
SENATE BILL 5152

State of Washington

66th Legislature

2019 Regular Session

By Senator Wilson, L.

Prefiled 01/11/19.

1 AN ACT Relating to amending the definition of substantial
2 development to exclude certain dwellings for the elderly and infirm;
3 and amending RCW 90.58.030.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 90.58.030 and 2016 c 193 s 1 are each amended to
6 read as follows:

7 ~~((As used in this chapter, unless the context otherwise requires,~~
8 ~~the following definitions and concepts apply:)) The definitions in
9 this section apply throughout this chapter unless the context clearly
10 requires otherwise.~~

11 (1) Administration:

12 (a) "Department" means the department of ecology;

13 (b) "Director" means the director of the department ~~((of~~
14 ~~ecology))~~);

15 (c) "Hearings board" means the shorelines hearings board
16 established by this chapter;

17 (d) "Local government" means any county, incorporated city, or
18 town which contains within its boundaries any lands or waters subject
19 to this chapter;

20 (e) "Person" means an individual, partnership, corporation,
21 association, organization, cooperative, public or municipal

1 corporation, or agency of the state or local governmental unit
2 however designated.

3 (2) Geographical:

4 (a) "Extreme low tide" means the lowest line on the land reached
5 by a receding tide;

6 (b) "Floodway" means the area, as identified in a master program,
7 that either: (i) Has been established in federal emergency management
8 agency flood insurance rate maps or floodway maps; or (ii) consists
9 of those portions of a river valley lying streamward from the outer
10 limits of a watercourse upon which flood waters are carried during
11 periods of flooding that occur with reasonable regularity, although
12 not necessarily annually, said floodway being identified, under
13 normal condition, by changes in surface soil conditions or changes in
14 types or quality of vegetative ground cover condition, topography, or
15 other indicators of flooding that occurs with reasonable regularity,
16 although not necessarily annually. Regardless of the method used to
17 identify the floodway, the floodway shall not include those lands
18 that can reasonably be expected to be protected from flood waters by
19 flood control devices maintained by or maintained under license from
20 the federal government, the state, or a political subdivision of the
21 state;

22 (c) "Ordinary high water mark" on all lakes, streams, and tidal
23 water is that mark that will be found by examining the bed and banks
24 and ascertaining where the presence and action of waters are so
25 common and usual, and so long continued in all ordinary years, as to
26 mark upon the soil a character distinct from that of the abutting
27 upland, in respect to vegetation as that condition exists on June 1,
28 1971, as it may naturally change thereafter, or as it may change
29 thereafter in accordance with permits issued by a local government or
30 the department: PROVIDED, That in any area where the ordinary high
31 water mark cannot be found, the ordinary high water mark adjoining
32 salt water shall be the line of mean higher high tide and the
33 ordinary high water mark adjoining fresh water shall be the line of
34 mean high water;

35 (d) "Shorelands" (~~(or "shoreland areas")~~) means those lands
36 extending landward for two hundred feet in all directions as measured
37 on a horizontal plane from the ordinary high water mark; floodways
38 and contiguous floodplain areas landward two hundred feet from such
39 floodways; and all wetlands and river deltas associated with the
40 streams, lakes, and tidal waters which are subject to the provisions

1 of this chapter; the same to be designated as to location by the
2 department ((of ecology)).

3 (i) Any county or city may determine that portion of a one-
4 hundred-year-flood plain to be included in its master program as long
5 as such portion includes, as a minimum, the floodway and the adjacent
6 land extending landward two hundred feet therefrom.

7 (ii) Any city or county may also include in its master program
8 land necessary for buffers for critical areas, as defined in chapter
9 36.70A RCW, that occur within shorelines of the state, provided that
10 forest practices regulated under chapter 76.09 RCW, except
11 conversions to nonforestland use, on lands subject to the provisions
12 of this subsection (2)(d)(ii) are not subject to additional
13 regulations under this chapter;

14 (e) "Shorelines" means all of the water areas of the state,
15 including reservoirs, and their associated shorelands, together with
16 the lands underlying them; except (i) shorelines of statewide
17 significance; (ii) shorelines on segments of streams upstream of a
18 point where the mean annual flow is twenty cubic feet per second or
19 less and the wetlands associated with such upstream segments; and
20 (iii) shorelines on lakes less than twenty acres in size and wetlands
21 associated with such small lakes;

22 (f) "Shorelines of statewide significance" means the following
23 shorelines of the state:

24 (i) The area between the ordinary high water mark and the western
25 boundary of the state from Cape Disappointment on the south to Cape
26 Flattery on the north, including harbors, bays, estuaries, and
27 inlets;

28 (ii) Those areas of Puget Sound and adjacent salt waters and the
29 Strait of Juan de Fuca between the ordinary high water mark and the
30 line of extreme low tide as follows:

31 (A) Nisqually Delta—from DeWolf Bight to Tatsolo Point,

32 (B) Birch Bay—from Point Whitehorn to Birch Point,

33 (C) Hood Canal—from Tala Point to Foulweather Bluff,

34 (D) Skagit Bay and adjacent area—from Brown Point to Yokeko
35 Point, and

36 (E) Padilla Bay—from March Point to William Point;

37 (iii) Those areas of Puget Sound and the Strait of Juan de Fuca
38 and adjacent salt waters north to the Canadian line and lying seaward
39 from the line of extreme low tide;

1 (iv) Those lakes, whether natural, artificial, or a combination
2 thereof, with a surface acreage of one thousand acres or more
3 measured at the ordinary high water mark;

4 (v) Those natural rivers or segments thereof as follows:

5 (A) Any west of the crest of the Cascade range downstream of a
6 point where the mean annual flow is measured at one thousand cubic
7 feet per second or more,

8 (B) Any east of the crest of the Cascade range downstream of a
9 point where the annual flow is measured at two hundred cubic feet per
10 second or more, or those portions of rivers east of the crest of the
11 Cascade range downstream from the first three hundred square miles of
12 drainage area, whichever is longer;

13 (vi) Those shorelands associated with (f)(i), (ii), (iv), and (v)
14 of this subsection (2);

15 (g) "Shorelines of the state" are the total of all "shorelines"
16 and "shorelines of statewide significance" within the state;

17 (h) "Wetlands" means areas that are inundated or saturated by
18 surface water or groundwater at a frequency and duration sufficient
19 to support, and that under normal circumstances do support, a
20 prevalence of vegetation typically adapted for life in saturated soil
21 conditions. Wetlands generally include swamps, marshes, bogs, and
22 similar areas. Wetlands do not include those artificial wetlands
23 intentionally created from nonwetland sites, including, but not
24 limited to, irrigation and drainage ditches, grass-lined swales,
25 canals, detention facilities, wastewater treatment facilities, farm
26 ponds, and landscape amenities, or those wetlands created after July
27 1, 1990, that were unintentionally created as a result of the
28 construction of a road, street, or highway. Wetlands may include
29 those artificial wetlands intentionally created from nonwetland areas
30 to mitigate the conversion of wetlands.

31 (3) Procedural terms:

32 (a) "Development" means a use consisting of the construction or
33 exterior alteration of structures; dredging; drilling; dumping;
34 filling; removal of any sand, gravel, or minerals; bulkheading;
35 driving of piling; placing of obstructions; or any project of a
36 permanent or temporary nature which interferes with the normal public
37 use of the surface of the waters overlying lands subject to this
38 chapter at any state of water level;

39 (b) "Guidelines" means those standards adopted to implement the
40 policy of this chapter for regulation of use of the shorelines of the

1 state prior to adoption of master programs. Such standards shall also
2 provide criteria to local governments and the department in
3 developing master programs;

4 (c) "Master program" means the comprehensive use plan for a
5 described area, and the use regulations together with maps, diagrams,
6 charts, or other descriptive material and text, a statement of
7 desired goals, and standards developed in accordance with the
8 policies enunciated in RCW 90.58.020. "Comprehensive master program
9 update" means a master program that fully achieves the procedural and
10 substantive requirements of the department guidelines effective
11 January 17, 2004, as now or hereafter amended;

12 (d) "State master program" is the cumulative total of all master
13 programs approved or adopted by the department (~~(of ecology)~~);

14 (e) "Substantial development" means any development of which the
15 total cost or fair market value exceeds five thousand dollars, or any
16 development which materially interferes with the normal public use of
17 the water or shorelines of the state. The dollar threshold
18 established in this subsection (3)(e) must be adjusted for inflation
19 by the office of financial management every five years, beginning
20 July 1, 2007, based upon changes in the consumer price index during
21 that time period. "Consumer price index" means, for any calendar
22 year, that year's annual average consumer price index, Seattle,
23 Washington area, for urban wage earners and clerical workers, all
24 items, compiled by the bureau of labor and statistics, United States
25 department of labor. The office of financial management must
26 calculate the new dollar threshold and transmit it to the office of
27 the code reviser for publication in the Washington State Register at
28 least one month before the new dollar threshold is to take effect.
29 The following shall not be considered substantial developments for
30 the purpose of this chapter:

31 (i) Normal maintenance or repair of existing structures or
32 developments, including damage by accident, fire, or elements;

33 (ii) Construction of the normal protective bulkhead common to
34 single-family residences;

35 (iii) Emergency construction necessary to protect property from
36 damage by the elements;

37 (iv) Construction and practices normal or necessary for farming,
38 irrigation, and ranching activities, including agricultural service
39 roads and utilities on shorelands, and the construction and
40 maintenance of irrigation structures including but not limited to

1 head gates, pumping facilities, and irrigation channels. A feedlot of
2 any size, all processing plants, other activities of a commercial
3 nature, alteration of the contour of the shorelands by leveling or
4 filling other than that which results from normal cultivation, shall
5 not be considered normal or necessary farming or ranching activities.
6 A feedlot shall be an enclosure or facility used or capable of being
7 used for feeding livestock hay, grain, silage, or other livestock
8 feed, but shall not include land for growing crops or vegetation for
9 livestock feeding and/or grazing, nor shall it include normal
10 livestock wintering operations;

11 (v) Construction or modification of navigational aids such as
12 channel markers and anchor buoys;

13 (vi) Construction on shorelands by an owner, lessee, or contract
14 purchaser of a single-family residence for his own use or for the use
15 of his or her family, which residence does not exceed a height of
16 thirty-five feet above average grade level and which meets all
17 requirements of the state agency or local government having
18 jurisdiction thereof, other than requirements imposed pursuant to
19 this chapter;

20 (vii) Construction of a dock, including a community dock,
21 designed for pleasure craft only, for the private noncommercial use
22 of the owner, lessee, or contract purchaser of single and multiple
23 family residences. This exception applies if either: (A) In salt
24 waters, the fair market value of the dock does not exceed two
25 thousand five hundred dollars; or (B) in fresh waters, the fair
26 market value of the dock does not exceed: (I) Twenty thousand dollars
27 for docks that are constructed to replace existing docks, are of
28 equal or lesser square footage than the existing dock being replaced,
29 and are located in a county, city, or town that has updated its
30 master program consistent with the master program guidelines in
31 chapter 173-26 WAC as adopted in 2003; or (II) ten thousand dollars
32 for all other docks constructed in fresh waters. However, if
33 subsequent construction occurs within five years of completion of the
34 prior construction, and the combined fair market value of the
35 subsequent and prior construction exceeds the amount specified in
36 either (e)(vii)(A) or (B) of this subsection (3), the subsequent
37 construction shall be considered a substantial development for the
38 purpose of this chapter. All dollar thresholds under (e)(vii)(B) of
39 this subsection (3) must be adjusted for inflation by the office of
40 financial management every five years, beginning July 1, 2018, based

1 upon changes in the consumer price index during that time period.
2 "Consumer price index" means, for any calendar year, that year's
3 annual average consumer price index, Seattle, Washington area, for
4 urban wage earners and clerical workers, all items, compiled by the
5 bureau of labor and statistics, United States department of labor.
6 The office of financial management must calculate the new dollar
7 thresholds, rounded to the nearest hundred dollar, and transmit them
8 to the office of the code reviser for publication in the Washington
9 State Register at least one month before the new dollar thresholds
10 are to take effect;

11 (viii) Operation, maintenance, or construction of canals,
12 waterways, drains, reservoirs, or other facilities that now exist or
13 are hereafter created or developed as a part of an irrigation system
14 for the primary purpose of making use of system waters, including
15 return flow and artificially stored groundwater for the irrigation of
16 lands;

17 (ix) The marking of property lines or corners on state owned
18 lands, when such marking does not significantly interfere with normal
19 public use of the surface of the water;

20 (x) Operation and maintenance of any system of dikes, ditches,
21 drains, or other facilities existing on September 8, 1975, which were
22 created, developed, or utilized primarily as a part of an
23 agricultural drainage or diking system;

24 (xi) Site exploration and investigation activities that are
25 prerequisite to preparation of an application for development
26 authorization under this chapter, if:

27 (A) The activity does not interfere with the normal public use of
28 the surface waters;

29 (B) The activity will have no significant adverse impact on the
30 environment including, but not limited to, fish, wildlife, fish or
31 wildlife habitat, water quality, and aesthetic values;

32 (C) The activity does not involve the installation of a
33 structure, and upon completion of the activity the vegetation and
34 land configuration of the site are restored to conditions existing
35 before the activity;

36 (D) A private entity seeking development authorization under this
37 section first posts a performance bond or provides other evidence of
38 financial responsibility to the local jurisdiction to ensure that the
39 site is restored to preexisting conditions; and

1 (E) The activity is not subject to the permit requirements of RCW
2 90.58.550;

3 (xii) The process of removing or controlling an aquatic noxious
4 weed, as defined in RCW 17.26.020, through the use of an herbicide or
5 other treatment methods applicable to weed control that are
6 recommended by a final environmental impact statement published by
7 the department of agriculture or the department jointly with other
8 state agencies under chapter 43.21C RCW;

9 (xiii) The external or internal retrofitting of an existing
10 structure with the exclusive purpose of compliance with the Americans
11 with disabilities act of 1990 (42 U.S.C. Sec. 12101 et seq.) or to
12 otherwise provide physical access to the structure by individuals
13 with disabilities;

14 (xiv) Construction or placement of an additional dwelling on a
15 lot if the lot is already occupied by a principal residence. An
16 additional dwelling under this subsection (3) (e) (xiv) must be for use
17 by:

18 (A) A person who is to receive from or administer to a resident
19 of the principal residence continuous care and assistance
20 necessitated by advanced age or infirmity; or

21 (B) A person over sixty-two years old who is related by blood or
22 marriage to a resident of the principal residence.

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