 17, 2004, as now or hereafter amended;

16 (d) "State master program" is the cumulative total of all master
17 programs approved or adopted by the department of ecology;

18 (e) "Substantial development" shall mean any development of which
19 the total cost or fair market value exceeds five thousand dollars, or
20 any development which materially interferes with the normal public use
21 of the water or shorelines of the state. The dollar threshold
22 established in this subsection (3)(e) must be adjusted for inflation by
23 the office of financial management every five years, beginning July 1,
24 2007, based upon changes in the consumer price index during that time
25 period. "Consumer price index" means, for any calendar year, that
26 year's annual average consumer price index, Seattle, Washington area,
27 for urban wage earners and clerical workers, all items, compiled by the
28 bureau of labor and statistics, United States department of labor. The
29 office of financial management must calculate the new dollar threshold
30 and transmit it to the office of the code reviser for publication in
31 the Washington State Register at least one month before the new dollar
32 threshold is to take effect. The following shall not be considered
33 substantial developments for the purpose of this chapter:

34 (i) Normal maintenance or repair of existing structures or
35 developments, including damage by accident, fire, or elements;

36 (ii) Construction of the normal protective bulkhead common to
37 single family residences;

1 (iii) Emergency construction necessary to protect property from
2 damage by the elements;

3 (iv) Construction and practices normal or necessary for farming,
4 irrigation, and ranching activities, including agricultural service
5 roads and utilities on shorelands, and the construction and maintenance
6 of irrigation structures including but not limited to head gates,
7 pumping facilities, and irrigation channels. A feedlot of any size,
8 all processing plants, other activities of a commercial nature,
9 alteration of the contour of the shorelands by leveling or filling
10 other than that which results from normal cultivation, shall not be
11 considered normal or necessary farming or ranching activities. A
12 feedlot shall be an enclosure or facility used or capable of being used
13 for feeding livestock hay, grain, silage, or other livestock feed, but
14 shall not include land for growing crops or vegetation for livestock
15 feeding and/or grazing, nor shall it include normal livestock wintering
16 operations;

17 (v) Construction or modification of navigational aids such as
18 channel markers and anchor buoys;

19 (vi) Construction on shorelands by an owner, lessee, or contract
20 purchaser of a single family residence for his own use or for the use
21 of his or her family, which residence does not exceed a height of
22 thirty-five feet above average grade level and which meets all
23 requirements of the state agency or local government having
24 jurisdiction thereof, other than requirements imposed pursuant to this
25 chapter;

26 (vii) Construction of a dock, including a community dock, designed
27 for pleasure craft only, for the private noncommercial use of the
28 owner, lessee, or contract purchaser of single and multiple family
29 residences. This exception applies if either: (A) In salt waters, the
30 fair market value of the dock does not exceed two thousand five hundred
31 dollars; or (B) in fresh waters, the fair market value of the dock does
32 not exceed ~~((ten))~~: (I) Twenty thousand dollars~~((, but if subsequent~~
33 ~~construction having a fair market value exceeding two thousand five~~
34 ~~hundred dollars occurs within five years of completion of the prior~~
35 ~~construction))~~ for docks constructed in a county, city, or town that
36 has updated its master program consistent with the master program
37 guidelines in chapter 173-26 WAC as adopted in 2003; or (II) ten
38 thousand dollars for docks constructed in a county, city, or town that

1 has not updated its master program consistent with the master program
2 guidelines in chapter 173-26 WAC as adopted in 2003. However, if
3 subsequent construction occurs within five years of completion of the
4 prior construction, and the combined fair market value of the
5 subsequent and prior construction exceeds the amount specified in
6 either (e)(vii)(A) or (B) of this subsection (3), the subsequent
7 construction shall be considered a substantial development for the
8 purpose of this chapter. All dollar thresholds under (e)(vii)(B) of
9 this subsection (3) must be adjusted for inflation by the office of
10 financial management every five years, beginning July 1, 2018, based
11 upon changes in the consumer price index during that time period.
12 "Consumer price index" means, for any calendar year, that year's annual
13 average consumer price index, Seattle, Washington area, for urban wage
14 earners and clerical workers, all items, compiled by the bureau of
15 labor and statistics, United States department of labor. The office of
16 financial management must calculate the new dollar thresholds, rounded
17 to the nearest hundred dollar, and transmit them to the office of the
18 code reviser for publication in the Washington State Register at least
19 one month before the new dollar thresholds are to take effect;

20 (viii) Operation, maintenance, or construction of canals,
21 waterways, drains, reservoirs, or other facilities that now exist or
22 are hereafter created or developed as a part of an irrigation system
23 for the primary purpose of making use of system waters, including
24 return flow and artificially stored groundwater for the irrigation of
25 lands;

26 (ix) The marking of property lines or corners on state owned lands,
27 when such marking does not significantly interfere with normal public
28 use of the surface of the water;

29 (x) Operation and maintenance of any system of dikes, ditches,
30 drains, or other facilities existing on September 8, 1975, which were
31 created, developed, or utilized primarily as a part of an agricultural
32 drainage or diking system;

33 (xi) Site exploration and investigation activities that are
34 prerequisite to preparation of an application for development
35 authorization under this chapter, if:

36 (A) The activity does not interfere with the normal public use of
37 the surface waters;

1 (B) The activity will have no significant adverse impact on the
2 environment including, but not limited to, fish, wildlife, fish or
3 wildlife habitat, water quality, and aesthetic values;

4 (C) The activity does not involve the installation of a structure,
5 and upon completion of the activity the vegetation and land
6 configuration of the site are restored to conditions existing before
7 the activity;

8 (D) A private entity seeking development authorization under this
9 section first posts a performance bond or provides other evidence of
10 financial responsibility to the local jurisdiction to ensure that the
11 site is restored to preexisting conditions; and

12 (E) The activity is not subject to the permit requirements of RCW
13 90.58.550;

14 (xii) The process of removing or controlling an aquatic noxious
15 weed, as defined in RCW 17.26.020, through the use of an herbicide or
16 other treatment methods applicable to weed control that are recommended
17 by a final environmental impact statement published by the department
18 of agriculture or the department jointly with other state agencies
19 under chapter 43.21C RCW.

--- END ---