

# CITY OF COLFAX SHORELINE MASTER PROGRAM USER GUIDE

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# CREDITS

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## 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 was "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 is also intended 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. 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."
3. Protect shoreline natural resources, including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."



## City of Colfax Shoreline Master Program

The City of Colfax developed and adopted its first Shoreline Master Program (SMP) in 1974 as part of a regional effort with Whitman County. In accordance with State laws and rules and to reflect advances in knowledge of best development and conservation practices, a comprehensive update of the SMP was completed in 2016.

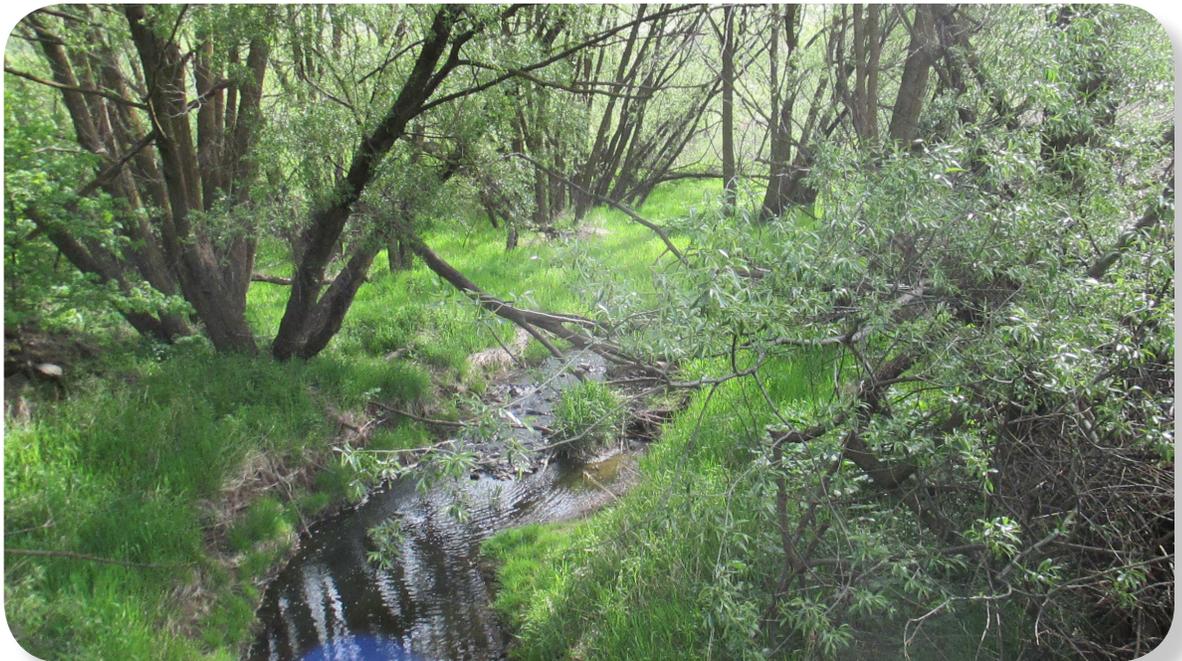
The Colfax SMP contains goals, policies, regulations, and a shoreline environment designation map that guide the development of shorelines in accordance with the SMA, Washington State Department of Ecology (Ecology) SMP Guidelines (Washington Administrative Code [WAC] 173-26), and Shoreline Management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

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

All regulatory elements of the SMP, including, but not limited to, definitions and use modification regulations, are a part of the City's development regulations.

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Right:  
South Fork Palouse  
River



## 2

# USING THE SMP

## Does the SMP Affect Me?

### SHORELINE JURISDICTION

As defined by the Shoreline Management Act of 1971, shorelines include certain waters of the State plus their associated "shorelands." The waterbodies designated as shorelines of the State are streams whose mean annual flow is 20 cubic feet per second (cfs) or greater and lakes whose area is greater than 20 acres. In Colfax, the following waterbodies have been determined to meet the minimum requirements for designation as shorelines:

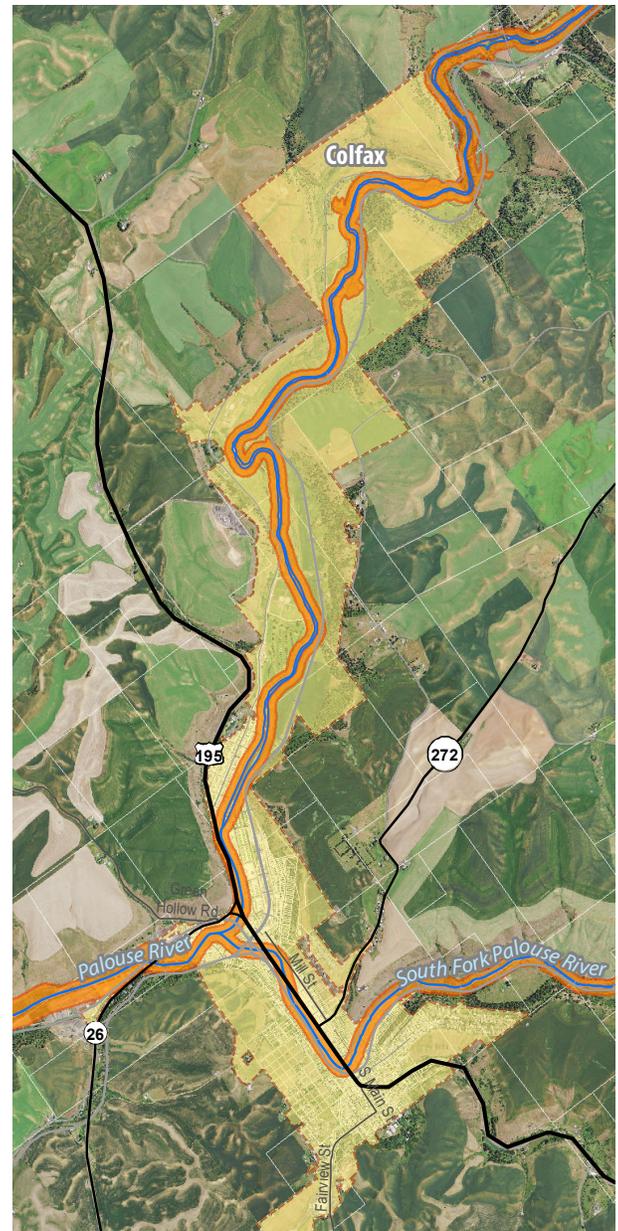
Palouse River – Mainstem, North Fork and South Fork

### APPLICABILITY, PERMITS AND EXEMPTIONS

The SMP applies to all proposed uses, activities and development occurring within shoreline jurisdiction, except for those that are related to ongoing agriculture management and those that do not alter structures or properties, such as interior building changes or routine gardening. It also does not apply to legally established uses or modifications already on the land. See Section 1.5 of the SMP for a complete description of applicability.

For new uses, activities and development to which the SMP applies, a formal shoreline authorization will typically be required. Shoreline permit types include a **Shoreline Substantial Development Permit**, **Shoreline Conditional Use Permit**, or **Shoreline Variance Permit**. These permits are described in Section 7.3, which is in the Administrative Chapter.

Figure 1: Shoreline Jurisdiction Map



Shoreline Jurisdiction SMP Stream

Miles 0 0.25 0.5 0.75 1 1.25 1.5 1.75 2 2.25

Data credits: The Watershed Company, Whitman County Coalition, WSDOT, NHD, WA Ecology, USDA NAIP. All features are approximate. Features are not delineated or surveyed and are informational only.

| SHORELINE PERMITS                        |  |
|--|--|
| Shoreline Substantial Development Permit | Typically required for a project that proposes to undertake a 'substantial development' within the shoreline jurisdiction. A substantial development is any development of which the total cost or fair market value exceeds \$6,416 or as adjusted by the State Office of Financial Management, or any development which materially interferes with the normal public use of the water or shorelines of the state.                      |
| Shoreline Conditional Use Permit         | Needed if a proposed use is listed as a conditional use (C) in Table 4.10-1. Shoreline Conditional Use Permits may be required for nonwater-oriented uses, or for modifications that have a greater potential for changing the County's character or damaging the environment. A Shoreline Conditional Use Permit can only be approved if it meets specific review criteria, and is authorized by the City and by Department of Ecology. |
| Shoreline Variance Permit                | Used to allow a project to deviate from an SMP's dimensional standards (e.g., setback, height, among others). A Shoreline Variance Permit can only be approved if it meets specific review criteria, and is authorized by the City and by Department of Ecology.   |

There are also activities that are exempt from the Shoreline Substantial Development Permit system. These activities are subject to the standards of the SMP, but are not required to submit fees and other materials associated with Shoreline Substantial Development Permits. Common exemptions include, but are not limited to:

- » Developments whose total cost or fair market value does not exceed \$6,416.00.
- » Normal maintenance or repair of existing structures or developments
- » Bulkheads common to single-family residences
- » Emergency construction necessary to protect property from damage
- » Construction and practices normal or necessary for farming, irrigation, and ranching activities including agricultural service roads and utilities, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures
- » Construction of a single-family residence

Exemptions are fully described and listed in WAC 173-27-040 and RCW 90.58.030(3)(e), 90.58.140(9), 90.58.147, 90.58.355, and 90.58.515, as amended. See Section 7.6 for additional information on exemptions.

## How to Apply the SMP

For informational purposes, the flow chart below (Figure 2) illustrates how an applicant could navigate the regulations to determine if and how they apply to a particular project and property. In addition to approval from the City of Colfax, 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.

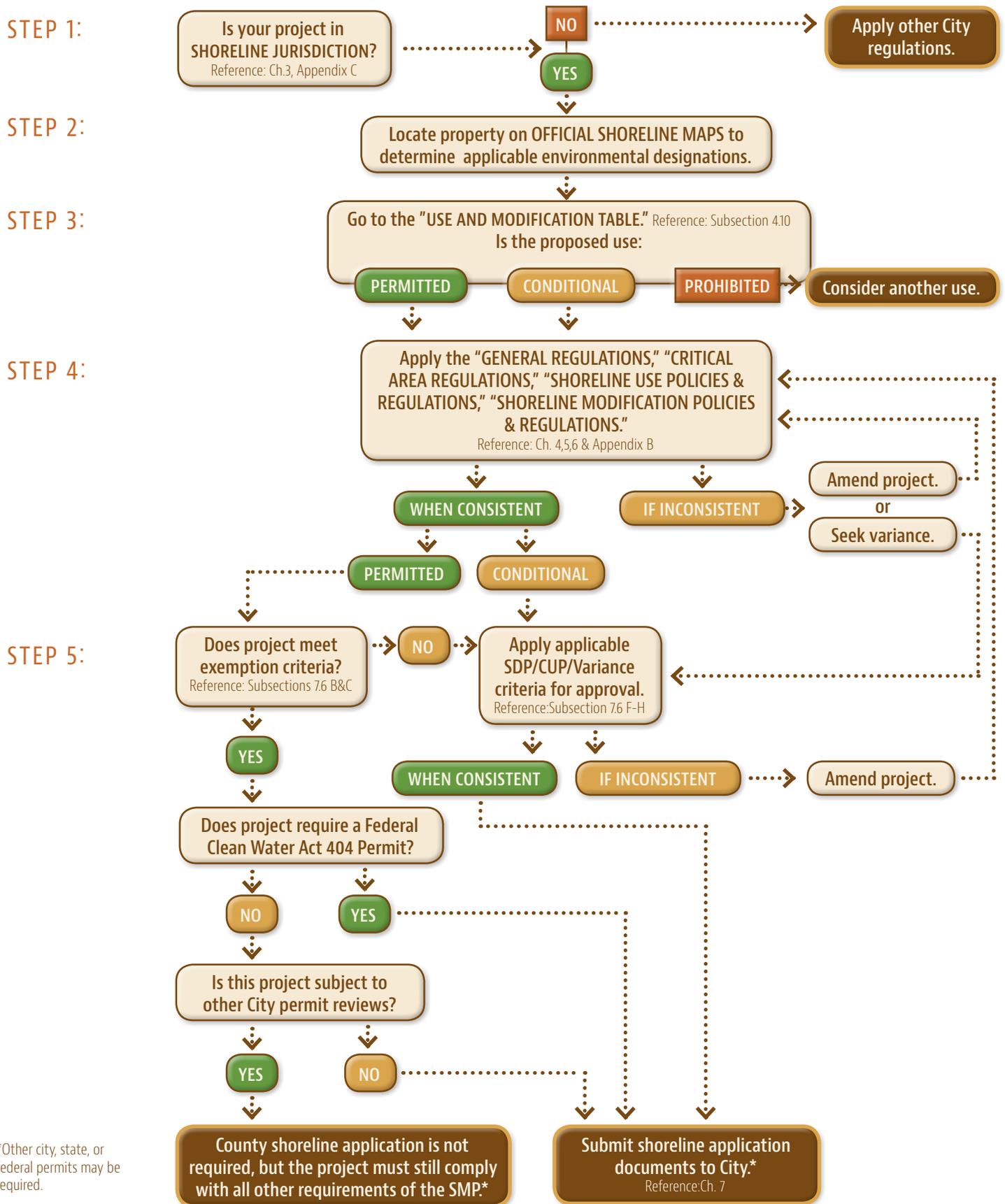
Several common scenarios are included in Appendix B of this guide, illustrating how one might apply the SMP to common development proposals, using Figure 2 as a guide.

### DOCUMENT ORGANIZATION

The SMP establishes long-term planning goals and policies; specific development standards and use regulations; and permitting and administrative procedures. As such, the SMP is linked to other City planning documents, such as the City of Colfax Comprehensive Plan and the Colfax Municipal Code (CMC). The organization of the SMP and the purpose for each Section is explained below.

| SECTION     | DESCRIPTION   |
|-------------|---|
| Chapter 1   | Introduction: provides background, purpose and legal authority.   |
| Chapter 2   | Shoreline Vision and Goals: provides the SMP vision statement and enacting goals.   |
| Chapter 3   | Shoreline Jurisdiction and Environment Designations: Establishes the shoreline jurisdiction and includes the purpose, designation criteria and management policies for specific areas within the shoreline jurisdiction.  |
| Chapter 4   | General Policies and Regulations: Provides general policies and regulations that apply broadly to uses and developments in all shoreline areas.   |
| Chapter 5   | Shoreline Use Policies and Regulations: establishes policies and regulations for specific uses in shoreline jurisdiction.   |
| Chapter 6   | Shoreline Modification Policies and Regulations: Establishes policies and regulations for shoreline modification activities and structures.   |
| Chapter 7   | Administration and Permitting: provides procedures and process for permit applications associated with shoreline development.   |
| Appendix A  | Definitions: provides definitions for terms used throughout the SMP.  |
| Appendix B  | Shoreline Critical Areas Policies and Regulations: establishes policies and regulations for designating, classifying and protecting the functions and values of critical areas in shoreline jurisdiction.   |
| Appendix C: | Shoreline Environment Designation Map: illustrates the approximate extent of shoreline jurisdiction and identifies environment designation boundaries. The maps only approximately identify or depict the lateral extent of shoreline jurisdiction. The actual lateral extent of the shoreline jurisdiction shall be determined on a site-specific basis based on the location of the ordinary high water mark (OHWM), floodway, floodplain, and presence of associated wetlands. |

Figure 2: Shoreline Application Process



\*Other city, state, or federal permits may be required.

## Administrative Authority and Responsibility

### SMP ADMINISTRATOR

The City Administrator serves as the local SMP Administrator, and is responsible for overseeing the administration of the SMP provisions. The SMP Administrator is responsible for reviewing and either granting or denying requests for Shoreline Exemptions and Shoreline Substantial Development Permits. The SMP Administrator also makes recommendations to the appropriate board regarding Shoreline Variances and Shoreline Conditional Use Permits. Appeals of administrative decisions by the SMP Administrator are reviewed by the Hearing Examiner.

### SHORELINE ACTIVITY TRACKING

The City will track all shoreline permits and exemptions to evaluate whether the SMP is achieving no net loss of shoreline ecological functions.

### NON-CONFORMING USES, STRUCTURES, LOTS

Lots, structures, and uses that were legally established prior to adoption of this Master Program or that were in compliance with this Master Program at the time of initial establishment but, due to revision or amendment of this Master Program, have become noncompliant, are nonconforming uses that may continue without regard to ownership changes, so long as they are in compliance with this Program. A use of property that is unlawful under other local, state, or federal laws shall not be deemed a nonconforming use.



3

# BREAKING DOWN THE SMP

## Vision and Goals (SMP Chapter 2)

A vision and set of goals guide the SMP. Colfax's SMP supports shoreline uses that are consistent with the existing and historic pattern of development in the City of Colfax, maintain and enhance the local economy and expand visual and physical public access to the shoreline. The SMP promotes the best use of the City of Colfax shoreline through encouraging shoreline development and modifications that are placed wisely, consistent with the physical limitations of the area; serve the needs and desires of the local citizens; and protect the functions and values of the shorelines.

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.

Goals for the following categories are identified in the SMP:

- » Shoreline Use
- » Economic Development
- » Public Access
- » Recreation
- » Conservation
- » Transportation and Circulation
- » Restoration
- » Archaeological, Historical, and Cultural Resources
- » Flood Hazard Management

Right:  
Railroad bridge over  
South Fork Palouse  
River



## Environment Designations (SMP Chapter 3)

An environment designation system is used to classify the shoreline into “districts” where particular activities are preferred. There are six Environment Designations in Colfax: Urban Conservancy, Shoreline Residential, Shoreline Parks, Flume, High Intensity, and Aquatic.

### URBAN CONSERVANCY

The purpose of the Urban Conservancy environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses. The Urban Conservancy environment designation is assigned to areas in the City limits, planned for development compatible with the principals of maintaining or restoring the ecological functions of the area, suitable for water-enjoyment uses, open space or floodplains, or areas that retain important ecological functions which should not be more intensively developed.

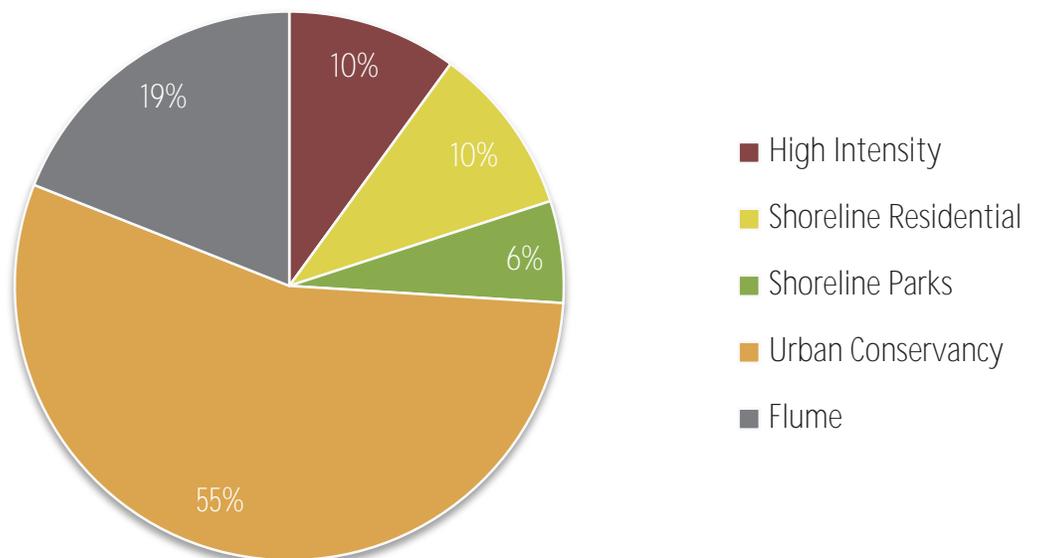
### SHORELINE RESIDENTIAL

The purpose of the Shoreline Residential environment is to accommodate residential development and appurtenant structures that are consistent with the SMP. An additional purpose is to provide appropriate public access and recreational uses. The Shoreline Residential environment designation is assigned to areas that are predominantly single-family or multi-family residential development or are planned and platted for residential development.

### SHORELINE PARKS

The purpose of the Shoreline Parks environment is to protect ecological functions of open space, floodplain and other sensitive public or protected lands and conserve existing natural resources and valuable historic and cultural areas while allowing a variety of compatible uses; and ensure appropriate

Right:  
Chart shows the distribution of land by shoreline designation within the city, not including the Aquatic designation which only includes the areas waterward of the Ordinary High Water Mark (OHWM).



management and development of existing and future public parks and recreation areas.

The Shoreline Parks environment designation is assigned where any of the following characteristics applies to the shoreline:

- a. It is within existing or planned public parks or public lands intended to accommodate public access and recreational developments;
- b. It is suitable for water-related or water-enjoyment uses;
- c. There is open space, floodplain or other sensitive areas that should not be more intensively developed;
- d. It has potential for ecological restoration;
- e. It retains important ecological functions, even though partially developed; or
- f. It has the potential for development that is compatible with ecological restoration.

## FLUME

The purpose of the Flume environment designation is to accommodate a mix of water-oriented and nonwater-oriented uses in an intensively developed environment. The Flume environment designation is assigned to the concrete-lined channel of the Palouse River and shoreline areas extending 200 feet upland of the ordinary high water mark.

## HIGH INTENSITY

The purpose of the High Intensity environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

## AQUATIC

The purpose of the Aquatic environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark. The Aquatic environment designation is assigned to lands waterward of the ordinary high-water mark.

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Right:  
North fork of the  
Palouse River



## General Policies and Regulations (SMP Chapter 4)

General policies and regulations are applicable to all uses and activities that occur within all shoreline environment designations. The policies and regulations found in this Section are intended to be used in conjunction with the more specific use and activity regulations found in the following Sections. These policies apply to all uses within the jurisdiction, whether or not a separate shoreline permit is required. These policies may be used to condition any required permit, or letter or statement of exemption. The policy objectives are listed below by topic. For the associated regulations for each topic, refer to the SMP.

### SHORELINE USE AND DEVELOPMENT REGULATIONS

» Guides the shoreline use and development regulations through identifying overall policies on preference toward water-oriented uses, provision of public access opportunities, no net loss of ecological functions, and siting developments to acknowledge the shoreline environment's value as an ecological and scenic resource.

### ENVIRONMENTAL PROTECTION

» Prioritizes protection of all shorelines of the state in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property so that there is no net loss of ecological functions from both individual permitted or exempt development.

### SHORELINE VEGETATION CONSERVATION

» Ensures shoreline vegetation, both upland and waterward of the OHWM, is conserved and managed to maintain shoreline ecological functions and processes.

Right:  
Flume in the north  
fork



## WATER QUALITY, STORMWATER, AND NONPOINT POLLUTION

- » Maintains and improves the water quality and quantity of the City's shorelines, and preserves surface and groundwater for the beneficial use of the City's citizens and wildlife over the long term.
- » Prevents impacts to water quality and surface water quantity that would result in a net loss of shoreline ecological functions, or a significant impact to aesthetic qualities or recreational opportunities.

## FLOOD HAZARD MANAGEMENT

- » Recognizes and protects the hydrologic functions of floodplains and ensures developments subject to damage or that could result in loss of life do not locate in areas of known flood hazards unless it can be demonstrated by the project proponent that the development is sited, designed and engineered for long-term structural integrity, and that life and property on and off-site are not subject to increased hazards as a result of the development.

## ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES

- » Recognizes that 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.

## PUBLIC ACCESS

- » Promotes and enhances the public interest with regard to rights to access waters held in public trust by the state while protecting private property rights and public safety and protecting the rights of navigation and space necessary for water-dependent uses.
- » Recognizes that public access does not include the right to enter upon or cross private property, except on dedicated public rights of way or easements or where development is specifically designed to accommodate public access.

Right:  
Downtown Colfax



## Critical Areas (SMP Appendix B)

The SMP contains a specially modified version of Colfax's Critical Areas regulations (Chapter 17:14 CMC) that applies only to critical areas located in shoreline jurisdiction. This includes wetlands, frequently flooded areas, critical aquifer recharge areas, and fish and wildlife habitat conservation areas. The regulations include specific buffer widths for shoreline streams which are required to protect the functions and values of the shoreline. Buffer widths vary based on the environment designation and were developed based on existing conditions.

## Shoreline Buffers

| ENVIRONMENT DESIGNATION | SHORELINE WATERS <sup>1</sup> (TYPE S)   |
|-------------------------|--|
| All Designations        | For water-dependent developments, no buffer or setback. Apply mitigation sequencing to avoid and minimize adverse impacts during development siting.   |
| Urban Conservancy       | <ul style="list-style-type: none"> <li>» South Fork Palouse River – a buffer the smaller of:</li> <li>» 75 feet</li> <li>» The waterward edge of an improved public road</li> <li>» North Fork and Mainstem Palouse River – a buffer the smaller of:</li> <li>» 100 feet</li> <li>» The waterward edge of an improved public road</li> </ul> |
| Shoreline Residential   | <ul style="list-style-type: none"> <li>» A buffer the smaller of:</li> <li>» The landward edge of the toe of a levee</li> <li>» 75 feet</li> </ul>   |
| Shoreline Parks         | <ul style="list-style-type: none"> <li>» A buffer the smaller of:</li> <li>» The landward edge of the toe of a levee</li> <li>» 75 feet</li> </ul>   |
| High Intensity          | <ul style="list-style-type: none"> <li>» South Fork Palouse River: a buffer of 50 feet</li> <li>» North Fork and Mainstem Palouse River – a buffer the smaller of:</li> <li>» The landward edge of the toe of a levee</li> <li>» 60 feet</li> </ul>  |
| Flume                   | No buffer required; building setback of 15 feet from the top of the concrete-lined channel wall. Fences, parking, yards and other improvements are allowed in the setback if authorized by other agencies and regulations.   |

<sup>1</sup>Shoreline (Type S) stream buffers or setbacks are based on existing conditions in each environment designation.

The regulations to protect geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas were incorporated into the SMP with very little additional modification.

# 4 SHORELINE USES & MODIFICATIONS

## Allowed Uses

All uses and developments in the City’s shoreline jurisdiction shall be allowed or prohibited consistent with the Shoreline Use and Modification Table which can be found in Appendix A. Refer to the text section of the SMP for all applicable provisions related to specific uses and modification standards.

## 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 Colfax Municipal Code. When a development or use is proposed that does not comply with the dimensional performance standards of the SMP, such development or use can only be authorized by approval of a Shoreline Variance.

## Specific Use Policies and Regulations

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.





### AGRICULTURE (SMP Section 5.1)

- » SMP does not regulate existing agricultural activities on existing agricultural land (as defined by the Department of Ecology)
- » SMP applies to new agriculture on non-agricultural land, non-agricultural uses on agricultural land, conversion of agricultural land to new uses, certain agricultural uses and development not specifically excluded (eg., new barn).
- » Allows for agricultural use and development where appropriate while encouraging control of erosion and irrigation runoff, maintenance of vegetative zones, reduction of stormwater runoff and sedimentation, and promotion of healthy fish and wildlife habitat.
- » Allows diversion of water for agricultural purposes consistent with water rights laws and rules.



### AQUACULTURE (SMP Section 5.2)

- » Includes basic design and location standards.
- » Restricts aquaculture where it would result in a net loss of ecological functions or significantly conflict with navigation or other water-dependent uses.
- » Encourages aquaculture that is supportive of recovery of endangered or threatened fish species.
- » Considers visual access and aesthetic quality in siting facilities.



### BOATING FACILITIES (SMP Section 5.3)

- » Specifies that soft boat launches are the only type of boating facilities allowed in the City.
- » Includes general design standards and location regulations.
- » Gives preference to boating facilities that minimize the amount of shoreline modification, community structures are encouraged.
- » All boat launches must be the minimum size necessary and designed to avoid and then minimize potential adverse impacts. All unavoidable adverse impacts must be mitigated, and a mitigation plan submitted.
- » New boating facilities are located only at sites where suitable environmental conditions, shoreline configuration, access, and compatible adjacent uses are present.



### COMMERCIAL DEVELOPMENT (SMP Section 5.4)

- » Gives preference to water-dependent commercial uses over nonwater-dependent commercial uses in shoreline jurisdiction. Water-related and water-enjoyment uses should be prioritized over nonwater-oriented commercial uses.
- » Encourages water-oriented commercial uses to locate near the water so as to provide opportunities for substantial numbers of people to enjoy shoreline amenities through physical or visual public access.
- » Encourages new commercial development to locate in areas where commercial development uses already exist and ensure that new commercial development does not significantly reduce scenic views in shoreline jurisdiction.



### INDUSTRIAL DEVELOPMENT (SMP Section 5.5)

- » Recognizes the importance of industrial uses to the City and attracts water-oriented uses for location in appropriate areas along the shoreline, ensuring that existing and new development achieves

no net loss of shoreline ecological function.

» Allows for existing and new industrial uses that serve the local industries, provided they are developed and operated according to the State's Shoreline Master Program Guidelines and other State and City requirements.



### IN-STREAM STRUCTURAL USES (SMP Section 5.6)

» Allowed to support agriculture or restoration but cannot interfere with other water-dependent uses.

» Ensures the location, design, construction and maintenance of in-stream structures give consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

» Encourages non-structural and non-regulatory approaches as an alternative to in-stream structures. Non-regulatory and non-structural approaches may include public facility and resource planning, land or easement acquisition, education, voluntary protection and enhancement projects, or incentive programs.



### RECREATIONAL DEVELOPMENT (SMP Section 5.7)

» Water-oriented recreation development is strongly preferred in jurisdiction.

» Ensures that commercial and public facilities are designed and used to provide recreational opportunities to the public and that they are consistent with shoreline policies, regulations, and long-term planning goals.



### RESIDENTIAL DEVELOPMENT (SMP Section 5.8)

» Recognize that single-family residences are a common form of shoreline development and are identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment.



### TRANSPORTATION AND PARKING (SMP Section 5.9)

» Allows for maintenance and improvements to existing roads, railroads and parking areas and for necessary new roads and parking areas where alternative locations outside of the shoreline jurisdiction are not feasible.



### UTILITIES (SMP Section 5.10)

» Encourages minimizing physical and aesthetic disturbance to the shoreline when siting utilities. When feasible, utilities should be placed underground or designed to do minimal damage to aesthetic qualities of the shoreline.



### REDEVELOPMENT, REPAIR, AND MAINTENANCE (SMP Section 5.11)

» This section addresses how regulations apply to redevelopment, repair, or maintenance activities; clarifies how SMP standards proportionally apply to redevelopment activities; and provides a process for multi-year management plans for maintenance and repair.

» Allows all normal redevelopment, repair, and maintenance activities in the shoreline unless significant alterations or impacts to the shoreline ecological function will occur as a result of this activity.

## Shoreline Modification

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.

|   |   |
|---|---|
| General requirements (SMP Section 6.1)                    | Allows for shoreline modifications if the use or activity is permitted under this Program and only when adverse individual and cumulative impacts are avoided, minimized, and mitigated resulting in no net loss of shoreline ecological functions, in accordance with the mitigation sequence of this Program.   |
| Breakwaters, jetties, weirs, and groins (SMP Section 6.2) | Allows breakwaters, jetties, weirs, and groins to be located waterward of the OHWM only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specified public purpose.   |
| Dredging and dredge material disposal (SMP Section 6.3)   | Site and design new development to avoid or minimize the need for new and maintenance dredging. Ensure dredging and dredge material disposal avoids or minimizes significant ecological impacts. Impacts that cannot be avoided should be mitigated to assure no net loss of shoreline ecological functions.  |
| Fill and excavation (SMP Section 6.4)                     | Allow fill when it is demonstrated to be the minimum extent necessary to accommodate an allowed shoreline use or development and with assurance of no net loss of shoreline ecological functions and processes. Encourage fill when it is associated with restoration projects.   |
| Shoreline restoration and enhancement (SMP Section 6.5)   | Promote restoration and enhancement actions that improve shoreline ecological functions and processes and target the needs of sensitive plant, fish and wildlife species. Ensure restoration and enhancement of shorelines is designed using landscape and conservation ecology and restores or enhances chemical, physical, and biological watershed processes that create and sustain shoreline habitat structures and functions. |
| Shoreline stabilization (SMP Section 6.6)                 | Locate and design new development to avoid the need for future shoreline stabilization to the extent feasible. Use structural shoreline stabilization measures only when nonstructural methods are infeasible. Ensure soft structural shoreline stabilization measures are used prior to hard stabilization measures unless demonstrated to be insufficient.  |



# APPENDIX A

## USE AND MODIFICATION TABLE (SMP Section 4.10)

The Shoreline Use and Modification Table indicates which uses and modifications are permitted or prohibited in each environment designation. Refer to the text section of the SMP for all applicable provisions related to specific uses and modification standards.

| Shoreline Use or Modification  | Urban Conservancy            | Shoreline Residential | Shoreline Parks | Flume          | High Intensity | Aquatic                         |
|--|------------------------------|-----------------------|-----------------|----------------|----------------|---------------------------------|
| <b>AGRICULTURE</b>   |                              |                       |                 |                |                |                                 |
| Existing Agricultural Activities   | Not regulated under this SMP |                       |                 |                |                |                                 |
| New Agricultural Activities  | P                            | P                     | P               | P              | X              | N/A                             |
| Agricultural Related Activities  | C                            | C                     | X               | P              | P              | N/A                             |
| <b>AQUACULTURE</b>   |                              |                       |                 |                |                |                                 |
| Commercial   | X                            | X                     | X               | X              | X              | X                               |
| Non-commercial   | C                            | X                     | C               | P              | P              | P                               |
| <b>BOATING FACILITIES</b>  |                              |                       |                 |                |                |                                 |
| Over and In-Water Structures   | X                            | X                     | X               | X              | X              | X                               |
| Soft Launch Areas  | P                            | X                     | P               | X              | P              | See adjacent upland designation |
| <b>BREAKWATERS, JETTIES, WEIRS AND GROINS</b>  |                              |                       |                 |                |                |                                 |
| To protect or restore ecological functions   | P                            | P                     | P               | P              | P              | P                               |
| All other purposes   | X                            | C                     | C               | C              | C              | See adjacent upland designation |
| <b>COMMERCIAL DEVELOPMENT</b>  |                              |                       |                 |                |                |                                 |
| Visitor-serving uses   | C                            | C                     | C               | P              | P              | N/A                             |
| Recreation concessions   | P                            | P                     | P               | P              | P              | N/A                             |
| Other retail, trade or service   |                              |                       |                 |                |                |                                 |
| · General  | X                            | C                     | C               | P              | C              | C                               |
| · Sites separated from Shoreline <sup>1</sup>  | P                            | C                     | P               | P              | P              | N/A                             |
| · Mixed-use project that includes a Water-Dependent Use  | P                            | C                     | P               | P              | P              | P                               |
| <b>DREDGING AND DREDGE MATERIAL DISPOSAL</b>   |                              |                       |                 |                |                |                                 |
| Dredging   | N/A                          | N/A                   | N/A             | P              | N/A            | P                               |
| Dredge Material Disposal <sup>2</sup>  | C                            | C                     | P               | P <sup>4</sup> | P              | X                               |
| <b>FILL AND EXCAVATION</b>   |                              |                       |                 |                |                |                                 |
| Waterward of the OHWM - restoration  | N/A                          | N/A                   | N/A             | P              | N/A            | P                               |
| <b>Key:</b><br>P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP<br>C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP<br>X = Prohibited Use<br>N/A = Not Applicable |                              |                       |                 |                |                |                                 |

APPENDIX A | USE & MODIFICATION TABLE

| Shoreline Use or Modification  | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume | High Intensity | Aquatic                         |
|--|-------------------|-----------------------|-----------------|-------|----------------|---------------------------------|
| Waterward of the OHWM - other  | N/A               | N/A                   | N/A             | C     | N/A            | C                               |
| Upland of the OHWM   | C                 | P                     | P               | P     | P              | N/A                             |
| <b>FLOOD HAZARD MANAGEMENT</b>   |                   |                       |                 |       |                |                                 |
| Modification of Existing Flood Hazard Facilities   | P                 | P                     | P               | P     | P              | P                               |
| New Facilities   | C                 | C                     | C               | P     | P              | See adjacent upland designation |
| <b>INDUSTRIAL DEVELOPMENT</b>  |                   |                       |                 |       |                |                                 |
| Water-Oriented   | X                 | X                     | X               | P     | P              | C                               |
| Nonwater-Oriented  |                   |                       |                 |       |                |                                 |
| · General  | X                 | X                     | X               | P     | P              | X                               |
| · Separated from Shoreline <sup>2</sup>  | X                 | X                     | X               | P     | P              | N/A                             |
| · Mixed-use project that includes a Water-Dependent Use  | X                 | X                     | X               | P     | P              | C                               |
| <b>IN-STREAM STRUCTURES</b>  |                   |                       |                 |       |                |                                 |
| To protect public facilities; protect, restore, or monitor ecological functions or processes; protect water-dependent uses; or support agriculture   | P                 | P                     | P               | P     | P              | P                               |
| Other  | X                 | C                     | C               | P     | P              | See adjacent upland designation |
| <b>RECREATIONAL DEVELOPMENT</b>  |                   |                       |                 |       |                |                                 |
| Water-Oriented   | P                 | P                     | P               | P     | P              | P                               |
| Nonwater-oriented  |                   |                       |                 |       |                |                                 |
| · General  | X                 | C                     | C               | P     | C              | X                               |
| · Sites separated from shoreline <sup>1</sup>  | P                 | P                     | P               | P     | P              | N/A                             |
| · Special Events / Temporary Activities  | P                 | P                     | P               | P     | P              | C                               |
| <b>REDEVELOPMENT, REPAIR, AND MAINTENANCE</b>  |                   |                       |                 |       |                |                                 |
| Redevelopment, Repair, and Maintenance Projects  | P                 | P                     | P               | P     | P              | P                               |
| <b>RESIDENTIAL DEVELOPMENT</b>   |                   |                       |                 |       |                |                                 |
| Single-Family Dwelling   | P                 | P                     | X               | C     | X              | X                               |
| Multi-Family Dwelling  | C                 | C                     | X               | P     | P              | X                               |
| <b>Key:</b><br>P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP<br>C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP<br>X = Prohibited Use<br>N/A = Not Applicable |                   |                       |                 |       |                |                                 |

| Shoreline Use or Modification  | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume          | High Intensity | Aquatic          |
|--|-------------------|-----------------------|-----------------|----------------|----------------|------------------|
| <b>SHORELINE RESTORATION AND ENHANCEMENT</b>   |                   |                       |                 |                |                |                  |
| Shoreline Restoration and Enhancement Projects   | P                 | P                     | P               | P              | P              | P                |
| <b>SHORELINE STABILIZATION</b>   |                   |                       |                 |                |                |                  |
| New Stabilization  | P                 | P                     | P               | P              | P              | P                |
| <b>TRANSPORTATION AND PARKING</b>  |                   |                       |                 |                |                |                  |
| Expansion of Existing Facilities   | P                 | P                     | P               | P              | P              | P/C <sup>3</sup> |
| Expansion of Existing Overwater Transportation Facilities for Parking  | N/A               | N/A                   | N/A             | C <sup>5</sup> | N/A            | C <sup>5</sup>   |
| Expansion of Existing Upland Transportation and Parking Facilities   | P                 | P                     | P               | N/A            | P              | N/A              |
| Access Roads Serving Permitted Uses  | P                 | P                     | P               | P              | P              | N/A              |
| Highways, Freeways, Arterials & Collectors   | C                 | C                     | C               | P              | P              | N/A              |
| Bridges  | C                 | C                     | C               | P              | P              | C                |
| Railways   | C                 | C                     | C               | P              | P              | C                |
| Airstrips  | X                 | X                     | X               | X              | X              | N/A              |
| Trails   | P                 | P                     | P               | P              | P              | N/A              |
| Parking to Support Authorized Use  | P                 | P                     | P               | P              | P              | N/A              |
| <b>UTILITIES</b>   |                   |                       |                 |                |                |                  |
| Expansion of Existing Utilities  | P                 | P                     | P               | P              | P              | C                |
| Utility Services Accessory to Individual Shoreline Projects  | P                 | P                     | P               | P              | P              | C                |
| Utility Services to Projects outside Shoreline Jurisdiction  | C                 | C                     | C               | P              | P              | C                |
| Power Generating Facilities  | C                 | C                     | C               | P              | P              | C                |
| Utility Transmission Lines   | P                 | P                     | P               | P              | P              | C                |
| Utility Services, General  | P                 | P                     | P               | P              | P              | C                |
| Wastewater Treatment Facility  | C                 | C                     | C               | C              | C              | C                |
| <b>Key:</b><br>P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP<br>C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP<br>X = Prohibited Use<br>N/A = Not Applicable |                   |                       |                 |                |                |                  |

1 Note: Sites "separated from shoreline" are those sites physically separated from the shoreline by another property or public right of way.  
 2 Any disposal of dredge material within a channel migration zone requires a Shoreline Conditional Use Permit. A SCUP is not required for discharges of dredge material into the flowing current of a river or in deep water within the channel where it does not substantially affect the geo-hydrologic character of the channel migration zone.  
 3 Permitted when adjacent upland designation is High Intensity or Flume. Conditional when adjacent to n other shoreline environments.



# B APPENDIX B

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## DEVELOPMENT SCENARIOS

The following are scenarios of potential development proposals. The scenarios use Figure 2 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.

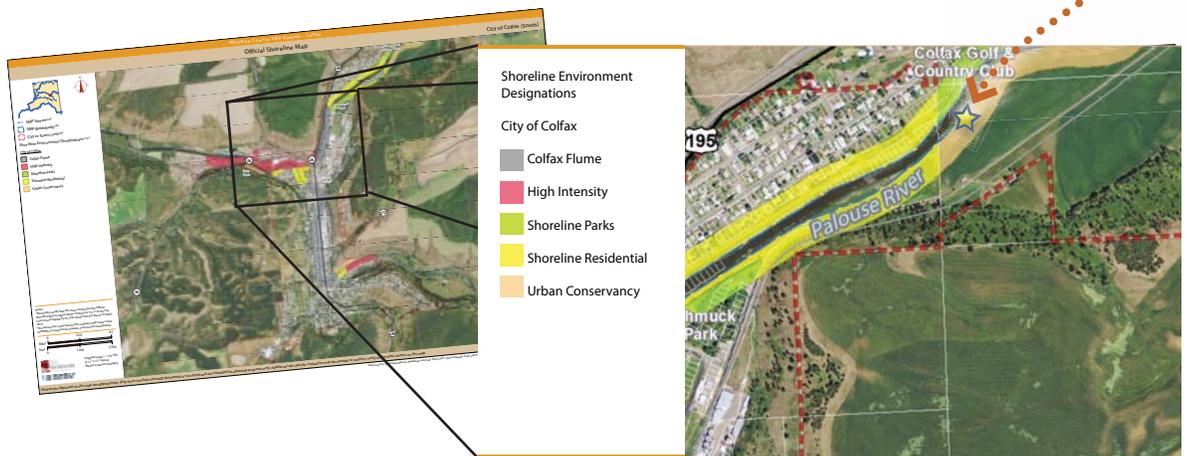
# b1 DEVELOPMENT OF A NEW SINGLE FAMILY HOME

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

Is your project in  
**SHORELINE JURISDICTION?**  
Reference: Ch.3, Appendix C

STEP 2: Official Shoreline Maps indicate the project area is within the Urban Conservancy designation of the NF Palouse River.

Locate property on OFFICIAL SHORELINE MAPS to determine applicable environmental designations.



STEP 3: Development of a new single family home is a permitted use within the Urban Conservancy designation

Go to the "USE AND MODIFICATION TABLE." 19.63.610  
Is the proposed use:



| Shoreline Use or Modification  | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume | High Intensity | Aquatic |
|--------------------------------|-------------------|-----------------------|-----------------|-------|----------------|---------|
| <b>RESIDENTIAL DEVELOPMENT</b> |                   |                       |                 |       |                |         |
| Single-Family Dwelling         | P                 | P                     | X               | C     | X              | X       |
| Multi-Family Dwelling          | C                 | C                     | X               | P     | P              | X       |

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

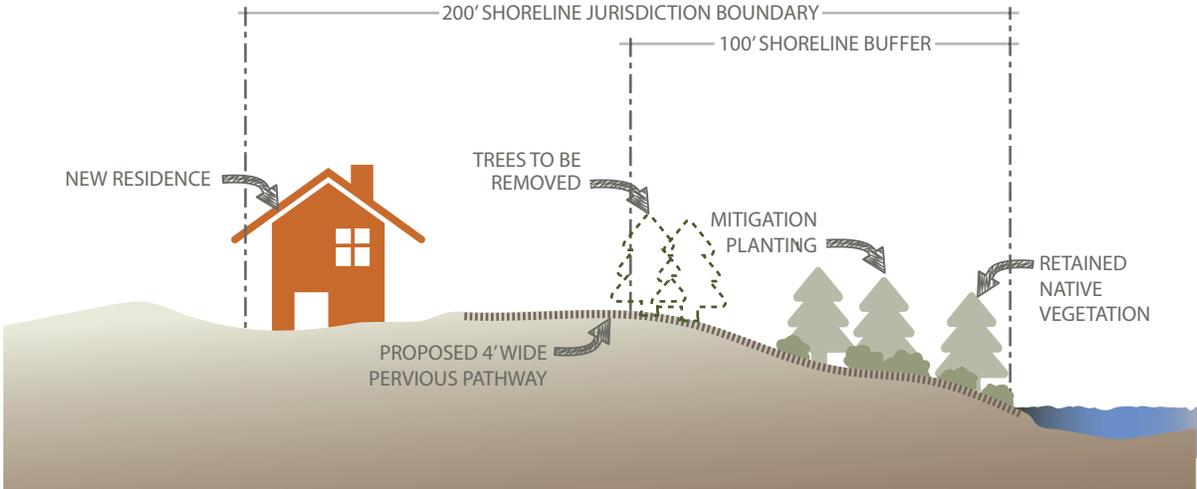
Apply the "GENERAL REGULATIONS," "CRITICAL AREA REGULATIONS," "SHORELINE USE POLICIES & REGULATIONS," "SHORELINE MODIFICATION POLICIES & REGULATIONS."  
Reference: Ch. 4,5,6 & Appendix B



Contact:  
City of Colfax  
400 N. Mill St  
Colfax, WA 99111  
  
(509) 397-3861

Key sections and conditions identified during Step 4:

- » Section 5.7, Residential Development
- » Section 3.3(A), Urban Conservancy
- » Section 4.3, Environmental Protection
- » Section 4.4, Shoreline Vegetation Conservation
- » Appendix B, Shoreline Critical Areas Policies and Regulations
  - Buffer on the North Fork is the smaller of 100 feet or the waterward edge of an improved public road (Table B.5-1)



**STEP 5:** Project meets exemption criteria. (Subsections 7.6(B) and (C)). Obtain Statement of Exemption from the City.

\* Steps correspond to the Shoreline Application Process flow chart on Page 6

# b2 NEW MULTI-FAMILY DEVELOPMENT

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

Is your project in SHORELINE JURISDICTION?  
Reference: Ch.3, Appendix C

STEP 2: Official Shoreline Maps indicate the project area is within the Flume designation

Locate property on OFFICIAL SHORELINE MAPS to determine applicable environmental designations.



STEP 3: Development of a new multi-family home is a permitted use within the Flume designation

Go to the "USE AND MODIFICATION TABLE." 19.63.610  
Is the proposed use:



| Shoreline Use or Modification  | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume | High Intensity | Aquatic |
|--------------------------------|-------------------|-----------------------|-----------------|-------|----------------|---------|
| <b>RESIDENTIAL DEVELOPMENT</b> |                   |                       |                 |       |                |         |
| Single-Family Dwelling         | P                 | P                     | X               | C     | X              | X       |
| Multi-Family Dwelling          | C                 | C                     | X               | P     | P              | X       |

**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."  
Reference: Ch. 4,5,6 & Appendix B



Contact:  
City of Colfax  
400 N. Mill St  
Colfax, WA 99111  
  
(509) 397-3861

Key sections and conditions identified during Step 4:

- » Section 5.7, Residential Development
- » Section 3.3 (D), Flume
- » Section 4.3, Environmental Protection
- » Section 4.4, Shoreline Vegetation Conservation
- » Appendix B, Shoreline Critical Areas Policies and Regulations

• No buffer required in the Flume designation; building setback required of 15 feet from the top of the concrete-lined channel wall. (Table B.5-1)



**STEP 5:** Submit Shoreline Substantial Development Permit application documents to City.



\* Steps correspond to the Shoreline Application Process flow chart on Page 6

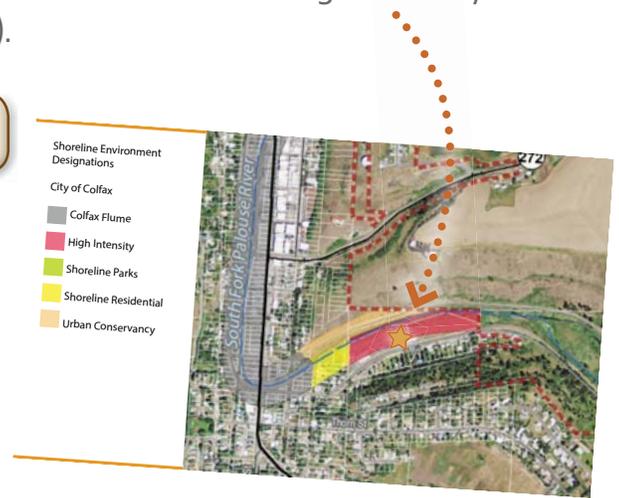
# b3 NEW WATER-ORIENTED INDUSTRIAL DEVELOPMENT

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

**Is your project in SHORELINE JURISDICTION?**  
Reference: Ch.3, Appendix C

STEP 2: Official Shoreline Maps indicate the project area is within the High Intensity designation (on South Fork Palouse River).

Locate property on OFFICIAL SHORELINE MAPS to determine applicable environmental designations.



STEP 3: Development of a new water-oriented industrial development is a permitted use within the High Intensity designation

Go to the "USE AND MODIFICATION TABLE." 19.63.610  
Is the proposed use:

**PERMITTED**    **CONDITIONAL**    **PROHIBITED**

| Shoreline Use or Modification | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume | High Intensity | Aquatic |
|-------------------------------|-------------------|-----------------------|-----------------|-------|----------------|---------|
| <b>INDUSTRIAL DEVELOPMENT</b> |                   |                       |                 |       |                |         |
| Water-Oriented                | X                 | X                     | X               | P     | <b>P</b>       | C       |

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

Apply the "GENERAL REGULATIONS," "CRITICAL AREA REGULATIONS," "SHORELINE USE POLICIES & REGULATIONS," "SHORELINE MODIFICATION POLICIES & REGULATIONS."  
Reference: Ch. 4,5,6 & Appendix B



Contact:  
City of Colfax  
400 N. Mill St  
Colfax, WA 99111  
  
(509) 397-3861

Key sections and conditions identified during Step 4:

- » Section 5.4, Industrial Development
- » Section 3.3(E), High Intensity
- » Section 4.3, Environmental Protection
- » Section 4.4, Shoreline Vegetation Conservation
- » Appendix B, Shoreline Critical Areas Policies and Regulations
  - Buffer: For South Fork Palouse River, buffer of 50 feet (B.5-1, Standard Shoreline Buffers or Building Setbacks)



**STEP 5:** Submit Shoreline Substantial Development Permit application documents to City.

Apply applicable SDP/CUP/Variance criteria for approval.  
Reference: Subsection 76 F-H

SUBMIT SHORELINE APPLICATION DOCUMENTS TO CITY.\*  
REFERENCE: CH. 7



\* Steps correspond to the Shoreline Application Process flow chart on Page 6

# b4 NEW SHORELINE TRAIL

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

Is your project in SHORELINE JURISDICTION?  
Reference: Ch.3, Appendix C

STEP 2: Official Shoreline Maps indicate the project area is within Shoreline Parks designation

Locate property on OFFICIAL SHORELINE MAPS to determine applicable environmental designations.



STEP 3: Development of a trail is a permitted use within the Shoreline Parks designation

Go to the "USE AND MODIFICATION TABLE." 19.63.610  
Is the proposed use:

PERMITTED      CONDITIONAL      PROHIBITED

| Shoreline Use or Modification     | Urban Conservancy | Shoreline Residential | Shoreline Parks | Flume | High Intensity | Aquatic |
|-----------------------------------|-------------------|-----------------------|-----------------|-------|----------------|---------|
| <b>TRANSPORTATION AND PARKING</b> |                   |                       |                 |       |                |         |
| Trails                            | P                 | P                     | P               | P     | P              | N/A     |

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

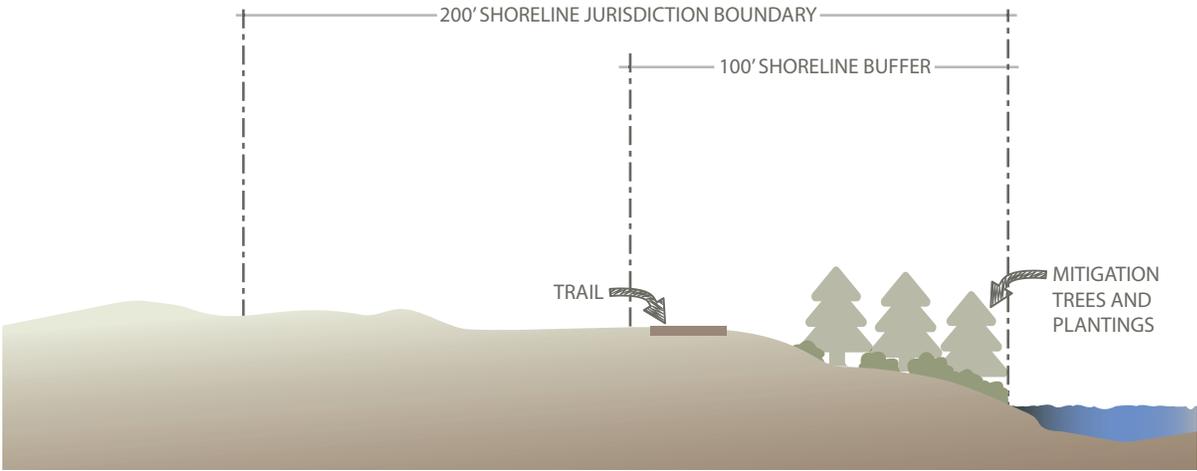
**Apply the "GENERAL REGULATIONS," "CRITICAL AREA REGULATIONS," "SHORELINE USE POLICIES & REGULATIONS," "SHORELINE MODIFICATION POLICIES & REGULATIONS."**  
 Reference: Ch. 4,5,6 & Appendix B



**Contact:**  
 City of Colfax  
 400 N. Mill St  
 Colfax, WA 99111  
 (509) 397-3861

Key sections and conditions identified during Step 4:

- » Section 5.9, Transportation and Parking
- » Section 3.3(C), Shoreline Parks
- » Section 4.3, Environmental Protection
- » Section 4.4, Shoreline Vegetation Conservation
- » Appendix B, Shoreline Critical Areas Policies and Regulations
  - New development of water-oriented public access and recreation structures are allowed in stream buffers provided the applicant can demonstrate that the design applies mitigation sequencing and appropriate mitigation is provided to ensure no net loss of ecological functions. Applicants shall submit a management plan.



**STEP 5:** Submit Shoreline Substantial Development Permit application documents to City.



\* Steps correspond to the Shoreline Application Process flow chart on Page 6

## **b5** BRIDGE REPAIR AND MAINTENANCE

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

**Is your project in  
SHORELINE JURISDICTION?**  
Reference: Ch.3, Appendix C

**STEP 2:** Bridge repair and maintenance is permitted within all designated areas unless significant alterations or impacts to the shoreline ecological function will occur as a result of the activity (Section 5.10).

**STEP 3:** Apply General Regulations, Critical Areas Regulations, Shoreline Use Policies and Regulations and Shoreline Modification Policies and Regulations.

**Apply the "GENERAL REGULATIONS," "CRITICAL  
AREA REGULATIONS," "SHORELINE USE POLICIES &  
REGULATIONS," "SHORELINE MODIFICATION POLICIES  
& REGULATIONS."**  
Reference: Ch. 4,5,6 & Appendix B



Key sections and conditions identified during Step 3:

- » Section 5.10, Redevelopment, Repair, and Maintenance
- » Appendix B, Shoreline Critical Areas Policies and Regulations

**Contact:**  
City of Colfax  
400 N. Mill St  
Colfax, WA 99111

(509) 397-3861

**STEP4:** Project meets exemption criteria (Subsections 7.6(B) and (C)). Obtain Statement of Exemption from the City.

\* Steps correspond to the Shoreline Application Process flow chart on Page 6