CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

INTERPRETATION NO. 19-002
Common Line Measurement

1. Scope

The Chelan County Shoreline Master Program Section 3.8.2 B. allows the shoreline buffer to be reduced using the common line measurement. It states that the measurement is calculated using the distance measured from the ordinary high water mark (OHWM) to the closest point of the building's foundation for each adjoining lot. The criteria within the common line is not more specific on the building type on the adjacent property from which the measurement should be taken from.

2. Definitions

Common Line Setback. A setback measured perpendicularly landward of the ordinary high water mark (OHWM) which is determined by averaging the setbacks of structures existing on waterfront lots which are adjacent to the one upon which the development is to be built.

3. Purpose

The purpose behind this interpretation is to clarify for staff how to calculate the common line setback.

4. Interpretation

In order to develop consistency in our review of common line we will:

1. Measure from the OHWM to the primary residential structure on the adjacent properties.

This interpretation was made in consultation with the WA Department of Ecology consistent with WAC 173-26-140.

Approved by:

_____
Dave Kuhl
Director of Community Development

8/19/19
_____
Effective Date

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I have received, read, and understand that it is my responsibility comply with Interpretation No. 2019-002 on common line measurement which has been provided to me.

_____   _____

Employee's Signature   Date

_____

Employee's Name (Print)

Community Development Interpretation No. 19-002, "Common line measurement"

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