

5. Shorelines Element

Introduction

The Guemes Island shoreline is a fragile ecosystem that sustains life for a wide variety of marine plants and animals. It is also subject to geologic hazards like erosion and landslides. Shorelines are easily degraded by erosion from human activities and buoy chains that can dislodge delicate inertial plants or home construction where native vegetation (habitat) is removed. At the same time, the Island's shoreline is now, and is expected to continue to be, the most highly developed area of the island.

The Washington State Shoreline Management Act (SMA) (RCW 90.58) was enacted in 1971 to guide shoreline development in balance with protection of shoreline habitat. The State Shoreline Master Program Guidelines, as developed by the Washington Department of Ecology (WDOE) in 1972, translate the policies of RCW 90.58 into standards for regulation of shoreline uses. They help local governments to develop shoreline master programs for their communities as required by the SMA. Preparation of the Skagit County Shoreline Management Master Program was initiated by the Skagit County Planning Department and adopted in 1976. It is a shoreline comprehensive plan and zoning ordinance with a distinct environmental orientation and is customized to local circumstances. Its provisions regulate developments within 200 feet of the Ordinary High Water Mark (OHWM) of Puget Sound, wetlands associated with the Sound, and all tidelands and waters of Puget Sound. On Guemes Island, this element covers shorelines activities such as residential development, boat launches, boathouses, reverse osmosis systems, and other developments.

After the Legislature passed the Growth Management Act (GMA) in 1990, the need arose to integrate the SMA and the GMA. The GMA required the counties with a Shoreline Master Program to incorporate the goals and policies into the county's comprehensive plan. At the same time, it was becoming clear that stronger measures were needed to protect shoreline habitat due to significant declines in Chinook and other salmon species (pers. comm. 10/20/06¹). The conclusion was that both laws needed to be amended in order to make them work better together. After an arduous process, the final version of the amended SMA, started in 1999, was finally adopted in 2003.

The Skagit County Shoreline Management Master Program (SMMP) was amended in 1995 (Resolution 15819) to address hydropower. Skagit County does not plan to further update its SMMP until 2012. In addition to the outdated SMMP, the county's Critical Areas Ordinance (CAO) also regulates the environmental impacts of all shoreline development. However, neither ordinance prohibits shoreline uses such as docks, major marine aquatic operations, industrial uses, or other uses that may be inappropriate on Guemes Island. In order to develop a plan that captures the 2003 SMA updates and

¹ Tom Clingman, WA Department of Ecology

addresses inappropriate uses, Skagit County and GIPAC applied for and received a grant from the WDOE to prepare a draft Shoreline Master Program for Guemes Island (MAKERS, Guemes Island Shoreline master Program Element, Draft November 21, 2005).

The key objectives of the Shoreline Element are to:

- Preserve and enhance the natural character, resources, and ecological processes of shorelines
- Ensure that residential setbacks, lot coverage standards, height limits, and protection of shoreline vegetation are in place to avoid degrading shoreline character or ecology.
- Protect and enhance the current shoreline public access network without impacting fragile shoreline areas.
- Limit shoreline commercial development to areas currently used for commercial purposes.

Current Shoreline Conditions and Issues

Of the 627 island residences, more than half (346) are on shorelines. Most of these homes are either in the Rural Intermediate or Rural Reserve zone (Figure 2.3, Land Use). The removal of native shoreline vegetation and, in some cases, placement of bulkheads has degraded the ability of these shorelines to support marine-dependent wildlife. For example, trees for marine birds to nest and perch are scarce, and the wide-open character of these shorelines invites city birds like crows and pigeons at the expense of native island birds. As described in the Environment Element, excessive well pumping is locally increasing seawater intrusion into the groundwater.

Significant Habitat Areas

Under the SMA all shorelines on Guemes Island lying seaward from the line of extreme low tide are considered Shorelines of Statewide Significance [RCW 90.58.030 (2)(e)(iii)]. In addition, those shorelines associated with Padilla Bay – from Southeast Point to Clark’s Point, between the OHWM and the line of extreme low tides and also their shore lands have the same designation [RCW 90.58.030 (2)(e)(ii)(E) and vi)]. As a result, Skagit County (see Environment Element) has designated these shorelines as Habitat Conservation Areas that require special studies prior to development to ensure that the natural character of the shorelines is protected.

The 2005 Rapid Shoreline Inventory (RSI) of Guemes Island identified several areas of the shorelines with exceptional habitat value. In particular, these areas are important for their abundant eelgrass and kelp beds which support a myriad of marine species, and beaches which provide good spawning areas for crab and forage fish. Herring, surf smelt, and sand lance, in turn, feed the juvenile salmon including the threatened Chinook salmon that forage these waters.

Shorelines with high-value habitat are shown as Conservation areas in Figure 5.1. They include sites at Kelly's Point and on West Beach near Ocean Acres and Potlatch Beach that could contribute to improved marine habitat on the island. Shorelines along North Beach are important habitat for clams and Dungeness crab.

Other areas with high-value habitat include the Square Harbor Wildlife Preserve, which is owned by the Washington Department of Fish and Wildlife and protected in perpetuity. It is a haven for raptors and many other bird species and supports some marine life. The Peach Preserve, also known as the Demopoulos Marsh, is owned by the San Juan Preservation Trust and is protected in perpetuity. The section of the preserve south of South Shore Drive features a fresh-water wetland and 2,100 ft of shoreline.

Shoreline Designations

The Skagit County Shoreline Master Program assigns Guemes Island shorelines three of six possible environmental designations, or zones, to establish the nature of allowable development given the environmental sensitivity of the shoreline: Rural, Rural Residential, and Aquatic. Table 5.2 identifies the primary purpose of each designation. The three other designation: Urban for intense uses and Rural Conservancy and Natural, mainly to protect sensitive shoreline areas, were not designated here. See Figure 5.3, Current Shoreline Designations and SCCP, Chapter 16 for additional details. The allowed shoreline uses and development standards may be more stringent than the underlying land use zone to protect environmental values. In cases where there is a conflict between shoreline and zoning standards, the more restrictive applies.

Shoreline Use Activities

As mentioned above, all Guemes Island shorelines are considered critical areas and therefore proposed uses are regulated under the Critical Areas Ordinance (CAO) (SCC 14.24). Project proponents are required to provide a Critical Areas Review to identify steep and unstable slopes, fish and wildlife, and other areas of ecosystem impact. The CAO requires that projects first attempt to avoid or minimize significant adverse effects and significant ecological shoreline impacts. If this is not feasible, projects are required to minimize their impacts by limiting the degree or magnitude of the action and/or by mitigation of impacts. If these requirements cannot be met, permits will not be granted.

Shoreline uses include the suite of principal uses, such as residential or commercial and their accessory uses, including docks, buoys, etc. The combination of zoning and shoreline designations, (Figure 2.3, Zoning and Table 5.2 and Figure 5.3 describing current shoreline designations) determines the allowed uses in shoreline areas. In the past, islanders have expressed strong concerns about the adverse affects of proposed commercial marine aquaculture. Aquaculture, marinas and mining are possible uses under the current SMMP.

Parking Lots

The two shoreline public parking lots are for the ferry and Young's Park (see Figure 5.1). Enhancing the shoreline of these lots with more vegetation would improve the natural shoreline character. See Figure 6.6, Transportation for the proposed ferry parking lot configuration.

Public Access

Shoreline public access allows the general public to reach the water. The island has a number of shoreline access points around the island (see Figure 5.4, Shoreline Public Access). However, more than half of the privately owned shoreline parcels also include privately owned tidelands, which may limit beach access to the public. For this reason, where possible, it is desirable for tidelands to be held in public trust. A variety of state, federal, and private funding sources are available for the acquisition of water access. The only public boat launch is located next to the ferry dock at Mangan's Landing. Other private launches are at Cook's Cove and the Resort. (see Figure 5.1).

Residential Development

Shoreline Setbacks

Skagit County SMMP shoreline setbacks are well below what is currently recommended by the best available marine shoreline science. Table 5.5 shows the minimum setback from the Ordinary High Water Mark (OHWM) is 50 feet in the Rural Residential and Rural Environments. Research from the past 20 years, however, suggests that to protect marine dependent wildlife in shoreline areas, shoreline buffers should be much larger than the current standard. The County is now considering wider shoreline buffer areas.

Structural Footprint

Over time, many of the original beach cabins, which are on the smaller and narrower lots and dominate the island's shorelines, have been replaced by larger residences. This change directly affects the amount and quality of shoreline vegetation that can be retained. These residences are often accompanied by lawns and ornamental gardens. This type of development is more consumptive of water and other resources than smaller scale structures and native vegetation. From a larger perspective, bigger structures also undermine the island's rural character.

Another aspect of structures contributing to an appearance of bulkiness is height. As Table 5.5 shows, structures in the Rural and Rural Residential Environment can be built to 40 feet.

Shoreline Modifications

Shoreline modifications on Guemes Island include shoreline stabilization, beach restoration/enhancement, bulkheads, rip rap, fill, and piers. Bulkheads and rip rap can interfere with the normal movement of sand and gravel along the shoreline, thereby depriving some areas of this material and causing other areas to fill-in. Where sand and gravels are depleted, beach spawning forage fish that feed larger fish are unable to spawn. Similarly, bulkheads placed too far water ward cover beach where forage fish spawn, thereby reducing opportunities to increase these stocks.

Piers and docks are vulnerable to break-up by the strong currents and tides that move around the island. The 2005 RSI identified numerous bulkheads around the island (see Figure 5.6, Shoreline Modifications). The only pier on the island is the ferry dock, which is regularly inspected and professionally maintained.

Shoreline Restoration and Ecological Enhancement

The results of the 2005 Rapid Shoreline Inventory (RSI) tell us that much of the Guemes Island shoreline vegetation has been maintained substantially intact and provides excellent habitat for marine dependent life. Native vegetation provides food, nesting and perching areas, and shade to prevent beach spawning fish eggs from desiccation. Maintaining these plant assemblages of significant vegetation is so critical that development should not be allowed there unless impacts to this resource can be avoided or fully mitigated. Unfortunately, however, along many reaches of the developed shoreline, native trees, shrubs and groundcovers, have been removed and replaced with non-native plants.

The RSI report makes recommendations to encourage landowners to continue to conserve intact shoreline vegetation and restore degraded areas. The RSI shoreline restoration recommendations are described in the Recommendation section of this chapter and further detailed in the Rapid Shoreline Inventory Report (*Appendix B*).

Utilities

The principal utilities in the shoreline zone are power cables that service the island and water systems. As discussed in the Environment Element, saltwater intrusion has degraded the quality of a number of shoreline wells. The preferred alternatives are a community water system or a public reverse osmosis system, that are regularly monitored for quality. Individual reverse osmosis (R.O.) systems are not a desirable option since they are not regulated and tend to use their contaminated well water as a source, thereby further stressing the groundwater system.

Future Shoreline Conditions and Issues

At full build-out, more than 100 additional homes are expected on the island's shorelines, for a total of nearly 450 residences housing some 800 people. This is up to one-third of the island's future population. This increased population will place more stress on shoreline resources. New homeowners will desire to remove shoreline vegetation to fully capture views, while new homes would increasingly diminish rural character. With this in mind, significant efforts will be needed to encourage landowners to reestablish native shoreline vegetation and minimize development impacts on this resource. At the same time, pressure for more public access to shorelines is likely to grow, underscoring the need for additional access to tidelands. Where shorelines overlay shallow aquifers, landowners may increasingly choose private reverse osmosis systems and further contaminate the groundwater near the shoreline. (See seawater intrusion discussion in Environment Element – Section 4)

The proposed shoreline designations and development policies for Guemes Island incorporate new shoreline environment designation categories established by recent changes in the Shoreline Management Act. These environments apply to the same 200 foot area from the OHWM as the existing designations. Like the current designations, they assign appropriate land use controls; however, the policies place greater emphasis on protecting and restoring natural shorelines and native vegetation than the current designation described in Table 5.2.

The five environments are High Intensity, Shoreline Residential, Rural Conservancy, Natural, and Aquatic. Figure 5.7 shows the proposed distribution of these designations and Table 5.8 describes the purpose and general location of each. They generally correspond to the underlying zone and ecological values of their shorelines. For example, the Shoreline Residential designation, which permits the highest rural density, follows shorelines in the Rural Intermediate zone (Figure 2.3, Land Use) on West Beach (north of Edens Road), North Beach, and Holiday Hideaway where shoreline degradation is considerable. The Rural Conservancy designation, intended for lower densities, is aligned with shorelines in the Rural Reserve zone and lower densities occurring at Clark Point, on West Beach (south of Edens Road) and along the shorelines of much of the southern half of the island where ecological functions are more intact. The High Intensity and Natural Environment, which overlie the Rural Reserve zone, however, follow the function of the site. The High Intensity Environment at Mangan's Landing is intended for marine transportation, thus it accommodates ferry operations, while the Natural Environment, which permits only minimal development is confined to the island's most ecologically intact shorelines of Demopolis Marsh, Square Harbor, and the Lervick shoreline. The principal emphasis of the Aquatic Environment applies to all waters and seabed water ward of the OHWM.

The nature of future development, especially on sub-standard lots in the Shoreline Residential is a major concern as vacant lots and small existing homes are replaced with

large new residences. Therefore, further restrictions on height, lot coverage, and setbacks are needed to ensure that such structures are more proportionate to lot size. Table 5.9 and Figure 4.10 describe the proposed development standards for shoreline development in all designations. Other shoreline development standards will be proposed for public review upon adoption of this plan.

Shoreline Recommendations

The following policy recommendations are intended to supplement the Skagit County Comprehensive Plan and the Shoreline Management Master Program as they apply to Guemes Island.

General Policies Applying to All Shoreline Uses and Activities

- 5.1 Ensure that restrictions on shoreline uses do not unduly infringe upon the rights of private ownership.
- 5.2 Guemes Island marine shorelines below extreme low tide are designated Shorelines of State-Wide Significance (SSWS). In addition, the shorelines associated with Padilla Bay, from Southeast Point to Clark Point, between the OHWM and the lines of extreme low tides have the same designation. These SSWS are of value to the entire state and should be protected and managed to comply with RCW 90.58.020. In order of preference, these are the priorities:
 - a. Recognize and protect the state-wide interest over local interest
 - b. Preserve the natural character, resources and ecology of the shore
 - c. Prefer long-term over short-term benefit
 - d. Increase public access to publicly owned areas of the shorelines
- 5.3 Projects that cause significant ecological impacts are not allowed unless mitigated to avoid or reduce damage to ecosystem-wide processes and ecological functions.
- 5.4 The County will set mitigation requirements or permit conditions based on impacts identified. Avoidance of impacts by means such as relocating or redesigning the proposed development will be applied first. Lower priority measures will be applied only after higher priority measures are demonstrated as not feasible or not applicable.
- 5.5 Protect and enhance the natural ecology of Guemes Island shorelines as a designated Skagit County Habitat Conservation Area, including areas where endangered, threatened and sensitive species have primary association, all public and private tidelands suitable for shellfish harvest, kelp and eel grass beds, herring and smelt spawning areas, areas where salmon species have primary association, State Natural Area Preserves and Natural Resource Areas; and other aquatic areas. Special consideration should be given to the east and northeast shorelines

of the island as important and irreplaceable parts of the Padilla Bay ecosystem.

- 5.6 Encourage educational projects and programs that foster a greater appreciation of the importance of shoreline management, environmental conservation and local history.

Specific Shoreline Use and Activity Policies

Aquaculture

- 5.7 Commercial aquaculture shall not be permitted in any environment of Guemes Island because of its potential to significantly degrade ecological functions over the long term.

Archaeological and Historic Resources

- 5.8 Protect and preserve important archaeological, historical, and cultural sites located in shore lands of the State for educational, scientific, and enjoyment uses of the general public.

Mining

- 5.9 Mining and associated activities shall not be permitted within SMA jurisdiction on Guemes Island.

Parking

- 5.10 Locate and design parking lots to minimize adverse impacts including those related to storm runoff, water quality, visual qualities, public access and vegetation, and public maintenance.

Public Access

- 5.11 Consider access to public waters in the review of all private and public developments (including land division).
- 5.12 Provide access to public waters as close as possible to the water's edge without causing significant ecological impacts.
- 5.13 Pursue opportunities for public access for recreational uses on publicly owned shorelines by encouraging acquisition of additional shoreline properties from willing landowners.
- 5.14 Design access to public waters to provide for public safety and comfort and to

- minimize potential impacts to private property and individual privacy.
- 5.15 Prohibit the vacation of public access to marine waters.
- Shoreline Modifications (Including Bulkheads)**
- 5.16 Shoreline development shall be located and designed to prevent or minimize the need for shoreline modifications.
- 5.17 “Soft” shoreline stabilization using natural materials such as protective berms, beach enhancement or vegetation stabilization is strongly preferred over structural shoreline stabilization made of materials such as steel, wood, or concrete. These non-structural measures have less adverse and cumulative impacts on shore features and habitats. Proposals for structural solutions including bulkheads shall demonstrate that natural methods are unworkable.
- 5.18 Locate, design and construct bulkheads and other structural stabilizations primarily to prevent damage to existing development and minimize adverse impacts to ecological functions. New development requiring bulkheads and/or similar protection should not be allowed.
- 5.19 Shoreline modification should be discouraged on shorelines existing in their natural state.
- 5.20 The County shall take steps to assure that shoreline modifications, both individually and cumulatively, do not result in a net loss of ecological functions. This is to be achieved by giving preference to shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from shoreline modifications.

Piers and Docks

- 5.21 In general, private docks and piers should be prohibited on Guemes Island in light of extreme tidal currents around the island that damage over-the-water structures and impact ecosystem processes. However, consideration should be given to permitting public docks or piers for public access. Such structures shall be accompanied by a long-term maintenance and repair agreement that is recorded with the County Auditor.

Shoreline Residential Development

- 5.22 All shoreline residential development should protect and enhance shoreline vegetation in dedicated Vegetation Conservation Areas (VCA) – assemblages of native trees, shrubs, or groundcovers - as determined by Skagit County.

- 5.23 The County shall implement the shoreline development standards identified in Tables 5.9 and 5.10.
- 5.24 Appropriate provisions shall be made to protect groundwater supplies, including the encouragement of roof catchments systems and storage ponds.
- 5.25 Adequate provisions should be made in accordance with the CAO for erosion control, drainage systems, protection and enhancement of aquatic and wildlife habitat, geohydraulic processes, and open space.
- 5.26 Sewage disposal facilities shall be provided in accordance with the WAC and certified by the Skagit County Health Department to not adversely affect groundwater quality or supplies or marine water quality.
- 5.27 Appurtenances and accessory structures should be located landward of the principal residence.
- 5.28 For shoreline stabilization measures, refer to recommendations 5.15 - 5.19, Shoreline Modifications, above.
- 5.29 The creation of new residential lots is prohibited unless it is demonstrated that the lots are not:
 - a. Clearing or grading within the VCA
 - b. Constructing shoreline stabilization structures
 - c. Causing significant erosion or slope instability
- 5.30 Accessory dwellings shall not be permitted if the water source exceeds 25ppm chlorides, as is currently required by SCC 14.16.710, or where the well does not have a capacity of 800 gallons per day. This regulation should be amended to permit accessory buildings in these areas if they will not be served by groundwater.

Shoreline Conservation, Restoration, and Ecological Enhancement Policies

- 5.31 Shoreline management activities, including the provisions and implementation of this Shoreline Element shall be based on a comprehensive approach that considers the ecological functions currently and potentially provided by vegetation on different sections of the shoreline.
- 5.32 Where possible, shoreline restoration and/or enhancement shall use maintenance-free or low-maintenance and “soft” structural designs.
- 5.33 Restoration of degraded shorelines due to natural or man made causes shall, wherever feasible, use soil bioengineering techniques to arrest the processes of erosion, sedimentation and flooding.

- 5.34 The design and use of naturally regenerating systems for prevention and control of beach erosion is to be encouraged where
- a. The length and configuration of the beach will accommodate such systems.
 - b. Such protection is a reasonable solution to the needs of the specific site.
 - c. Beach restoration/enhancement will accomplish the following objectives.
 - d. It will recreate or enhance natural shoreline conditions and habitat and to reverse otherwise erosional conditions.
- 5.35 The restoration of native vegetation shall be a condition of all development that causes significant vegetation removal or degradation.
- 5.36 GIAC (Guemes Island Advisory Committee [see Plan Implementation]) should lead implementation of the Rapid Shoreline Inventory (RSI) recommendations to improve shoreline vegetation at the priority restoration sites. This should involve the following steps:
- a. Conduct a feasibility study to determine the willingness of landowners to participate and identify project needs and resources to complete the project and monitor the results.
 - b. Work closely with willing landowners in designing and implementing projects to ensure that views and other project concerns are accommodated and inconvenience is minimized.
 - c. Coordinate with the County, local, state and federal agencies as well as local experts for information and technical expertise
- 5.37 The following table (Table 5.11, Rapid Shoreline Inventory Recommendations) summarizes the RSI recommendations, project objectives, and desired landowner participation (see Figure 5.1, RSI Map).
- 5.38 GIAC should encourage landowners in noninventoried areas to participate in shoreline protection and restoration efforts.
- 5.39 The County should provide technical assistance to landowners who wish to participate in the restoration of shoreline areas, especially in priority areas identified in the Rapid Shoreline Inventory (*Appendix B*).

Utilities (Accessory to Residential Structures)

- 5.40 When utility lines require a shoreline location, they shall be placed underground.
- 5.41 Joint facilities such as public wells and public reverse osmosis systems are the preferred method for water supply provided overview by thorough environmental studies are performed to support the system.

Water Quality – Refer to the Environment Element

Shorelines Figures and Tables

Source: Guemes Island Rapid Shoreline Inventory Report People for Puget Sound, 2005

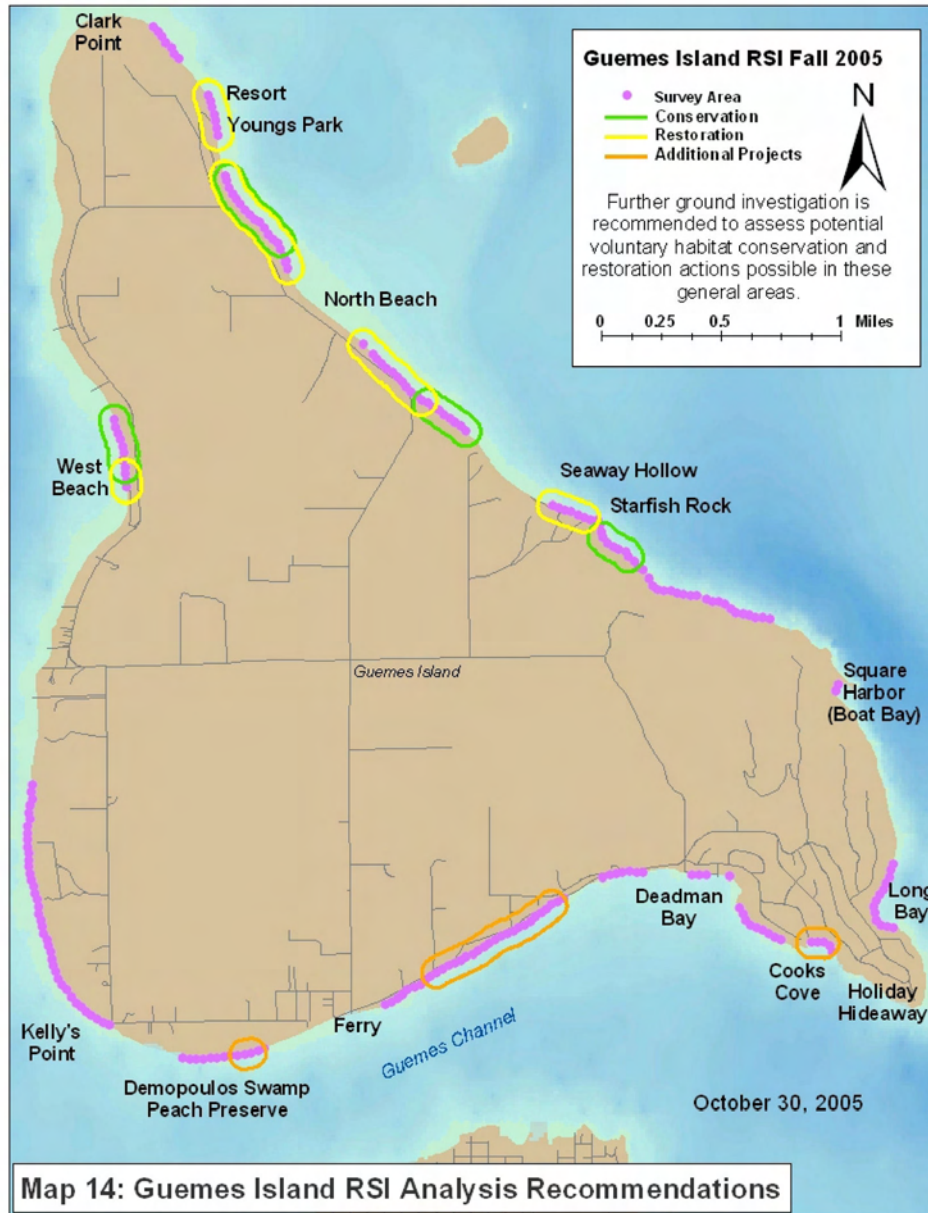


Figure 5.1 Guemes Island Rapid Shoreline Inventory

Table 5.2
Current Shoreline Environmental Designations on Guemes Island

Shoreline Environmental Designation	Purpose
Rural Residential	To provide transition area between more intense urban areas and rural areas allowing low to medium density uses and small scale shoreline alterations
Rural	To protect agricultural land from urban density expansion, regulate intensive development along undeveloped shorelines, function as a buffer between Urban and Conservancy shorelines, and maintain open spaces by permitting low to moderate density uses.
Aquatic	To encourage and protect appropriate multiple purposes of the water and prevent inappropriate waterward encroachments.

Skagit County Shoreline Master Plan Program December, 1976

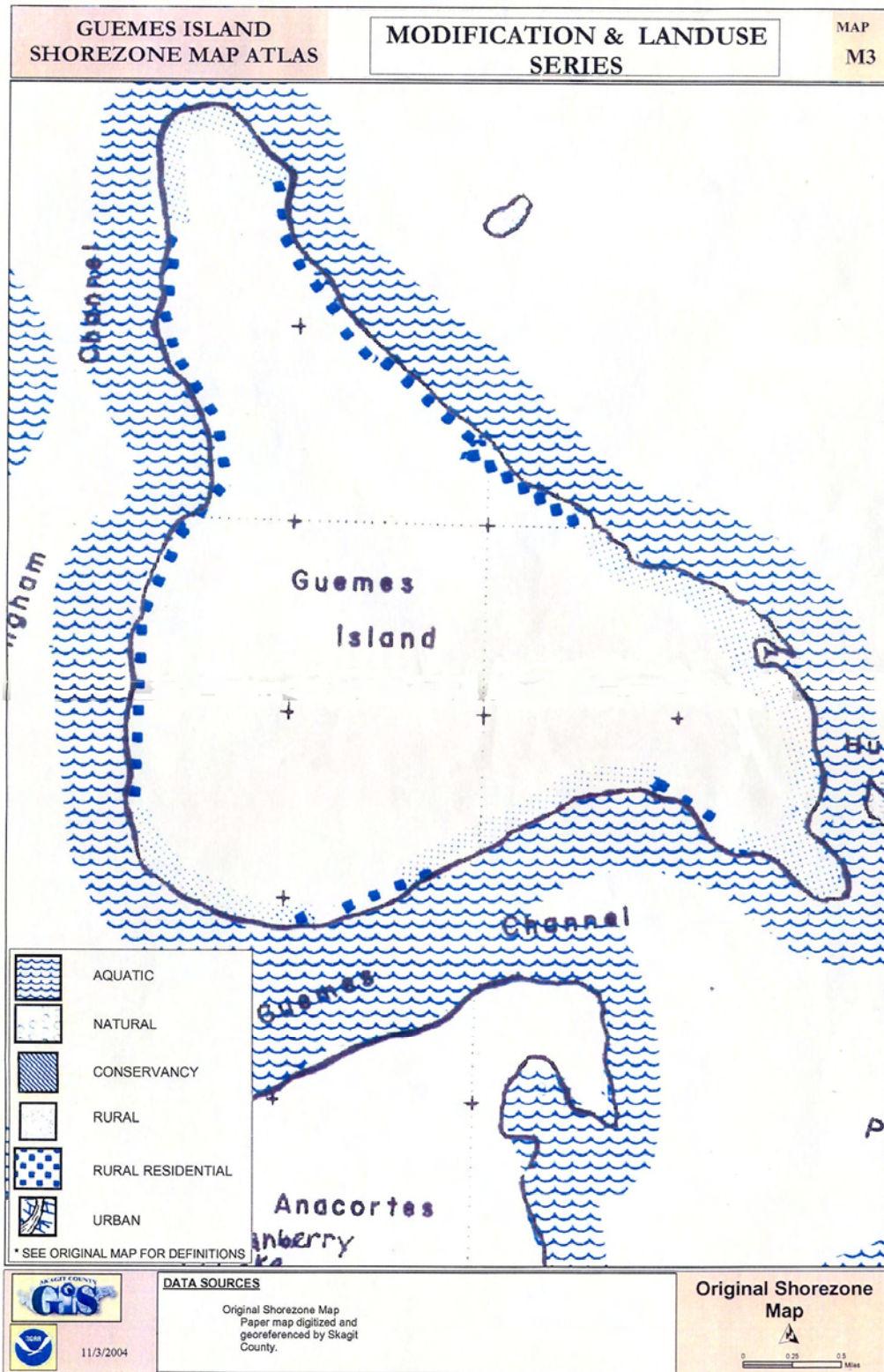


Figure 5.3 Current Shoreline Designations

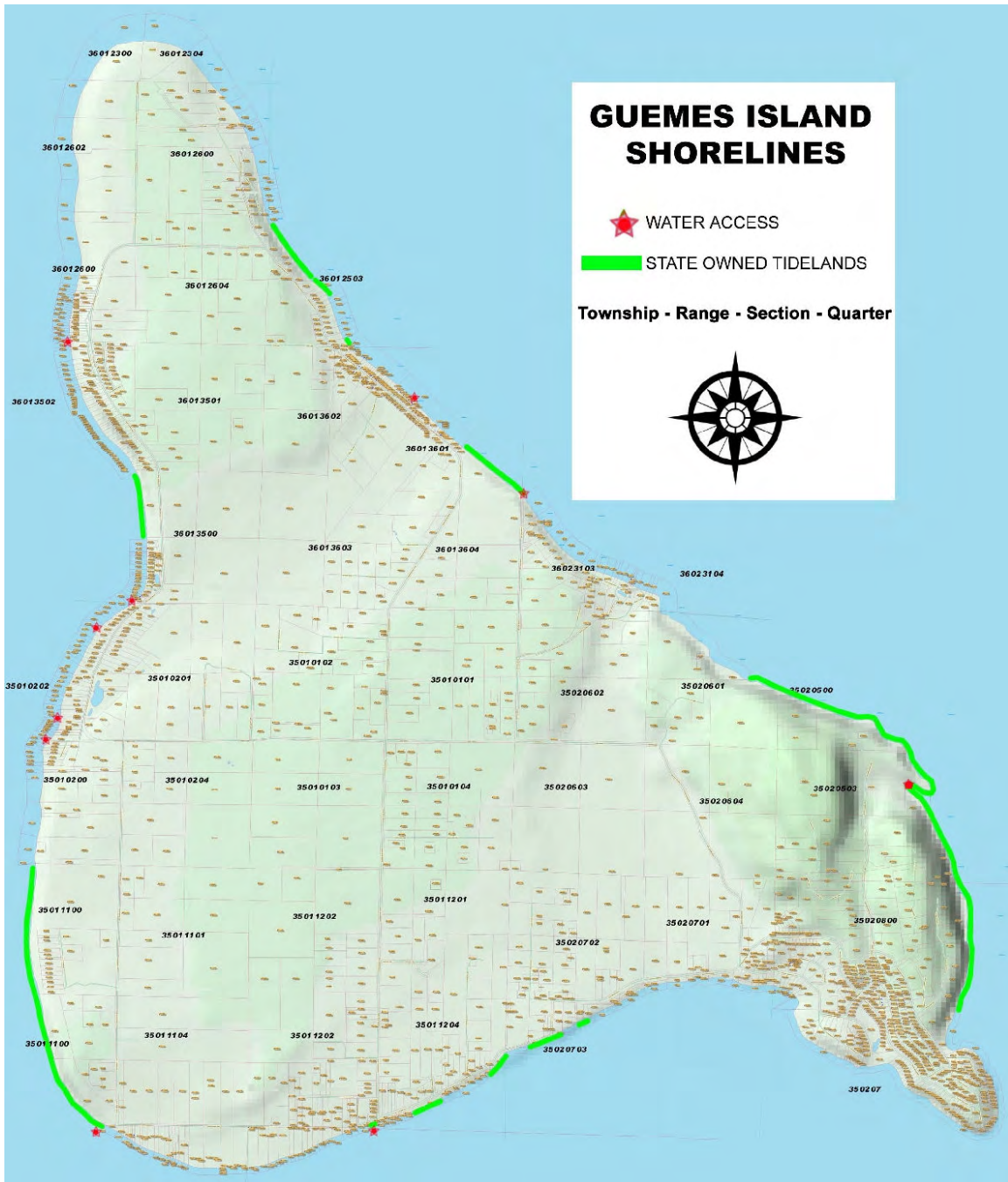


Figure 5.4 Shoreline Public Access

**Table 5.5
Current Shoreline Development Standards**

	Shoreline Environment		
	Rural Residential	Rural	Aquatic
Shore Setback	50 ft.	50 ft.	NA
Sideyard Setback	8 ft.	8 ft.	NA
Site Coverage	30%	30%	NA
Height Limit	30 – 40 ft.*	30 – 40 ft.*	NA

*Within 100 ft. of the OHWM the maximum height is 30 ft.
From 101 – 200 ft. of the OHWM the maximum height is 40 ft.

Skagit County Shoreline Master Plan Program December, 1976

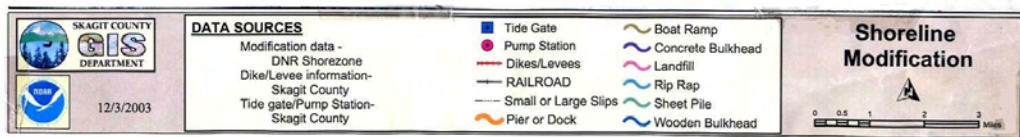
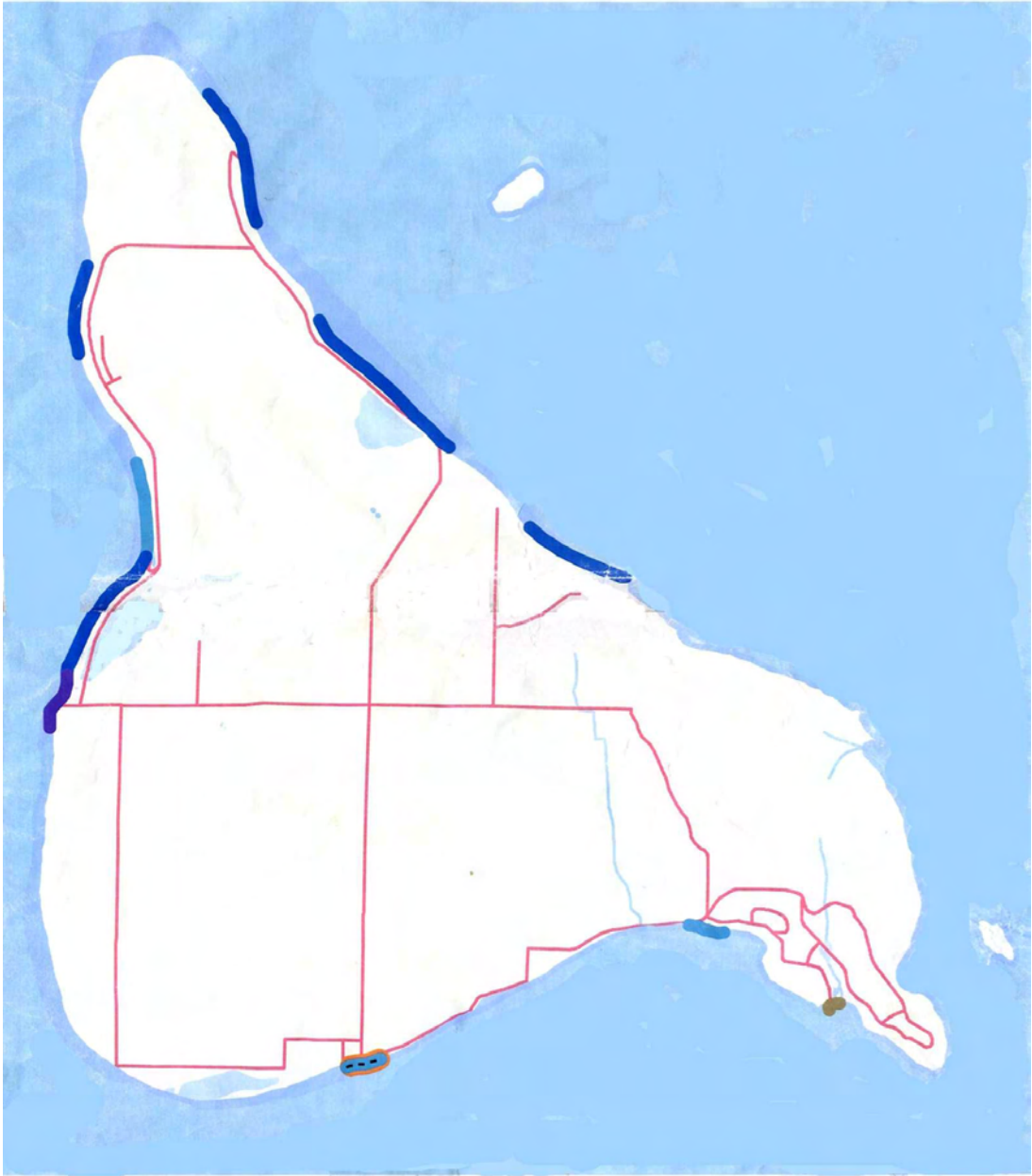


Figure 5.6 Shoreline Modifications



Figure 5.7 Proposed Shoreline Designations

**MAKERS, Draft Guemes Island Shoreline Master Program Element,
November 2005**

Table 5.8
Descriptions of Proposed Shoreline Designations

Shoreline Designation	Purpose	Location
High Intensity	To provide for water-dependent commercial, transportation, and industrial uses, while protecting and restoring ecological functions.	Mangan's Landing
Shoreline Residential	To accommodate residential development and accessory structures that comply with the SMP, to restore and enhance ecological functions, and provide appropriate public access and recreation use.	Assigned to the most highly developed shorelines of the island, including much of West Beach, North Beach, and Holiday Hideaway.
Rural Conservancy	To protect, conserve and restore ecological functions, natural resources and valuable historic and cultural areas. Appropriate for low density residential development, sustained yield forest management noncommercial aquaculture, agriculture, and other low intensity uses.	Appropriate for the low density residential development along south shore, West Beach, Clark Point and the southeast shoreline of the island.
Natural	To protect and restore shoreline that are relatively free of human influence or are intact or have minimally degraded shoreline functions intolerant of human use and require restrictions on intensities and types of uses permitted.	Demopoulos, Square Bay, Lervick shoreline, and the North Beach wetland.
Aquatic	To protect, restore, and manage the unique characteristics and resources of areas waterward of the ordinary high water mark.	Applies to all marine waters and their underlying lands waterward of the OHWM.

**MAKERS, Draft Guemes Island Shoreline Master Program Element,
November 2005**

**Table 5.9
Recommended Shoreline Residential Development Standards**

Structure Element	Recommended Standard
Height	10 feet at the side yard setbacks with a 45° sloping limit boundary to 30 feet maximum
Lot coverage	30%
Shoreline Setback	Rural Conservancy – 150 feet from OHWM Shoreline Residential – 100 feet from OHWM
Sidyard Setback	The larger of 8 feet or total of 30% of average lot width, with a minimum of 8 feet on one side
Street Setback	25 feet
Landscaping	In the shoreline setback area, a Vegetation Conservation Area with existing native plants or implementation of a residential landscape plan to restore native vegetation
Accessory structures: Height	15 feet
Accessory dwellings: Water supply	The well does not exceed 25 ppm chlorides with a minimum capacity of 800 gallons per day
Fences	Up to 3 foot high - 0 setback from property line 6 foot solid fence – 10 foot setback from property line on ROW (does not apply to agricultural wire fencing)

**Table 5.10
Rapid Shoreline Inventory Recommendations**

RSI Recommendation	Objective	Desired Landowner Participation
Shoreline Conservation Sites	Maintain natural conditions over the long-term. Restoration work is not needed in these areas.	Maintain vegetation and beach processes in their current state
Shoreline Restoration Sites	Reestablish native shoreline vegetation to support marine life.	Remove noxious weeds and establish native plants that avoid view obstruction.
Shoreline Additional Projects	Reestablish native shoreline vegetation to support marine life.	Remove noxious weeds and establish native plants that avoid view obstruction.

People for Puget Sound. Guemes Island Rapid Shoreline Inventory, October 2005.

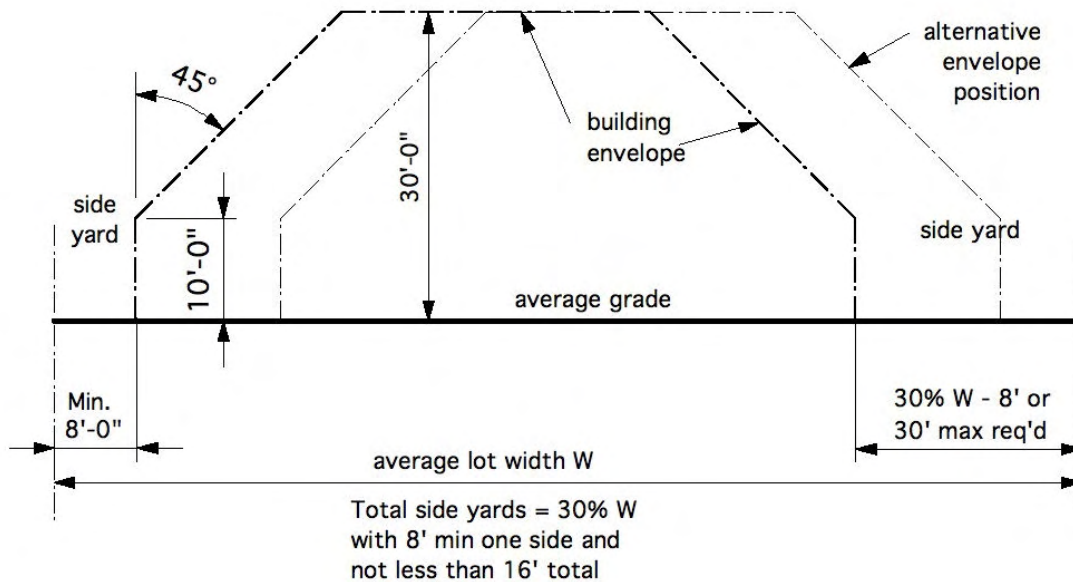


Figure 5.11 Side Yard Setbacks Illustration