

Natural

Shoreline Environment Designation Shoreline Master Program (SMP)

What is a shoreline environment designation?

Shoreline environment designations work like a zoning overlay. Each designation has standards for development and allowed uses that apply in addition to the zoning regulations. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within similar environmental conditions.

There are three environment designations for the White River and Green River shorelines in Auburn: **Natural**, **Urban Conservancy** and **Shoreline Residential**.

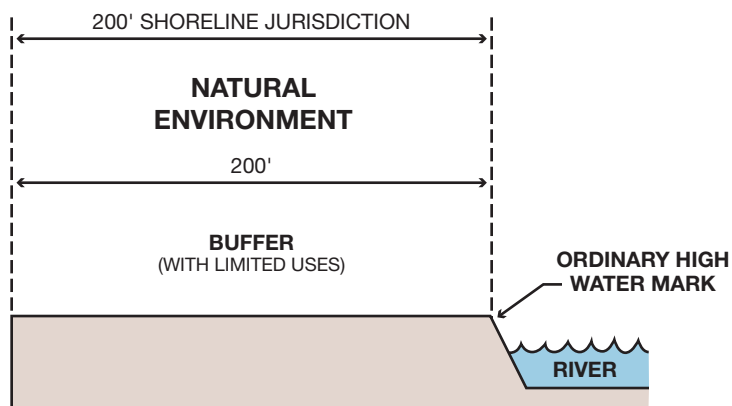
What is the purpose of the Natural designation?

To protect shoreline areas that are relatively free of human influence or urban development. Only a few, very low intensity uses are allowed in this designation in order to protect and maintain the shoreline ecology.

What is the required buffer in the Natural designation?

A two-hundred foot buffer from the “ordinary high water mark” to provide riparian habitat and protect water quality.

Buffers should consist of an undisturbed area of native vegetation. No buildings or structures are allowed in the buffer unless specifically permitted by the SMP. Development activities allowed in the buffer are limited to uses such as unpaved trails and habitat enhancement projects. If development exists, revegetation or enhancement may be required when the property redevelops or changes use.



FURTHER INFORMATION: If you have any questions please contact the Planning Services Division at 253-931-3090.

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*Shoreline Environment Designation
Shoreline Master Program (SMP)*

Allowed Uses and Activities

Agriculture if established and ongoing

▶ SEE SECTION 4.7.2

Clearing and grading if associated with allowed shoreline development

▶ SEE SECTION 4.6.5

Dredging to maintain navigability only

▶ SEE SECTION 4.6.2

Habitat enhancement and restoration projects

▶ SEE SECTION 4.6.7

Recreation, unpaved bridle, bicycling and hiking trails including overwater pedestrian bridges; viewpoints; pedestrian boardwalks; and fishing access not requiring structural facilities

▶ SEE SECTION 4.7.7

Signs, warning, navigational and informational signs

▶ SEE SECTION 4.7.9

Transportation facilities, roads and bridges

▶ SEE SECTION 4.7.10

Utilities, accessory utility facilities to serve allowed development

▶ SEE SECTION 4.7.11

Uses Allowed Only with a Conditional Use Permit

Dredging and dredge material disposal for habitat and flood protection projects

▶ SEE SECTION 4.6.2

Fill for habitat restoration

▶ SEE SECTION 4.6.6

Fish hatcheries

▶ SEE SECTION 4.7.3

In-stream water diversion structures for fish hatcheries

▶ SEE SECTION 4.7.5

Residential development and subdivisions if no improvements are located within the required buffer

▶ SEE SECTION 4.7.8

Food hazard reduction if replacing or rehabilitating existing levees or dikes.

▶ SEE SECTION 4.4.6

Utilities, underground linear utilities; primary conveyance facilities; and storm drain outfalls

▶ SEE SECTION 4.7.11

*These tables are intended for reference purposes only. Refer to the text sections of the SMP for all applicable provisions related to specific uses and activities.