
Shoreline Master Program Overview

The shorelines in Washington State are protected by the Washington State Shoreline Management Act (SMA) of 1971. The law strives to achieve responsible shoreline use and development, environmental protection, and public access. Local governments develop Shoreline Management Programs (SMPs) based on the law and state guidance, and the state ensures local SMPs consider statewide public interests.

In compliance with the SMA and 2003 Guidelines, Okanogan County (County) has adopted an SMP update that has been tailored to the local environment and to existing and future planned development patterns within the County's shorelines. The purpose of the SMP is to promote the health, safety, and general welfare of the community and to manage the shorelines in a positive, effective, balanced, and equitable manner, while maintaining a healthy shoreline environment.

Using This Guide

This guide includes tables, diagrams, and illustrations that help explain six of the most common topics of interest: agriculture, docks, shoreline stabilization, shoreline buffers and setbacks, existing uses, and vegetation management.

This SMP User Guide should be used along with Title 14.15, Shoreline Master Program Regulations, of the Okanogan County Code (OCC).

Frequently Asked Questions

What Is a Shoreline Master Program and Why Does Okanogan County Have One?

The SMP is a combination of planning and regulatory documents that guide shoreline development. Local governments are required to prepare SMPs based on state laws and rules. Key principles of the SMP include striking a balance among environmental protection, public access, and water-oriented uses and achieving no net loss of ecological functions based on the baseline conditions of the County's shoreline when the SMP was updated. In particular, the SMP focuses on regulations and mitigation standards to ensure that development will not further degrade the natural environmental processes in the shoreline.

Does the SMP Apply to My Property?

The SMP applies to all new development that occurs within 200 feet of the ordinary high water mark of the County's shorelines and within its associated wetlands (see Appendix D, Shoreline Environment Designation Maps, for waterbodies within the County that are managed by the SMP). Legally existing structures and uses may continue. If existing structures are being changed, they will be subject to the existing development provisions of the SMP. For more information on how changes to existing structures are affected by the shoreline program, see page XX.

How Do SMP's Apply to Agriculture?

A 2002 state law requires that when local shoreline programs are updated, the new standards, setbacks, and buffers do not apply retroactively to existing agricultural development. Updated shoreline program requirements will, however, apply to new agricultural activities located in shoreline areas and where agricultural activities are converted to other uses. See Focus Topic #1 for more details.

Will the SMP Impact My Home?

Under the provisions of the new SMP, existing single-family homes are not affected. New development or the replacement of a damaged home on your property will need to meet the shoreline program requirements.

What is No Net Loss of Ecological Functions?

The new environmental protection standard under the SMA for the updated SMP is "no net loss of shoreline ecological functions." These functions are the elements in the environment that provide habitat for fish and wildlife, protect water quality, and enhance flows in streams and lakes. These baseline conditions were documented in the Okanogan County Inventory, Analysis, and Characterization Report, and this description of conditions is what no net loss will be measured against. Protection of these functions is accomplished by avoiding or minimizing the introduction of impacts to ecological functions that result from new shoreline development.

Focus Topics

Agriculture

New Agricultural Uses and Developments

Agricultural use and development provisions in the SMP apply to new agricultural activities, including new agricultural activities on non-agricultural areas in shorelands and expansion of agricultural activities on nonagricultural areas in shorelands. Agricultural lands are defined as those shoreland areas on which agriculture activities are conducted.

Existing Agricultural Lands and Uses Within Shoreline Jurisdiction

SMP provisions **do not modify or limit** existing agricultural uses and activities occurring on agricultural lands, including, but not limited to, the following uses and activities:

- Producing, breeding, or increasing agricultural products
- Rotating and changing agricultural crops
- Allowing land used for agricultural activities to lie fallow, in which it is plowed and tilled but left unseeded
- Allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions
- Allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement
- Conducting agricultural operations
- Maintaining, repairing, and replacing agricultural equipment
- Maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility
- Maintaining agricultural lands under production or cultivation

Table 1: Agricultural Use and Development Standards Summary

A=Allowed – requires exemption ⁸ ; or, Substantial Development depending on fairmarket value and/or intensity of use or activity, or designation-specific requirements						
Shoreline Designation	New Ag	Vegetation Conservation Area for New Ag Development (in feet)	Ag Buildings and Structures	Grazing/Cultivation/ Orchards	Activities Normal and Necessary for Farming, Irrigation, and Ranching	Ag Activities on Land Currently in Ag Use
Natural	SDP	150'	A	A	Exempt per RCW 90.58.030(3) (e)(iv) and WAC 173-27-040	Exempt per RCW 90.58.065 and 14.15.160(A)
Conservancy	SDP	100'	A	A		
Rural	SDP	50'	A	A		
Shoreline Residential	SDP	25'	A	A		
Urban Conservancy	SDP	100'	A	A		

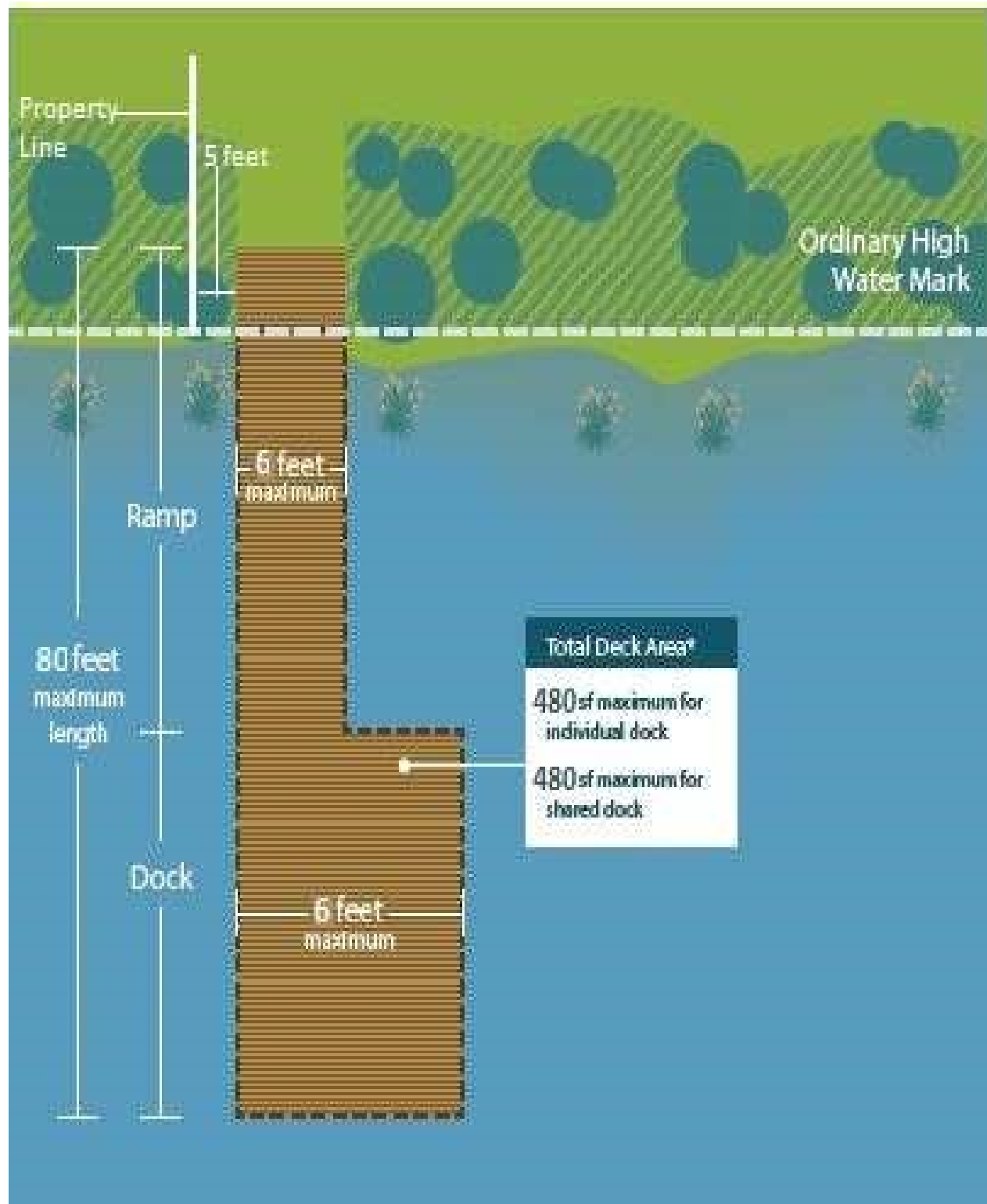
SDP=Shoreline Substantial Development Permit

Docks

Table 2: Dock Standards

Design Requirement	Individual Dock	Shared Dock
Width		
Dock	6'	
Length	Max length is 80'	
Boat Lifts	2 max (Not allowed in all Shoreline Designations, see Article IV Shoreline Designations)	2 max (Not allowed in all Shoreline Designations, see Article IV Shoreline Designations)
Floats	1 float	1 float
Area		
Float	100 square feet max	100 square feet max
Dock	480 square feet max	480 square feet max
Side Yard Setbacks	5' from side property line	5' from side property line, except shared moorage facilities may be located adjacent to or upon a side property line when mutually agreed to by contract or covenant with the owners of both properties.
Decking Materials		
	Unobstructed grating over at least 50 percent of the surface area; grating material must have at least 60 percent open space.	
	Materials in direct contact with the water must be approved by applicable state agencies, including the WDFW and, in the case of navigable waters WDNR	
	Floatation materials shall be permanently encapsulated	
Additional Standards	All requirements from USACE, WDFW, WDNR shall be met.	
Habitat Management and Mitigation Plan	Mitigation analysis describing how the proposal will follow the sequence of mitigation measures in 14.15.115(B)(1) through (6) Provide a Habitat Management/Mitigation Plan in accordance with 14.15.430(B) and(C).	

Figure 1: Dock Illustration



Vegetation Conservation Areas and Wetland Buffers

Vegetation Conservation Areas and Wetland Buffers are established to protect and maintain ecological functions (e.g., fish and wildlife habitat and water quality protection) next to a stream, lake, or wetland, providing separation from development and land uses that could impact these functions. Building setbacks separate structures from vegetation conservation areas by adding additional distance between vegetation conservation areas and the associated higher intensity development to further prevent vegetation conservation area impacts.

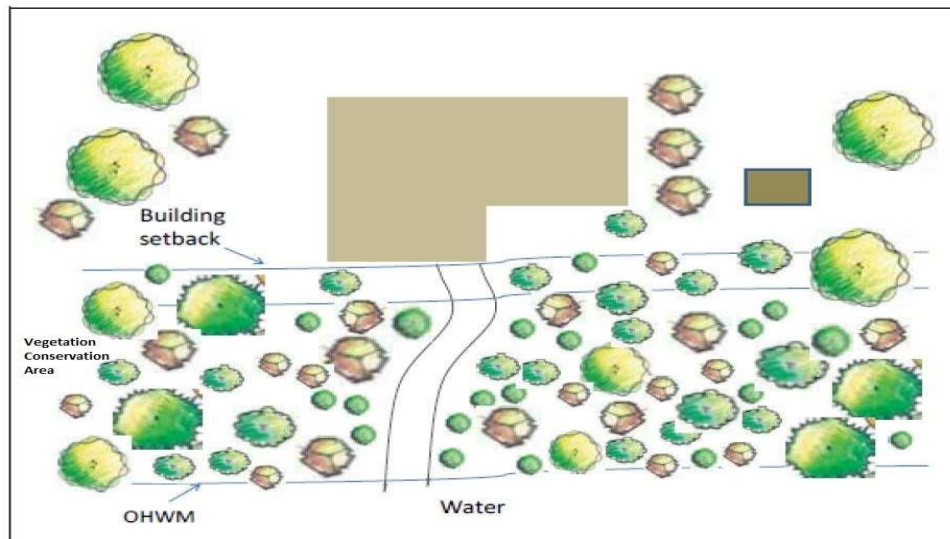
Riparian Vegetation Conservation Areas

Riparian vegetation conservation area widths may be accompanied by stormwater management measures, as applicable. Vegetation conservation areas are measured on the horizontal plane, from the OHWM, or from the top of bank if the OHWM cannot be identified. Standard riparian vegetation conservation area widths are summarized in Table 3.

Table 3
Standard Vegetation Conservation Areas and Building Setback

Standards		Natural	Conservancy	Rural	Urban Conservancy	Shoreline Residential
Non-Water Related Uses and Activities	Vegetation Conservation Area	150'	100'	50'	100'	25'
	Building Setback	175'	125'	75'	125'	50'
Water Related/Water- Oriented Uses and Activities	Vegetation Conservation Area	150'	100'	50'	30'	25'
	Building Setback	175'	125'	75'	55'	50'
Water Dependent Uses and Activities	Vegetation Conservation Area	100'	50'	30'	10'	20'
	Building Setback	125'	75'	55'	35'	45'

Figure 2: Illustration of Vegetation Conservation Area and Building Setback



Note: *graphic not drawn to scale.*

Source: Washington State Ecology SMP Handbook

Wetland buffer widths are based on the wetland category, intensity of impacts, and wetland functions or special characteristics. The range of wetland buffer widths is summarized in Table 6. See SMP 14.15.110(E)(1) for specific buffers widths by intensity of impacts.

Standard buffer widths may be reduced on a case-by-case basis based on a wetland report that documents no net loss of ecological functions or values, provided that wetland buffers may be reduced by no more than 25% of the standard buffer width (SMP 14.15.110(E)(2) and 14.15.110(E)(3)).

Table 4: Wetland Buffers

Wetland Buffers	
Wetland Category	Buffer Width
Category IV	25-50
Category III	40-150
Category III	50-200
Category I	50-250

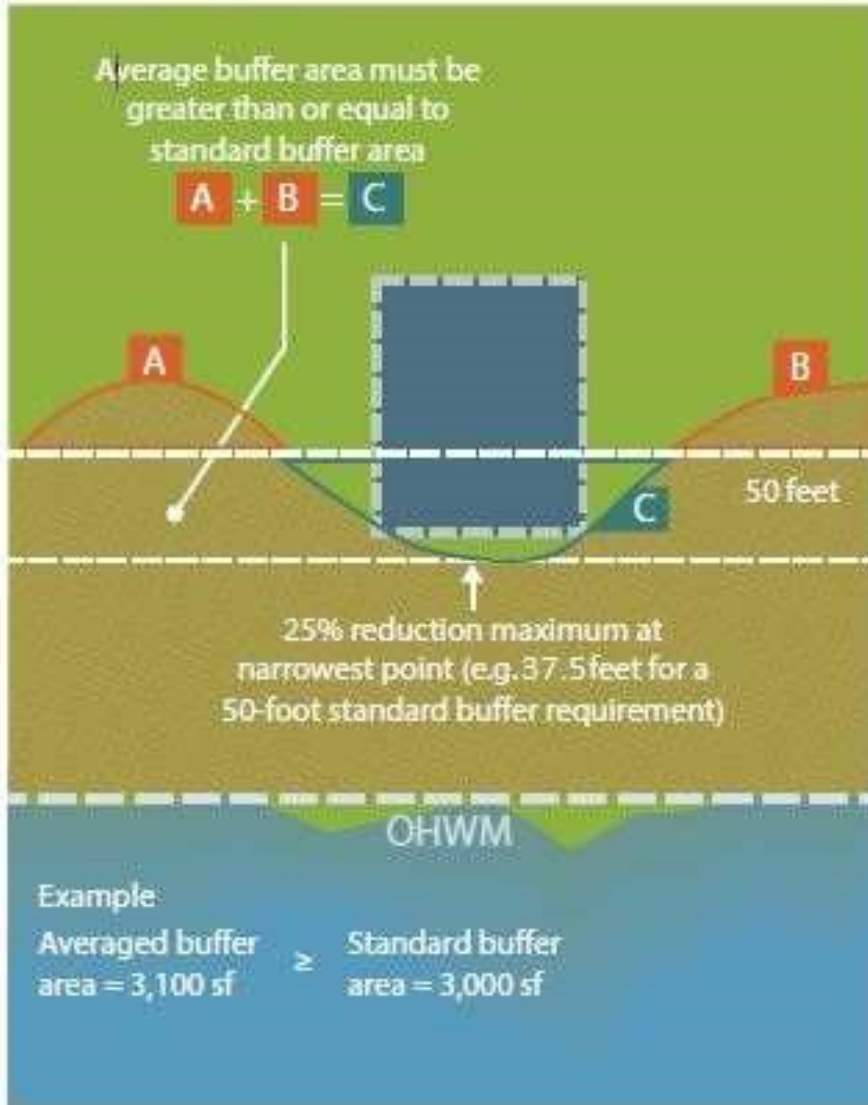
Note:

Buffer width range is based on wetland habitat functions and characteristics and impact of proposed land use.

Customized Wetland Buffer

Figure 3: Averaged Buffer

Averaged Buffer



Proposed Structure



Averaged Buffer Area

OHWM = ordinary high water mark

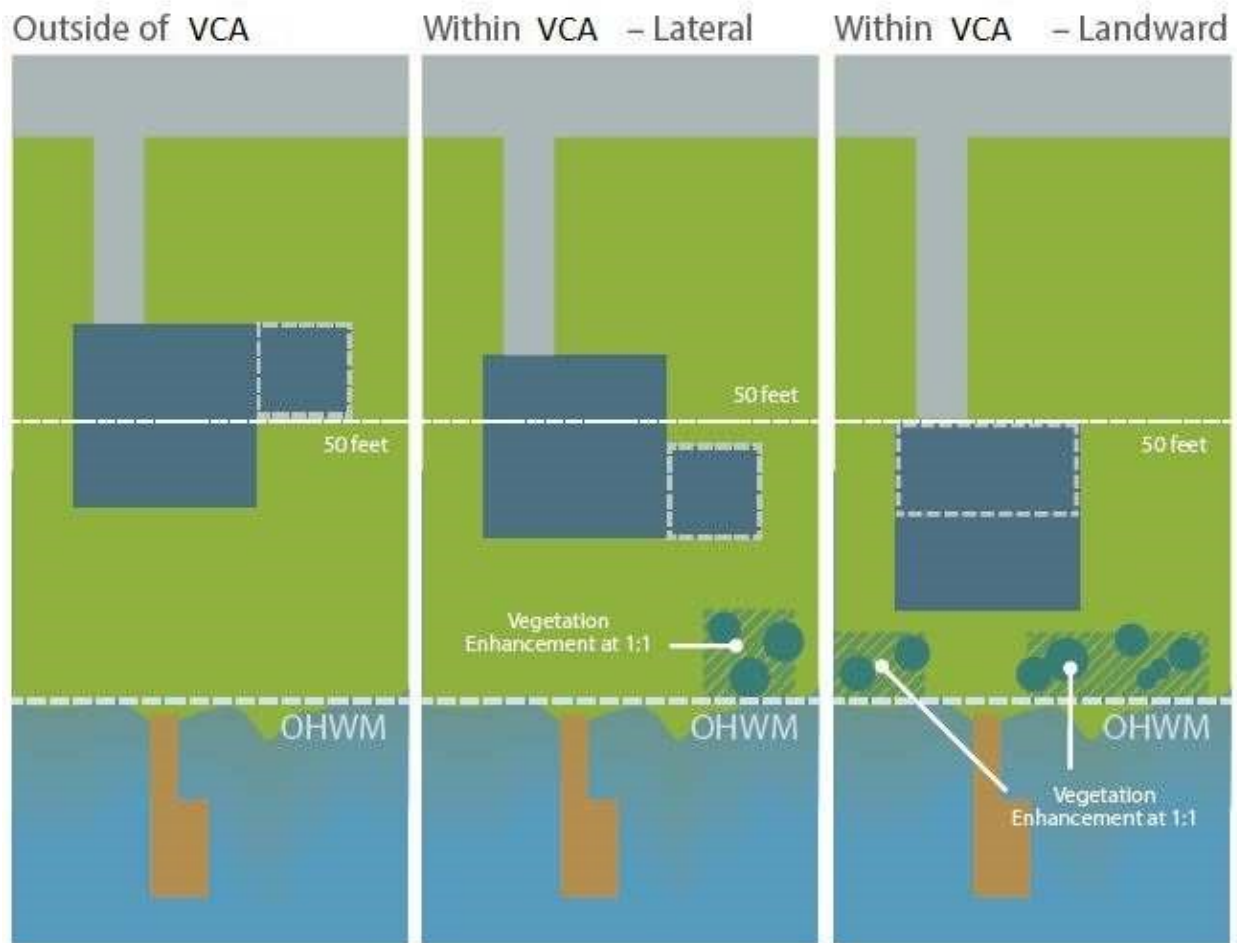
sf = square feet

Table 5: Existing Use/Expansion

Existing Use/Expansion		
Structural Expansion Within Vegetation Conservation Area		
Vertical Expansion	Allowed	Does not exceed height standard of 35' above average grade level.
Parallel or Landward Expansions	Allowed with Mitigation	Minimum vegetation is removed
		Expansions and native vegetation removal shall restore a portion of the vegetation conservation area with riparian vegetation at a 1:1 ratio to offset the adverse impact.
		Stormwater is handled consistent with Eastern Washington Stormwater Management Manual.
Waterward Expansions	Prohibited	Expansions further waterward are prohibited within the Vegetation Conservation Area
Appurtenant Structures within Vegetation Conservation Areas	Allowed with Mitigation	Expansions shall restore a portion of the shoreline vegetation conservation area at a 1:1 ratio to offset the adverse impact.

Figure 4: Existing Use/Expansion

The following diagrams show proposed expansions in relation to the 50 foot vegetation conservation area for the Rural Designation.



Expansions and native vegetation removal shall restore a portion of the shoreline buffer with riparian vegetation at a 1:1 ratio.



OHWM = ordinary high water mark

VCA= Vegetation Conservation Area

Vegetation Management

Vegetation along the shoreline provides many benefits for the waterbody, the upland area, and shoreline residents and users. Vegetation helps to stabilize soils, which filter pollutants and fine sediments, contributing to improved water quality. Vegetation also provides important habitat and food sources for upland and aquatic species.

Table 6: Vegetation Management

Activity	Vegetation Management
Vegetation Management	Noxious weed abatement shall comply with all provisions of RCW 17.10
	Pruning and trimming of vegetation for maintenance purposes is allowed.
	Vegetation from the recommended list in Appendix H shall be used.
Native Vegetation Removal	Permit or authorization is required: Native vegetation cannot be removed from Vegetation Conservation areas without a permit from the County.
	View Corridor: <ul style="list-style-type: none"> View corridors may be allowed with habitat management and mitigation plan. In creating the view corridor removal of vegetation shall be limited to the minimum necessary to preserve or enhance views. In no case shall the view corridor exceed 15 feet of width with no more than 10 feet in impervious surfaces.
	Pruning: <ul style="list-style-type: none"> Non-destructive thinning of lateral branches to enhance views is allowed but in no circumstance shall removal of more than half of the live crown be permitted.
	<ul style="list-style-type: none"> Native Shrubs shall not be pruned to a height less than 6 feet.
	Where impacts to vegetation conservation areas are permitted, new developments shall be required to develop and implement a habitat management and mitigation plan prepared by a qualified professional consistent with the requirements of 14.15.430(B) and 14.15.430(C). Management and mitigation plans shall describe actions that will ensure no net loss of ecological functions. Vegetation shall be maintained over the life of the use and /or development by means of a conservation easement or similar legal instrument recorded with the County Auditor. Mitigation measures shall be considered as outlined in 14.15.115(B). Application of mitigation sequence shall achieve no net loss. Does not require mitigation in excess of that necessary to assure that development will result in no net loss of shoreline ecological functions. The development shall not have a significant adverse impact on other shoreline functions fostered by the policy of the act.

Activity	Vegetation Management	
Clearing and Grading within Shoreline Jurisdiction 14.15.200	Applications for Clearing and Grading shall address species removal, replanting, irrigation, erosion and sedimentation control, and plans for protecting shoreline resources.	
	No clearing or grading within the shoreline jurisdiction shall be initiated before the permit, exemption, or variance is issued.	
	Clearing and grading of the shoreline area landward of the vegetation conservation are shall be subject to the following limitations:	
	Shoreline Designation	Percent of site that may be cleared and or graded
	Shoreline Residential	25%
	Urban Conservancy	15%
	Rural	20%
	Conservancy	5%
	Natural	5%
Aquatic	N/A	
Wetland Buffers or Vegetation Conservation Areas	Clearing or grading within the vegetation conservation area for each shoreline designation shall be prohibited except when authorized by this SMP through a permit.	
Fish and Wildlife Conservation Areas	Riparian Fish and Wildlife habitat is found to exist in shoreline jurisdiction and conservation of these resources are highly dependent on the existence of shoreline vegetation and limitations to development activity within these critical areas. Riparian habitat areas should be retained in their natural condition unless specifically authorized by Okanogan County.	

Shoreline Stabilization

The diagrams below illustrate shoreline stabilization methods that can be used to protect existing homes. New stabilization and hard stabilization that is relocated or expanded will require a habitat management and mitigation plan in accordance with 14.15.430(B) and 14.15.430(C).

Figure 5: Shoreline Stabilization

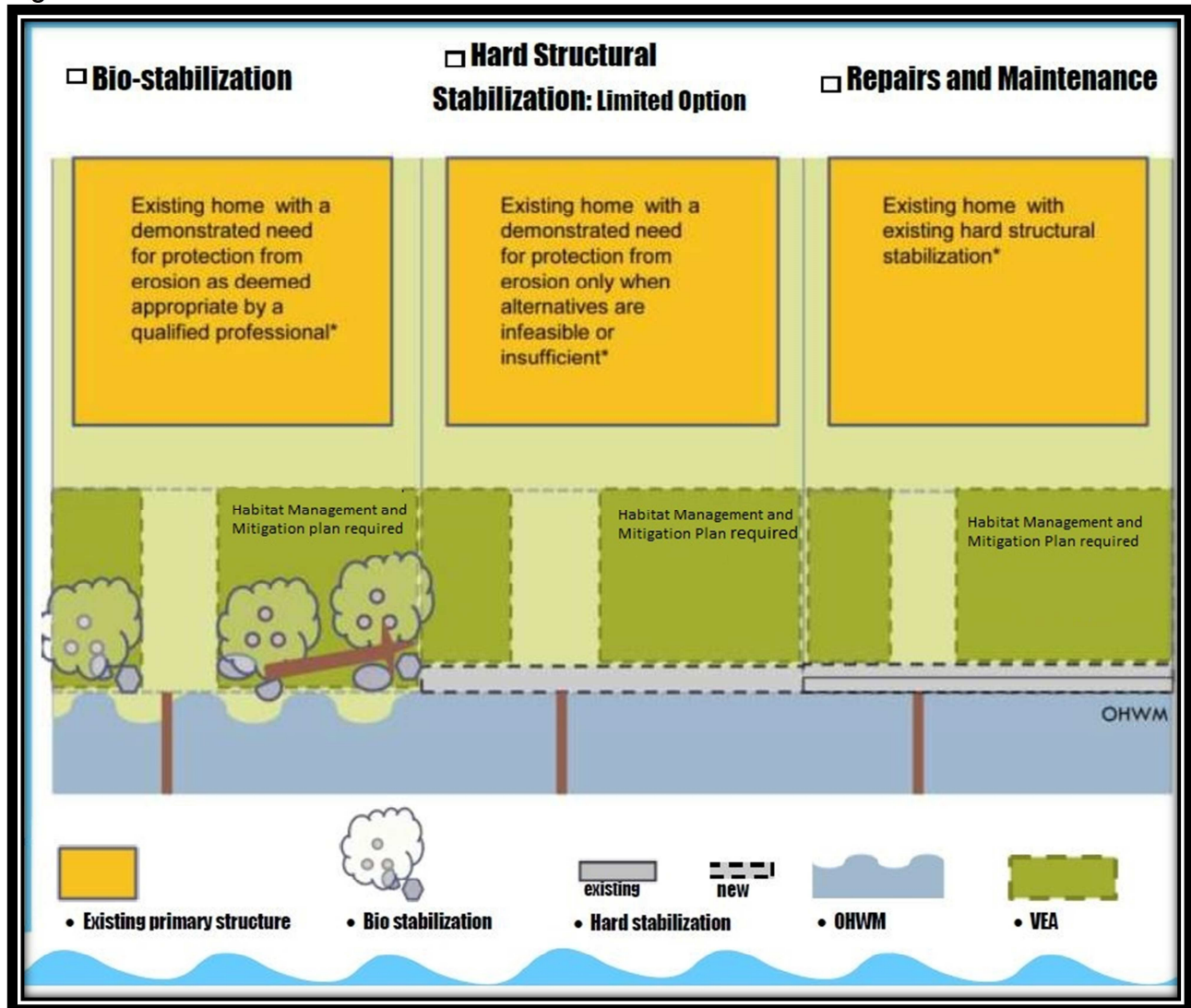


Figure 6: Shoreline Stabilization

These drawings show the difference between setback bio-stabilization for moderate sloped shorelines and bio-stabilization at the OHWM for steeper slopes. Bulkhead stabilization is only appropriate in limited circumstances. See 14.15.350(I) for specific requirements.

Shoreline Stabilization



Preferred

*This bio-stabilization is setback from the shoreline—
Excellent lake access for moderate slopes*



Acceptable

*This bio-stabilization is at the ordinary high water mark—
Lake access option for steeper slopes*



Limited

Bulkhead repair or replacement

Limited option—bulkhead stabilization

- Vertical or nearly vertical wall at or near the OHWM
- Geotechnical analysis must show bio-stabilization alternatives are not feasible
- Must be compliant or approved by appropriate, regulatory agencies

Shoreline Permit Process

When is a Shoreline Permit Required?

All proposed uses, activities, or development occurring within shoreline jurisdiction must meet the requirements of federal, state, and local laws and the County's SMP, whether or not a shoreline permit or other form of authorization is required. Permits help the County track development and uses in the shoreline to make sure the program requirements are being met. The following list comprises the types of shoreline permits: Shoreline Substantial Development Permit; Shoreline Conditional Use Permit; Shoreline Variance Permit; and Shoreline Authorization/Exemption.

Typical Activities Requiring a Shoreline Permit

A Shoreline Substantial Development Permit is 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.

A Conditional Use Permit is needed if a proposed use is listed as a conditional use in Table 14.15.360 or if the SMP does not address the use. Conditional Use Permits may be required for uses such as dredging, in-water fill and excavation, and boat launches in Natural and Conservancy environment designations

A Variance Permit is used to allow a project to deviate from an SMP's dimensional standards (e.g., setback, height, or impervious surface coverage requirements). A variance proposal must meet variance criteria found in state rule and be consistent with other environment and use requirements. See 14.15.125 for variance criteria.

Exemptions

Certain types of developments are exempt from substantial development permit requirements, per 14.15.510. Except for existing agricultural activities, all proposed uses, activities, or development occurring within shoreline jurisdiction that are exempt from substantial development permits must still comply with the SMP and all development standards (i.e., setbacks and other regulations in the County's SMP).

Except for emergency developments pursuant to WAC 173-27-040(2)(d), all requests for an exemption from a Shoreline Substantial Development Permit shall be made to the Okanogan County Planning Department. Letters of exemption shall be issued by the Shoreline Administrative Official when an exemption applies or when a letter of exemption is required by the provisions of WAC 173-27-050.

The types of activities that are exempt include, but are not limited to:

- Total cost or fair market value does not exceed \$6,416.00, or updated OFM limit
- Normal maintenance or repair of existing structures
- Owner-occupied, single-family residences and appurtenant structures

- Construction and practices normal or necessary for farming, irrigation, drainage, and ranching activities, including service roads and utilities (see Agriculture section)
- Emergency construction to protect property from the elements
- Building bulkheads to protect existing single-family residences and appurtenant structures (See Shoreline Stabilization section)
- Habitat improvements, toxic waste cleanup, weed control, or watershed restoration
- Dock construction designed for pleasure craft that is valued at less than \$10,000 and meets other conditions (See Dock section)
- Operation, maintenance, repair, or construction of canals, waterways, and other facilities as part of an irrigation system
- Site exploration and investigation activities
- Building navigation aids, marking property lines

Shoreline Permit Application Requirements

In order to review and act on your proposal, your application must include the following information:

1. The name, address and phone number of the applicant/proponent, applicant's representative, agent on behalf of the owner, and /or property owner if different from the applicant/proponent.
2. The applicant/proponent should be the owner of the property or an authorized agent. A landowner/agent consent form will be required with the application.
3. The property address and identification of the section, township and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.
4. Identification of the name of the shoreline (water body) that the site of the proposal is associated with and the shoreline designation.
5. A general description of the property as now exists including its use, physical and ecological characteristics, existing improvements and existing structures.
6. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.
7. The boundary of the parcel(s) of land upon which the development is proposed. A survey may be required where substantial questions exist regarding the location of property lines or other important features.
8. The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan.

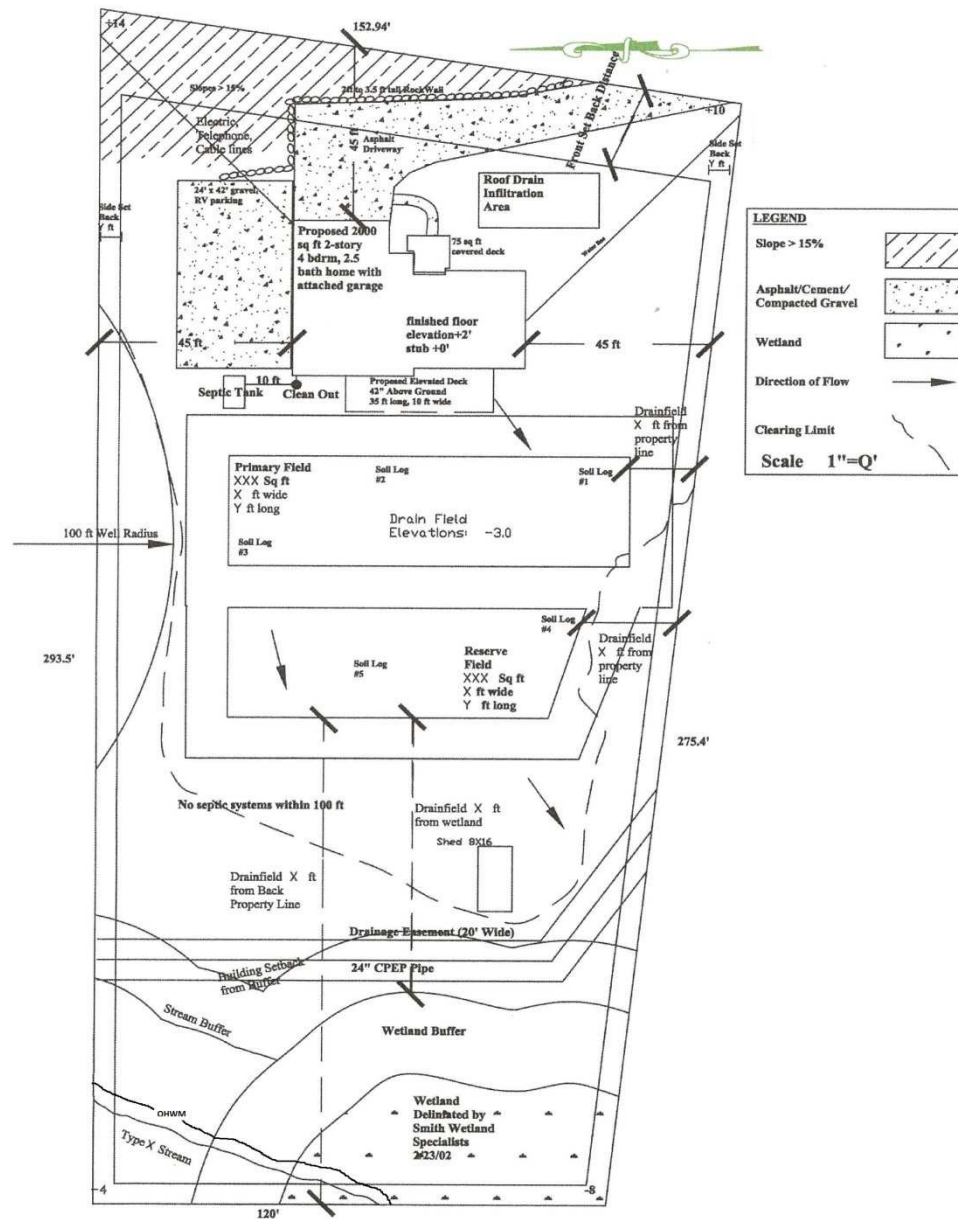
Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.

9. Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.
10. Existing Fish and Wildlife Habitat Conservation areas as designated in 14.15.110 together with any supporting information consistent with the reporting requirements of 14.15.430(C).
11. A general indication of the character of vegetation found on the site
12. The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drain fields, material stockpiles or surcharge, and storm water management facilities.
13. A delineation of all wetland areas that will be altered or used as a part of the development.
14. Where applicable, landscaping plans for the project. Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.
15. Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
16. Quantity, composition and destination of any excavated or dredged material.
17. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
18. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
19. Where applicable, habitat management report and mitigation plans in accordance sections 14.15.430(B) and 14.15.430(C).
20. On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.
21. A site plan identifying existing conditions consisting of photographs, text, maps and elevation drawings, drawn to an appropriate scale to clearly depict all required information that shall include: Operation and maintenance plan(s) as required pursuant to other applicable sections of this program.

Example Site Plan Drawing

Figure 2: Residential Site Plan Example.

Residential Site Plan Example



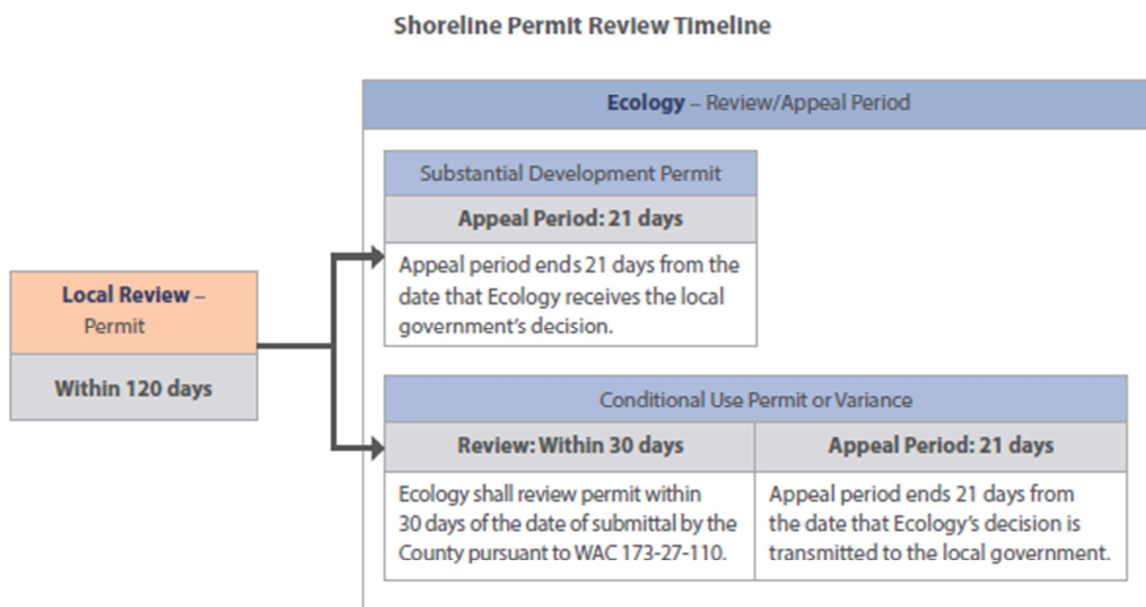
Additional specific information may be required depending on the nature of the proposal and the presence of sensitive ecological features or issues related to compliance with other County requirements and the provisions of this SMP.

Shoreline Permit Review Steps

1. Pre-application review where applicable
2. Plan review
3. Determination of completeness
4. Notice of application (SEPA if applicable)
5. Application review
6. Notice of final decision

How Long Does a Shoreline Permit Take?

Shoreline permits are generally processed within 120 days. Additional time for the Washington State Department of Ecology review process and appeal period are required as summarized in Figure X.



Other Permits Required

A project or development may require additional permits such as:

- Washington State Department of Ecology Water Quality Certification
- Washington State Department of Fish and Wildlife Hydraulic Project Approval
- Lease from Washington State Department of Natural Resources
- Federal U.S. Army Corps of Engineers permit for work in navigable waters of the United States

Appendix A

Use and Activity Table

Uses and Activities	Aquatic ^(b)	Natural	Conservancy	Rural	Urban Conservancy	Shoreline Residential
<i>Agriculture</i>						
Grazing/Cultivation/Orchards	X	A	A	A	A	A
Agricultural Buildings	X	A	A	A	A	A
Feedlots (CAFOS/AFOS)	X	X	X	A	X	X
Conversion from non-agricultural land to agricultural land use	X	SDP	SDP	SDP	SDP	SDP
<i>Aquaculture</i>						
Floating Net Pen type & Accessory structures	SDP	SDP	SDP	SDP	SDP	X
On shore, confined types of facilities & Accessory structures	SDP	SDP	SDP	SDP	SDP	X
<i>Forest Management</i>						
Forest Management Activities	X	SCUP	SDP	SDP	SDP	SDP
<i>Commercial Development</i>						
Water-dependent	SCUP	X	SDP	SDP	SDP	SDP
Water-related/water-enjoyment	X	X	SDP	SDP	SDP	SDP
Non-water Oriented	X	X	X	X	X	X
<i>Boating Facilities</i>						
Marinas	S	X	X	SDP	SDP	SDP
Piers	S	X	A	A	A	A
Docks	S	X	A	A	A	A
Covered Moorage (Boat Garages)	S	X	SDP	SDP	SDP	SDP
Commercial Wet Moorage	S	X	SDP	SDP	SDP	SDP
Commercial dry boat storage	S	X	X	X	X	X
Boat Launch Ramps						
Commercial	S	SDP	SDP	SDP	SDP	SDP
Public	S	SDP	SDP	SDP	SDP	SDP
Private	X	X	X	X	X	X
Mooring buoys/float plane moorage accessory to permitted moorage	S	A	A	A	A	A

Uses and Activities	Aquatic (b)	Natural	Conservancy	Rural	Urban Conservancy	Shoreline Residential
Floats	S	A	A	A	A	A
<i>Mining</i>						
Surface Mining	S	X	SCUP	SCUP	X	X
Other Mining	S	X	SCUP	SCUP	X	X
Mineral Prospecting and Placer Mining	A	A	A	A	A	A
<i>Outdoor Advertising, Signs and Billboards</i>						
Commercial Signs	X	X	SDP	SDP	SDP	SDP
Public Highway, Safety, Directional and Informational Signs	SCUP	A	A	A	A	A
<i>Residential</i>						
Exempt single family dwellings ¹	X	SCUP	A	A	A	A
Non-exempt single family dwellings (e.g. seasonal or year round rentals)	X	SCUP	SDP	SDP	SDP	SDP
Multi-family	X	SCUP	SCUP	A	SDP	A
<i>Utilities</i>						
Primary	SDP	SDP	SDP	SDP	SDP	SDP
Accessory	A	A	A	A	A	A
<i>Industry</i>						
Water-dependent	SCUP	SCUP	SDP	SDP	SDP	SDP
Water-related	X	X	SDP	SDP	SDP	SDP
Non-water Oriented	X	X	SCUP	SCUP	SCUP	SCUP
<i>Shoreline Modifications</i>						
Dikes/levees	SCUP	SCUP	SCUP	SCUP	SCUP	SCUP
Breakwaters, groins and jetties	SCUP	SCUP	SCUP	SCUP	SCUP	SCUP
Dredging and Material Disposal ²	SCUP	SCUP	SCUP	SCUP	SCUP	SCUP
Filling ³	SCUP	SCUP	SDP	SDP	SDP	SDP

¹ RCW 90.58.030(3)(e)(vi) Construction on shorelands by an owner, lessee, or contract purchaser of a single family residence for his own use or for the use of his or her family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or Okanogan County, other than requirements imposed pursuant to this chapter

² All dredging shall be the minimum required to support an existing permitted or proposed allowed use and shall be subject to a conditional use permit.

Uses and Activities	Aquatic (b)	Natural	Conservancy	Rural	Urban Conservancy	Shoreline Residential
Clearing and Grading ⁴	X	SDP	SDP	SDP	SDP	SDP
Bulkheads and revetments	SDP	SDP	SDP	SDP	SDP	SDP
Shoreline Stabilization						
Hardening, Structural approaches	SDP	SDP	SDP	SDP	SDP	SDP
Bioengineering approaches	SDP	SDP	SDP	SDP	SDP	SDP
Shoreline Restoration and Enhancement ⁵	S	A	A	A	A	A
Transportation						
Railroads	S	SDP	SDP	SDP	SDP	SDP
Roads	S	SDP	SDP	SDP	SDP	SDP
Archaeological, Cultural, Educational, Historic and Scientific Resources						
Archaeological Areas, Scientific, Educational and Historic Sites	A	A	A	A	A	A
Recreation						
High Intensity	S	SCUP	SDP	A	A	A
Low Intensity / Passive	S	SDP	A	A	A	A

A=Allowed but will require exemption or Substantial Development Permit depending on fair market value and/or intensity of use or activity, or designation specific requirements. SDP= Shoreline Substantial Development Permit. SCUP= Shoreline Conditional Use Permit. X= Prohibited. S= Same as in adjacent shoreline designation landward of the OHWM (applicable to Aquatic designation only).

³ All fill is ONLY ALLOWED TO the minimum amount NECESSARY for existing permitted or proposed allowed uses which may require a SUBSTANTIAL DEVELOPMENT permit.

⁴ Clearing and grading that is not part of an allowed and permitted shoreline use shall require a conditional use permit except on properties physically separated from the shoreline by another property or public right of way.

⁵ Restoration and enhancement projects may require a Substantial Development Permit.

Appendix B

Okanogan County Native Plants List

Okanogan County Native Plants List

Useful websites:

Okanogan Conservation District - <http://okanogancd.org/plants.html>

Methow Valley Native Plant assemblies - <http://www.okanogan1.com/ecology/plantgeog.htm>

Okanogan County Washington State University Extension Office - <http://okanogan.wsu.edu/mg/>

<http://okanogan.wsu.edu/mg/>

Native Landscape Structure Plants

Okanogan County

	Scientific Name	Common Name	Family	Type
Conifer Shrubs(CS)	<i>Juniperus communis</i>	Mountain juniper	Cupressaceae	CS
	<i>Taxus brevifolia</i>	Western yew	Taxaceae	CS
	<i>Tsuga mertensiana</i>	Mountain hemlock	Pinaceae	CS
Deciduous Shrubs (DS)	<i>Amelanchier alnifolia</i>	Serviceberry	Rosaceae	DS
	<i>Amelanchier utahensis</i>	Utah serviceberry	Rosaceae	DS
	<i>Ceanothus sanguineus</i>	Redstem ceanothus	Rhamnaceae	DS
	<i>Ceanothus velutinus</i>	Snowbrush	Rhamnaceae	DS
	<i>Celtis reticulata</i>	Hackberry	Ulmaceae	DS
	<i>Cornus canadensis</i>	Bunchberry	Cornaceae	DS
	<i>Cornus nuttallii</i>	Pacific dogwood	Cornaceae	DS
	<i>Cornus stolonifera</i>	Red-osier dogwood	Cornaceae	DS
	<i>Crataegus chrysocarpa</i>	Fireberry hawthorn	Rosaceae	DS
	<i>Crataegus columbiana</i>	Columbia hawthorn	Rosaceae	DS
	<i>Crataegus douglasii</i>	Black hawthorn	Rosaceae	DS
	<i>Crataegus okennonii</i>	Hawthorn	Rosaceae	DS
	<i>Elaeagnus commutata</i>	Silverberry	Elaeagnaceae	DS
	<i>Kalmia microphylla</i>	Alpine laurel	Ericaceae	DS
	<i>Lonicera involucrata</i>	Black twinberry	Caprifoliaceae	DS
	<i>Lonicera utahensis</i>	Utah honeysuckle	Caprifoliaceae	DS
	<i>Philadelphus lewisii</i>	Mock-orange	Hydrangeaceae	DS

<i>Phyllodoce empetriflora</i>	Red mountain heather	Ericaceae	DS
<i>Phyllodoce glanduliflora</i>	Yellow heather	Ericaceae	DS
<i>Phyllodoce intermedia</i>	Hybrid mountain heather	Ericaceae	DS
<i>Physocarpus malvaceus</i>	Mallow ninebark	Rosaceae	DS
<i>Prunus emarginata</i>	Bitter cherry	Rosaceae	DS
<i>Prunus virginiana</i>	Chokecherry	Rosaceae	DS
<i>Rhamnus alnifolia</i>	Alder buckthorn	Rhamnaceae	DS
<i>Rhododendron albiflorum</i>	White rhododendron	Ericaceae	DS
<i>Rhus glabra</i>	Sumac	Anacardiaceae	DS
<i>Ribes cereum</i>	Wax currant	Grossulariaceae	DS
<i>Ribes howellii</i>	Maple-leaf currant	Grossulariaceae	DS
<i>Ribes lacustre</i>	Prickly currant	Grossulariaceae	DS
<i>Ribes oxycanthoides</i>	Northern gooseberry	Grossulariaceae	DS
<i>Ribes viscosissimum</i>	Sticky currant	Grossulariaceae	DS
<i>Ribes watsonianum</i>	Watson gooseberry	Grossulariaceae	DS
<i>Rosa gymnocarpa</i>	Baldhip rose	Rosaceae	DS
<i>Shepherdia canadensis</i>	Buffalo berry	Elaeagnaceae	DS
<i>Spiraea betulifolia</i>	Birch-leaved spirea	Rosaceae	DS
<i>Spiraea densiflora</i>	Rosy spirea	Rosaceae	DS
<i>Spiraea douglasii</i>	Hardhack	Rosaceae	DS
<i>Spiraea pyramidata</i>	Pyramid spirea	Rosaceae	DS
<i>Symphoricarpos albus</i>	Common snowberry	Caprifoliaceae	DS
<i>Symphoricarpos occidentalis</i>	Western snowberry	Caprifoliaceae	DS
<i>Symphoricarpos oreophilus</i>	Mountain snowberry	Caprifoliaceae	DS

Evergreen Shrubs
(ES)

<i>Artemisia arbuscula</i>	Low sagebrush	Asteraceae	ES
<i>Artemisia biennis</i>	Biennial wormwood	Asteraceae	ES
<i>Artemisia campestris</i>	Northern wormwood	Asteraceae	ES
<i>Artemisia rigida</i>	Stiff sagebrush	Asteraceae	ES
<i>Artemisia tripartita</i>	Three-tip sagebrush	Asteraceae	ES
<i>Berberis aquifolium</i>	Tall Oregon grape	Berberidaceae	ES
<i>Berberis nervosa</i>	Cascade Oregon grape	Berberidaceae	ES
<i>Cassiope mertensiana</i>	White mountain heather	Ericaceae	ES
<i>Cassiope tetragona</i>	Four-angled mountain heather	Ericaceae	ES
<i>Pachistima myrsinites</i>	Mountain box	Celastraceae	ES
<i>Vaccinium deliciosum</i>	Cascade huckleberry	Ericaceae	ES
<i>Vaccinium membranaceum</i>	Mountain huckleberry	Ericaceae	ES
<i>Vaccinium myrtilloides</i>	Velvet-leaf huckleberry	Ericaceae	ES

	<i>Viburnum edule</i>	Highbush cranberry	Caprifoliaceae	ES
Conifer Trees(CT)				
	<i>Abies amabilis</i>	Pacific silver fir	Pinaceae	CT
	<i>Abies grandis</i>	Grand fir	Pinaceae	CT
	<i>Abies lasiocarpa</i>	Sub-alpine fir	Pinaceae	CT
	<i>Juniperus scopulorum</i>	Rocky Mountain juniper	Cupressaceae	CT
	<i>Larix lyallii</i>	Subalpine larch	Pinaceae	CT
	<i>Larix occidentalis</i>	Western larch	Pinaceae	CT
	<i>Picea engelmannii</i>	Engelmann spruce	Pinaceae	CT
	<i>Picea glauca</i>	White spruce	Pinaceae	CT
	<i>Pinus albicaulis</i>	White-bark pine	Pinaceae	CT
	<i>Pinus contorta</i>	Lodgepole pine	Pinaceae	CT
	<i>Pinus monticola</i>	Western white pine	Pinaceae	CT
	<i>Pinus ponderosa</i>	Ponderosa pine	Pinaceae	CT
	<i>Pseudotsuga menziesii</i>	Douglas fir	Pinaceae	CT, CT,
	<i>Thuja plicata</i>	Western red cedar	Cupressaceae	H
Deciduous Trees (DT)				
	<i>Acer glabrum</i>	Douglas maple	Aceraceae	DT
	<i>Acer macrophyllum</i>	Big-leaf maple	Aceraceae	DT
	<i>Alnus incana</i>	Mountain alder	Betulaceae	DT
	<i>Alnus sinuata</i>	Sitka alder	Betulaceae	DT
	<i>Betula glandulosa</i>	Bog birch	Betulaceae	DT
	<i>Betula occidentalis</i>	Water birch	Betulaceae	DT
	<i>Betula papyrifera</i>	Paper birch	Betulaceae	DT
	<i>Populus tremuloides</i>	Quaking aspen	Salicaceae	DT
	<i>Populus trichocarpa</i>	Black cottonwood	Salicaceae	DT
	<i>Sorbus scopulina</i>	Cascade mountain-ash	Rosaceae	DT
	<i>Sorbus sitchensis</i>	Sitka mountain-ash	Rosaceae	DT
Ground Covers(GC)				
	<i>Arctostaphylos nevadensis</i>	Kinnikinnik	Ericaceae	GC
	<i>Arctostaphylos uva-ursi</i>	Bearberry	Ericaceae	GC
	<i>Berberis repens</i>	Creeping Oregongrape	Berberidaceae	GC
	<i>Gaultheria humifusa</i>	Alpine wintergreen	Ericaceae	GC
	<i>Sedum divergens</i>	Spreading stonecrop	Crassulaceae	GC
	<i>Sedum lanceolatum</i>	Lance-leaved stonecrop	Crassulaceae	GC
	<i>Sedum roseum</i>	King's crown	Crassulaceae	GC
	<i>Sedum stenopetalum</i>	Worm-leaf stonecrop	Crassulaceae	GC

<i>Symphoricarpos mollis</i>	Creeping snowberry	Caprifoliaceae	GC
<i>Vaccinium caespitosum</i>	Dwarf bilberry	Ericaceae	GC
<i>Vaccinium myrtillus</i>	Low bilberry	Ericaceae	GC

Native Landscape Detail Plants

Okanogan County

	Scientific Name	Common Name	Family	Type
Annuals(A)	<i>Erysimum arenicola</i>	Mountain wallflower	Brassicaceae	A
	<i>Nemophila breviflora</i>	Great Basin nemophila	Hydrophyllaceae	A
Bulbs (BU)	<i>Anemone drummondii</i>	Drummond's anemone	Ranunculaceae	BU
	<i>Anemone multifida</i>	Cliff anemone	Ranunculaceae	BU
	<i>Anemone occidentalis</i>	Mountain pasqueflower	Ranunculaceae	BU
	<i>Anemone parviflora</i>	Northern anemone	Ranunculaceae	BU
	<i>Erythronium grandiflorum</i>	Glacier lily	Liliaceae	BU
	<i>Fritillaria lanceolata</i>	Chocolate lily	Liliaceae	BU
	<i>Fritillaria pudica</i>	Yellow bell	Liliaceae	BU
	<i>Lilium columbianum</i>	Tiger lily	Liliaceae	BU
Edible Plants (ED)	<i>Rubus acaulis</i>	Nagoonberry	Rosaceae	ED
	<i>Rubus idaeus</i>	Red raspberry	Rosaceae	ED
	<i>Rubus lasiococcus</i>	Dwarf bramble	Rosaceae	ED
	<i>Rubus leucodermis</i>	Blackcap	Rosaceae	ED
	<i>Rubus parviflorus</i>	Thimbleberry	Rosaceae	ED
	<i>Rubus pedatus</i>	Strawberry bramble	Rosaceae	ED
	<i>Rubus spectabilis</i>	Salmonberry	Rosaceae	ED
Ground Covers (GC)	<i>Fragaria vesca</i>	Wild strawberry	Rosaceae	GC
	<i>Fragaria virginiana</i>	Woods strawberry	Rosaceae	GC
	<i>Galium aparine</i>	Cleavers	Rubiaceae	GC
	<i>Galium bifolium</i>	Low mountain bedstraw	Rubiaceae	GC
	<i>Galium boreale</i>	Northern bedstraw	Rubiaceae	GC
	<i>Galium serpyllifolium</i>	Intermountain bedstraw	Rubiaceae	GC
	<i>Galium trifidum</i>	Small bedstraw	Rubiaceae	GC

<i>Galium triflorum</i>	Fragrant bedstraw	Rubiaceae	GC
<i>Physostegia parviflora</i>	Purple dragon-head	Lamiaceae	GC
<i>Veronica cusickii</i>	Cusick's speedwell	Scrophulariaceae	GC
<i>Veronica peregrina</i>	Purslane speedwell	Scrophulariaceae	GC
<i>Veronica scutellata</i>	Marsh speedwell	Scrophulariaceae	GC
<i>Veronica serpyllifolia</i>	Thyme-leaf speedwell	Scrophulariaceae	GC
<i>Veronica wormskjoldii</i>	Alpine speedwell	Scrophulariaceae	GC

Perennials (P)

<i>Abronia umbellata</i>	Pink sandverbena	Nyctaginaceae	P
<i>Antennaria alpina</i>	Alpine pussy-toes	Asteraceae	P
<i>Antennaria anaphaloides</i>	Tall pussy-toes	Asteraceae	P
<i>Antennaria dimorpha</i>	Low pussy-toes	Asteraceae	P
<i>Antennaria flagellaris</i>	Stolonous pussy-toes	Asteraceae	P
<i>Antennaria lanata</i>	Woolly pussy-toes	Asteraceae	P
<i>Antennaria luzuloides</i>	Woodrush pussy-toes	Asteraceae	P
<i>Antennaria microphylla</i>	Rosy pussy-toes	Asteraceae	P
<i>Antennaria neglecta</i>	Field pussy-toes	Asteraceae	P
<i>Antennaria parvifolia</i>	Nuttall's pussytoes	Asteraceae	P
<i>Antennaria pulcherrima</i>	Showy pussytoes	Asteraceae	P
<i>Antennaria racemosa</i>	Raceme pussy-toes	Asteraceae	P
<i>Antennaria umbrinella</i>	Umber pussy-toes	Asteraceae	P
<i>Aquilegia flavescens</i>	Golden columbine	Ranunculaceae	P
<i>Aquilegia formosa</i>	Red columbine	Ranunculaceae	P
<i>Arabis divaricarpa</i>	Spreadingpod rockcress	Brassicaceae	P
<i>Arabis drummondii</i>	Drummond's rockcress	Brassicaceae	P
<i>Arabis hirsuta</i>	Hairy rockcress	Brassicaceae	P
<i>Arabis holboellii</i>	Holboell's rockcress	Brassicaceae	P
<i>Arabis lemmonii</i>	Lemmon's rockcress	Brassicaceae	P
<i>Arabis lyallii</i>	Lyall's rockcress	Brassicaceae	P
<i>Arabis microphylla</i>	Small-leaf rockcress	Brassicaceae	P
<i>Arabis nuttallii</i>	Nuttall's rockcress	Brassicaceae	P
<i>Arabis puberula</i>	Hoary rockcress	Brassicaceae	P
<i>Arabis sparsiflora</i>	Sicklepod rockcress	Brassicaceae	P
<i>Arenaria capillaris</i>	Thread-leaved sandwort	Caryophyllaceae	P
<i>Arenaria congesta</i>	Dense-flowered sandwort	Caryophyllaceae	P
<i>Arenaria franklinii</i>	Franklin's sandwort	Caryophyllaceae	P
<i>Arenaria laricifolia</i>	Serpentine stichwort	Caryophyllaceae	P
<i>Arenaria lateriflora</i>	Bluntleaf sandwort	Caryophyllaceae	P
<i>Arenaria macrophylla</i>	Big-leaf sandwort	Caryophyllaceae	P

<i>Arenaria obtusiloba</i>	Arctic sandwort	Caryophyllaceae	P
<i>Arenaria rubella</i>	Reddish sandwort	Caryophyllaceae	P
<i>Artemesia douglasiana</i>	Douglas' sagewort	Asteraceae	P
<i>Artemesia lindleyana</i>	Columbia River mugwort	Asteraceae	P
<i>Artemesia ludoviciana</i>	Western mugwort	Asteraceae	P
<i>Artemesia michauxiana</i>	Michaux mugwort	Asteraceae	P
<i>Artemesia norvegica</i>	Mountain sagewort	Asteraceae	P
<i>Artemesia tilesii</i>	Aleutian mugwort	Asteraceae	P
<i>Balsamorhiza sagittata</i>	Arrow-leaf balsamroot	Asteraceae	P
<i>Calypso bulbosa</i>	Fairy slipper	Orchidaceae	P
<i>Campanula rotundifolia</i>	Common harebell	Campanulaceae	P
<i>Castilleja cervina</i>	Deer paintbrush	Scrophulariaceae	P
<i>Castilleja cusickii</i>	Cusick's paintbrush	Scrophulariaceae	P
<i>Castilleja elmeri</i>	Elmer's paintbrush	Scrophulariaceae	P
<i>Castilleja exilis</i>	Alkali paintbrush	Scrophulariaceae	P
<i>Castilleja hispida</i>	Harsh paintbrush	Scrophulariaceae	P
<i>Castilleja miniata</i>	Scarlet paintbrush	Scrophulariaceae	P
<i>Castilleja parviflora albida</i>	Small-flowered paintbrush	Scrophulariaceae	P
<i>Castilleja parviflora oreopola</i>	Magenta paintbrush	Scrophulariaceae	P
<i>Castilleja rhexifolia</i>	Rhexia-leaved paintbrush	Scrophulariaceae	P
<i>Castilleja thompsonii</i>	Thompson's paintbrush	Scrophulariaceae	P
<i>Chrysopsis villosa</i>	Hairy golden-aster	Asteraceae	P
<i>Coreopsis atkinsoniana</i>	Columbia tickseed	Asteraceae	P
<i>Eriogonum compositum</i>	Northern buckwheat	Polygonaceae	P
<i>Eriogonum elatum</i>	Tall buckwheat	Polygonaceae	P
<i>Eriogonum heracleoides</i>	Parsnip-flowered buckwheat	Polygonaceae	P
<i>Eriogonum niveum</i>	Snow buckwheat	Polygonaceae	P
<i>Eriogonum ovalifolium</i>	Oval-leaf buckwheat	Polygonaceae	P
<i>Eriogonum pyrolifolium</i>	Alpine buckwheat	Polygonaceae	P
<i>Eriogonum strictum</i>	Strict buckwheat	Polygonaceae	P
<i>Eriogonum thymoides</i>	Thyme-leaf buckwheat	Polygonaceae	P
<i>Eriogonum umbellatum</i>	Sulfur buckwheat	Polygonaceae	P
<i>Gaillardia aristata</i>	Blanket-flower	Asteraceae	P
<i>Geranium bicknellii</i>	Bicknell's geranium	Geraniaceae	P
<i>Geranium carolinianum</i>	Wild geranium	Geraniaceae	P
<i>Geranium viscosissimum</i>	Sticky geranium	Geraniaceae	P
<i>Linum perenne</i>	Wild blue-flax	Linaceae	P
<i>Oenothera andina</i>	Tiny evening-primrose	Onagraceae	P
<i>Oenothera contorta</i>	Bentpod evening-primrose	Onagraceae	P
<i>Oenothera hilgardii</i>	Hilgard's evening-primrose	Onagraceae	P

<i>Oenothera hookeri</i>	Hooker's evening-primrose	Onagraceae	P
<i>Oenothera pallida</i>	White-stemmed evening primrose	Onagraceae	P
<i>Penstemon davidsonii</i>	Davidson's penstemon	Scrophulariaceae	P
<i>Penstemon deustus</i>	Hot-rock penstemon	Scrophulariaceae	P
<i>Penstemon diphyllus</i>	Two-leaf penstemon	Scrophulariaceae	P
<i>Penstemon fruticosus</i>	Shrubby penstemon	Scrophulariaceae	P
<i>Penstemon gairdneri</i>	Gairdner's penstemon	Scrophulariaceae	P
<i>Penstemon glandulosus</i>	Glandular penstemon	Scrophulariaceae	P
<i>Penstemon payettensis</i>	Payette penstemon	Scrophulariaceae	P
<i>Penstemon procerus</i>	Small-flowered penstemon	Scrophulariaceae	P
<i>Penstemon pruinosis</i>	Chelan penstemon	Scrophulariaceae	P
<i>Penstemon richardsonii</i>	Richardson's penstemon	Scrophulariaceae	P
<i>Penstemon rydbergii</i>	Rydberg's penstemon	Scrophulariaceae	P
<i>Penstemon serrulatus</i>	Cascade penstemon	Scrophulariaceae	P
<i>Penstemon speciosus</i>	Showy penstemon	Scrophulariaceae	P
<i>Penstemon venustus</i>	Blue mountain penstemon	Scrophulariaceae	P
<i>Penstemon washingtonensis</i>	Washington penstemon	Scrophulariaceae	P
<i>Salvia dorrii</i>	Gray ball sage	Lamiaceae	P
<i>Viola glabella</i>	Stream violet	Violaceae	P
<i>Viola macloskeyi</i>	Small white violet	Violaceae	P
<i>Viola nephrophylla</i>	Northern bog violet	Violaceae	P
<i>Viola nuttallii</i>	Yellow prairie violet	Violaceae	P
<i>Viola orbiculata</i>	Round-leaved violet	Violaceae	P
<i>Viola palustris</i>	Marsh violet	Violaceae	P
<i>Viola purpurea</i>	Goosefoot violet	Violaceae	P
<i>Viola selkirkii</i>	Selkirk's violet	Violaceae	P
<i>Viola sempervirens</i>	Evergreen violet	Violaceae	P
Vines (V)			
<i>Clematis columbiana</i>	Columbia virgin's bower	Ranunculaceae	V
<i>Clematis linguistifolia</i>	Virgin's bower	Ranunculaceae	V
<i>Lathyrus ochroleucus</i>	Cream-flowered peavine	Fabaceae	V

(List compiled from Okanogan County Native Plants, Washington Native Plant Society, http://www.wnps.org/plant_lists/counties/okanogan/okanogan_county.html by Terri Williams, Okanogan County Master Gardener. Non-profit use permitted.)