



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

INTERPRETATION NO. 19-005
Buffer Modification Tools

1. Scope

The Chelan County Shoreline Master Program Section 3.8.2 allows the shoreline buffer to be reduced using a variety of tools. The intent of the buffer modification tools is to provide flexibility to reduce the buffer when the applicant can demonstrate no net loss of ecological function.

2. Purpose

The purpose behind this interpretation is to clarify for staff how the buffer modification tools can be applied. The Shoreline Master Program Section 3.8.2 states, “buffers may be administratively modified, only once, by one of the following tools, if consistent with the common line requirements, were applicable”.

The common line allows for the shoreline buffers to be reduced to accommodate new single family residential development, and which are located adjacent to lakes or the Columbia River, using a common line measurement if lots are 100’ or less in width, as measured at the OHWM.

Reading these two sections it would appear that on lakes and the Columbia River that the buffer modification tools could only be used on lots that are 100’ or less in width, as measured at the OHWM. However, this is not consistent with the intent of the buffer modification tools.

3. Interpretation

Section 3.8.2 is a poorly written sentence that does not read correctly. After discussing with the Department of Ecology the intent of the buffer modification tools and the way the sentence is supposed to be applied it has been determined that the common line is one of the buffer modification tools that can be used, but does not restrict use of any of the other buffer modification tools.

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



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

Approved by:

Dave Kuhl
Director of Community Development

8/19/19

Effective Date

I have received, read, and understand that it is my responsibility comply with Interpretation No. 19-005 on buffer modification tools which has been provided to me.

Employee's Signature

Date

Employee's Name (Print)