

Island County: Steep Slopes & Geologically Hazardous Areas



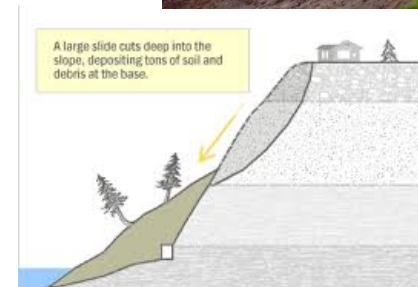
Ledgewood Slide— March 27, 2013



Before landslide occurred



After landslide occurred



Regulatory Framework



Geologically hazardous area or slope means areas that because of their susceptibility to erosion, sliding, or other geologic events, are generally not suited to the siting of commercial, residential, or industrial development ...including those lands within 100 feet (either top or base) thereof.
(ICC11.02.030)

- ▶ Title 8 – Health, Welfare and Sanitation
- ▶ Title 11.02 – Clearing and Grading
- ▶ Title 11.03 – Stormwater and Surface Water
- ▶ Title 17.05A – Shoreline Regulations

Review of Proposals

Public Works

- Geotechnical report if proposed development is within 100ft of coastal bluff/steep slope
- SEPA review
- Detach decks from SFRs
- Clearing and grading
- Geotechnical analysis– 3rd Party Review (ICC11.02.140.D)

Public Health

- Drainfields– preferred location

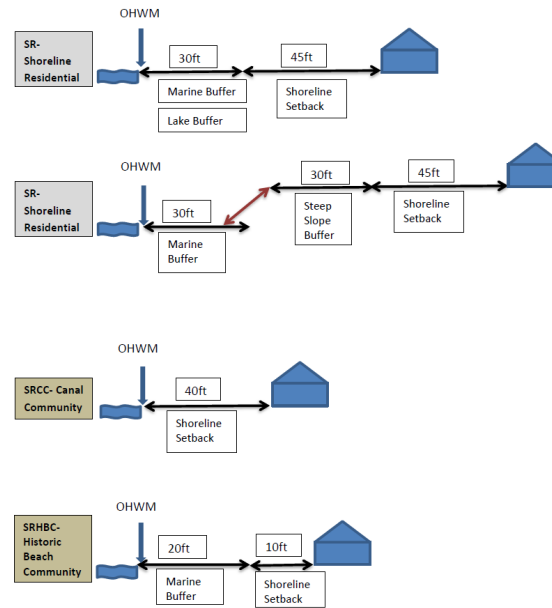
Steep Slope Buffers per SMP

ORD No. C-107-15; PLG-007-15
SMP Update Page 139

TABLE 3. Minimum Shoreline Buffers, Setbacks, Lot Widths, & Maximum Impervious Surface Limits

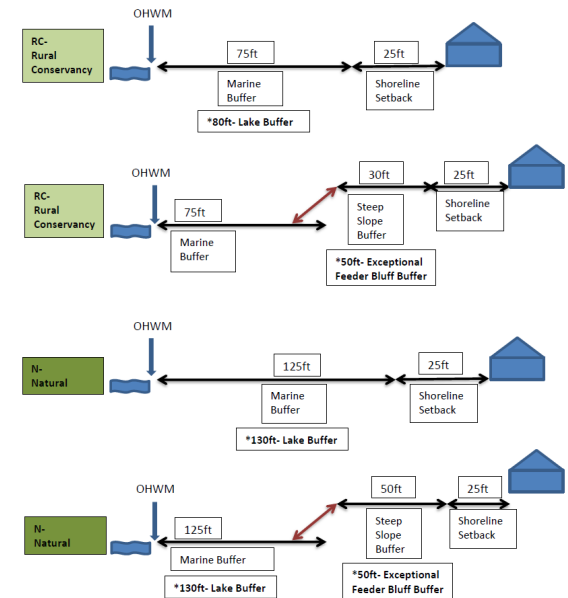
Shoreline/Resource Type	Shoreline Environment Designation						
	N	RC	UC	SR	SRCC	SRHBC	HI
Marine buffer-measured landward from OEFWM on marine shorelines (feet)	125	75	50	30	0	20	30
Lake buffer-measured landward from OEFWM on lake shorelines (feet)	130	80	80	30	N/A	N/A	NA
Steep slope buffer-measured landward from top of bluff on marine shorelines with slopes greater than 40% (feet)	50	30	30	30	N/A	N/A	50
Steep slope buffer-measured landward from top of bluff on marine shorelines with exceptional feeder bluffs (feet)	50	50	50	30	N/A	N/A	N/A
Setback, measured landward from the most landward of the required marine, lake, or steep slope buffer (feet)	25	25	25	45	40	10	20
Minimum lot width (feet)	150	150	60	60	60	N/A	0
Maximum impervious surface (percent of lot within shoreline jurisdiction)	10%	10%	10%	35%	40%	80%	80%
Environment Designations N: Natural RC: Rural Conservancy UC: Urban Conservancy SR: Shoreline Residential SRCC: Shoreline Residential-Canal Community SRHBC: Shoreline Residential-Historic Beach Community HI: High Intensity							
Note: The Aquatic designation does not have a minimum buffer or building setback.							

ISLAND COUNTY SHORELINE BUFFERS AND SETBACKS PER NEW SMP:
Shoreline Residential, SR Canal Community, & SR Historic Beach Canal



These drawings are for illustrative purposes only; please check with Planning staff to determine the exact buffers and setbacks for your property -10/30/15

ISLAND COUNTY SHORELINE BUFFERS AND SETBACKS PER NEW SMP:
Rural Conservancy & Natural



These drawings are for illustrative purposes only; please check with Planning staff to determine the exact buffers and setbacks for your property-10/30/15

Policies on Decks and Impervious Surface Areas



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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FAX: (360) 679 7306, P. O. Box 5000, Coupeville, WA 98239-5000
121NEastCamanoDrive, Camano Island, WA 98292 - Phone (360) 387-3443 • FAX (360) 387-6161
Internet Home Page: <http://www.islandcountywa.gov/planning/>

SUBJECT: Regulation of Pervious Pavement and Surfaces

POLICY NO: 001/17

EFFECTIVE DATE: May 8, 2017

PURPOSE: To clarify Island County regulations for pervious pavement and surfaces.

BACKGROUND: Low Impact development measures which include pervious pavement and surfaces are encouraged for development projects in order to promote storm water drainage, reduce runoff, and improve filtration of water for aquifer recharge. Pervious pavement and surfaces should be avoided if they would threaten slope stability, increase erosion, or potentially degrade groundwater quality. Per ICC 17.03.180.S and 17.05A, there are regulations for maximum impervious surface area per lot area for different uses, zoning areas, and shoreline environmental designations.

POLICY:

1. Pervious pavement or surfaces shall include: pervious concrete, pervious asphalt, pervious pavers, and products such as grasscrete. Similar products will be evaluated to determine if they meet requirements as pervious surfaces.
2. Specifications of the proposed pervious product shall be submitted with the land use/building permit application.
3. Gravel is considered an impervious surface per the definition of impervious in ICC 17.03.040.
4. Pervious pavement or surfaces shall be considered as 50% pervious for the calculations of impervious surface area. For example, a parking lot of 500sf with pervious concrete shall count 250sf towards the total impervious surface coverage.
5. Projects that exceed the maximum impervious surface ratio (lot area/impervious surface area) may be required to seek a Variance or Shoreline Variance permit.


Hiller West, AICP
Community Development Director



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SUBJECT: Regulation of Ground Level Decks for Impervious Surfaces and Lot Coverage

POLICY NO: 002/17

EFFECTIVE DATE: May 19, 2017

PURPOSE: To clarify shoreline regulations for new uncovered decks or uncovered replacement decks with expanded footprints in regards to impervious surfaces, lot coverage, and buffer enhancement.

BACKGROUND: The Shoreline Master Program (SMP) adopted on January 19, 2016 does not specifically refer to regulations for decks in regards to impermeability and lot coverage. The SMP refers to "principal structures and all associated impervious surfaces." Decks are considered accessory structures which can allow for stormwater runoff to seep into the soil, however, they are structures which also impact the shoreline environment.

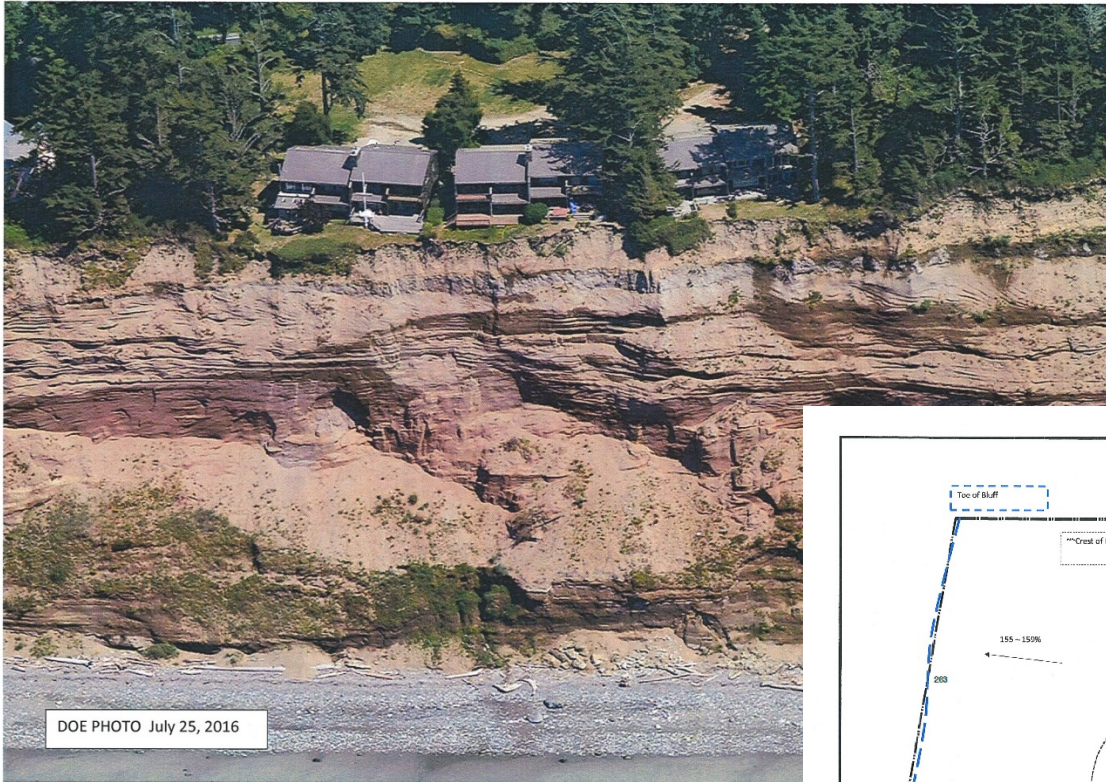
POLICY:

1. Decks with gaps of at least 1/8" between boards located over a pervious surface (e.g., uncompacted soil, vegetation) shall be considered pervious. Decks over an impervious surface (e.g., compacted soil, concrete, brick, etc.) shall be considered impervious.
2. Replacement Decks: A legally established existing deck that is located within the marine or steep slope buffer and/or shoreline/building setback may be replaced within the same footprint and will not require any buffer enhancement;
3. Expansions to Existing Decks:
 - a.) For replacement decks located within the shoreline setback (landward of the marine buffer), any proposed expansion shall preferentially be located towards the side yard and not seaward of the existing deck. Any expansion greater than 200sf from the existing deck shall enhance an area equal to the area of the expansion with native vegetation within the marine buffer per ICC17.05A.090.G.
 - b.) For replacement decks located within the shoreline/building setback (landward of the steep slope buffer), any expansion greater than 200sf from the existing deck

Geologically Hazardous Areas: Threat to Structures



Relocation of Existing Condos

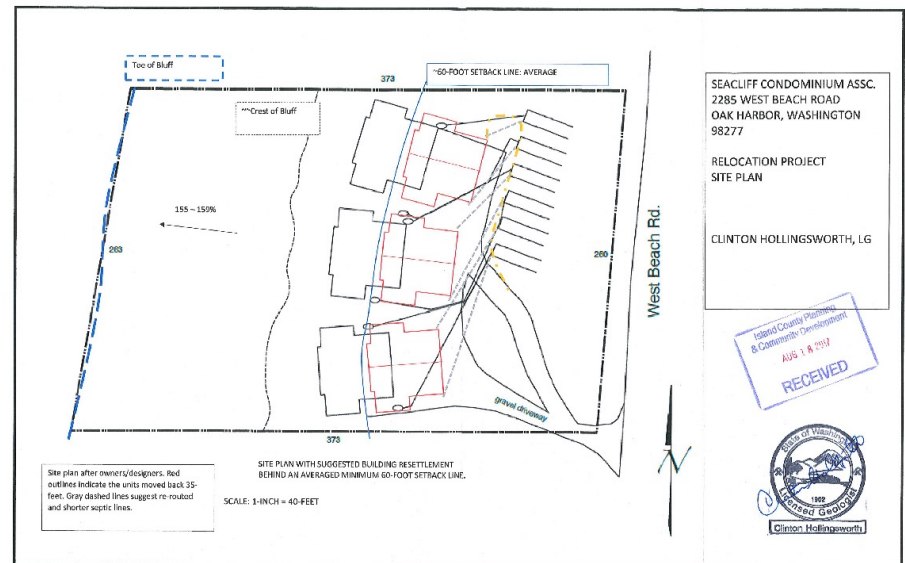


Current Situation:

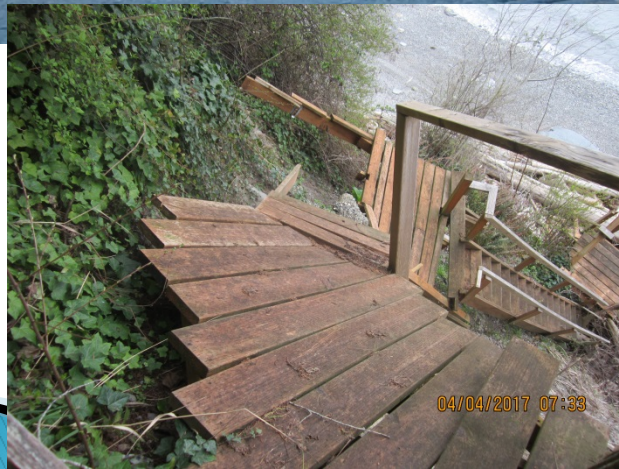
Condos (built in 1978) are now 29–42ft from top of bluff.

Proposal:

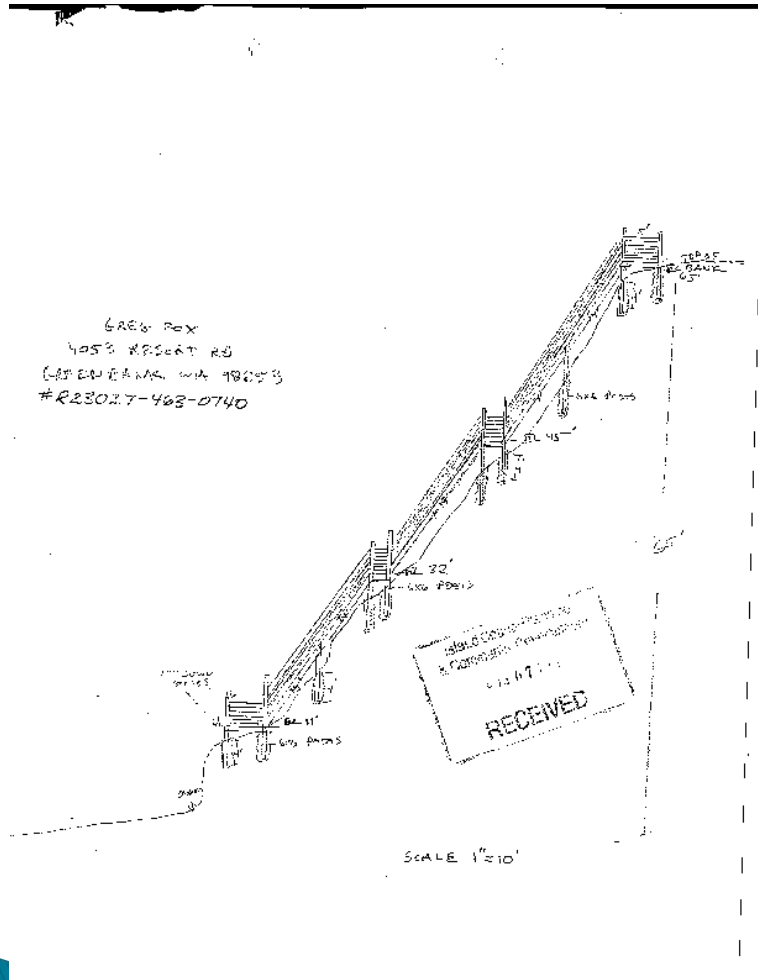
Move condos landward to approx. 60ft from bluff.



Beach Access Stairs



Beach Access & Outfall Pipe



Public Education Materials



Island County Shoreline Master Program Implementation and Outreach



www.islandcountywa.gov

Vegetation Management on Your Shoreline Property



This guidance highlights shoreline vegetation management provisions under the new SMP. This guidance also summarizes unregulated activities that you can do anytime, without any SMP consideration.

Understanding Shoreline Management Program (SMP) Policy for Shoreline Vegetation Conservation

The following policies highlight the County's basis for establishing standards for shoreline vegetation management standards:

- "Non-native vegetation that requires the use of fertilizers, herbicides, or pesticides is discouraged."
- "Shoreline landowners are encouraged to preserve and enhance native woody vegetation and native groundcovers to stabilize soils and provide habitat."
- "Maintaining well-vegetated shorelines is preferred over clearing vegetation to create views or provide lawns. Limited and selective clearing for views and lawns may be allowed when slope stability and ecological functions are not compromised..."
- "Limit removal of native vegetation to the minimum necessary to accommodate shoreline development..."



Consistent with policy in the SMP, the County encourages the use of native plants throughout your shoreline property. Native plants provide a low-maintenance alternative to ornamental plantings, and can be integrated with the natural landscape and active-use areas of your yard to be aesthetically pleasing. Native plants will improve water quality, stabilize soils, and attract wildlife, all while being more resilient to molds and fungus that come with wet Northwest winters and drought periods during summer.

For more information on choosing native plants, see *Island County Shore Stewards' Guide for Shoreline Living*, *WDFW's Your Marine Waterfront* guide, and plant sales, classes, field trips, and online resources provided by The Washington Native Plant Society.

Photo: Chris Munn

What vegetation maintenance is allowed outright?

The SMP generally does not affect how you maintain your existing yard. You can continue to care for your existing lawn, gardens, and shrubs as you have previously, including mowing, pruning, thinning, spreading compost and mulch, and planting new plants. Removal of invasive species is also generally allowed.

Considerations for Disposing of Yard Waste - Dumping yard waste over a bluff, into the marine water for the tide to take away, or into a lake or stream is prohibited. Yard clippings dumped into these areas can cause algal blooms and reduce oxygen levels in the water, and encourage the spread of invasive species. Recommended options for disposing of leaves, grass clippings and other yard waste is to compost them at home or use a yard debris collection service.

SMP Guidance for Island County Homeowners

Beach Erosion and Bank Stabilization

Vegetation Management

Beach Access Structures

What if I want to clear and thin trees to maintain my shoreline view?

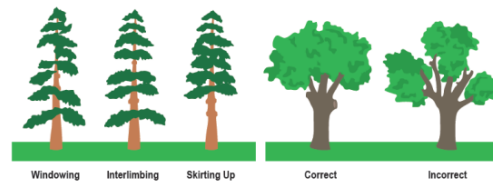
Topping trees is prohibited, but selective pruning or thinning for safety, view protection, or maintenance may be allowed if pruning does not affect ecological functions. When tree thinning is proposed, a certified arborist's report must show that no more than 20% of a tree's limbs will be removed, and no more than 20% of the canopy cover in a stand of trees will be removed in a given five-year period. Tree thinning will generally require approval from the County through a Shoreline Exemption Permit.

There is a tree that I am afraid might fall on my home - what can I do?

Removal of hazard trees is allowed (as certified by an arborist and approved as an exempt activity by Island County), but after removal appropriate native trees should be planted to re-establish the area.

Alternative Pruning Practices: Conifers

Pruning Practices: Broad-Leaved Trees



Images provided from Island County Shore Stewards' Guide for Shoreline Living - for more information on appropriate tree thinning to maintain shoreline views, please see the Guide for Shoreline Living, or from an International Society of Arboriculture (ISA) certified arborist.

I am planning a new home for my shoreline property - will I be able to remove existing vegetation to provide for the home, driveway, deck and yard?

You will be allowed to clear existing vegetation to support your shoreline development, provided that your proposed home is sited and designed consistent with the shoreline buffer, setback and other standards of the SMP. Approval for development does not mean that you will be allowed to clear trees to provide an unobstructed view of the shoreline or water. County staff will review plans for site clearing to ensure that vegetation removal is minimized to the maximum extent reasonable. County review will also consider whether natural landscape features, such as snags, stumps, logs, drift logs, or uprooted trees, are retained to the greatest extent feasible to support the fish and wildlife that rely on shoreline habitats.

As you landscape your property after construction of the home, you may be required to provide and implement a planting plan that establishes native vegetation throughout shoreline jurisdiction.



Photo: Chris Munn

Trees and vegetation along this Puget Sound shoreline were maintained as the property was developed with a new home. This approach is consistent with vegetation retention standards of the SMP, which require preservation of trees and other vegetation within shoreline buffer areas, and minimization of site clearing throughout shoreline jurisdiction to the maximum extent reasonable. Selective pruning for views may be allowed, but must be completed consistent with the SMP to avoid impacts to ecological functions.

This project has been funded wholly or in part by the United States Environmental Protection Agency

page 2



Island County Vegetation Conservation regulations and CC&Rs:
Need to educate Homeowners, HOAs, Arborists and Contractors

Public Education Materials



Island County Shoreline Master Program Implementation and Outreach

www.islandcountywa.gov

Beach Access Structures on Your Shoreline Property



This guidance provides direction for development of beach access structures under the new SMP and is advisory only. The SMP recognizes that private landowners want to enjoy beach access on their properties, and allows for private beach access structures in most circumstances.

Understanding Shoreline Management Program (SMP) Policy for Shoreline Vegetation Conservation

The following policies highlight the County's basis for establishing standards for beach access structures:

- "Beach access structures should be located, designed, and maintained in a manner that minimizes adverse impacts on shoreline ecology" and any adverse effects shall be "... fully evaluated and mitigated."
- "Beach access structures may not be appropriate in some areas because of safety hazards or sensitive ecological conditions... Some properties will have view-only access to the neighboring waters."
- "Beach access structures should be designed to minimize the amount of clearing, grading, excavation, and other forms of shoreline alteration so that they don't require substantial bank or slope modifications."



What is a beach access structures?

Beach access structures include stairways, ramps, walkways, and towers that provide pedestrian access across a moderate to high bank to a beach. Beach access structures are generally required for banks higher than 10 feet in height, and historically many beach access structures have required some shoreline modification to serve as a footing.

As seen in the photo above, the beach access structure associated with residential use would likely be permitted under the SMP -- the stairway is not located on an exceptional freeder bluff shoreline, and was constructed as a narrow corridor minimizing impacts to shoreline buffer vegetation.



Lessons Learned: Proceed with Caution near Steep Slopes

