

## 4. LAND USE

This section defines water-oriented land uses and land use patterns for the purpose of this analysis, describes the methodology used to inventory existing shoreline and adjacent land use patterns, and presents the results of the land use analysis.

One of the three main goals of the Shoreline Management Act is to encourage water-dependent uses. The Act establishes a preference for uses that are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines (RCW 90.58.020). These types of land uses are considered 'water-oriented'.

### A. Definitions

#### Water-Oriented Uses

Water-oriented uses include those that are water-dependent, water-related or water-enjoyment. The Guidelines define these terms as follows:

- Water-dependent use means a use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.
- Water-related use means a use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic vitality is dependent upon a waterfront location because:
  - (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
  - (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.
- Water-enjoyment use means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment (WAC 173-26-020).

***NOTE: Public water enjoyment uses are evaluated via the public access analysis in Section 3.***

The Guidelines provide the following examples of water-oriented uses:

#### Water-dependent uses:

- Shipyard dry docks and other commercial docks
- Marinas
- Ferry terminal
- Cargo terminal loading area
- Aquaculture
- Barge loading

- Research vessel homeport
- Tugboat operations
- Log booming

Water-related uses:

- Vessel parts and equipment fabrication
- Container ship yards
- Fish hatchery/hatchery support services
- Seafood processing plants
- Oil refineries
- Marine salvage yards
- Warehousing of goods requiring barges
- Assembly of water transported parts

Water-enjoyment uses (private ownership only):

- Restaurants
- Museums
- Resorts and other private parks
- Mixed-use projects

**Public Facilities and Utilities**

The Act requires that a circulation element be included in local shoreline master programs (RCW 90.58.100). The circulation element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities (WAC 173-26-191(1)(b)). As such, local governments must inventory transportation and utility facilities and pay special attention to identifying water-oriented transportation and utility facilities.

**B. Methodology to Inventory Current Land Uses and Land Use Patterns**

This section describes the methodology used to prepare the draft inventory of current land uses and land use patterns along King County shorelines.

**Current Land Uses**

Six elements comprise the inventory of current land uses in the shoreline jurisdiction (see the Map Folio, Maps E11a and E11b):

1. An inventory of the following business related zones where they occur in the current and proposed shoreline jurisdiction: NB - neighborhood business, CB - community business, RB - regional business, O – office, I – industrial
2. An inventory of parcels that include known, existing commercial buildings (derived from Assessor’s data base).
3. An inventory of water-oriented uses by reviewing Assessor’s parcel data and aerial photos for land zoned commercial or land identified as having current commercial buildings (see step 2. above). Categorize types of commercial uses as water-dependent, water-related, water-enjoyment, or other.

4. An inventory of residential docks and boat ramps.
5. An inventory of sewer and stormwater outfalls based on existing data, including data on sewer and stormwater outfalls for Vashon-Maury Island, Washington Department of Transportation outfalls, known Duwamish River outfalls, and National Pollutant Discharge Elimination System points.
6. An inventory of existing facilities and utilities in the unincorporated shoreline jurisdiction, including transportation, stormwater, and flood management facilities and pipelines.

### Land Use Patterns

Two elements comprise the inventory of land use patterns (see the Map Folio, Map E12):

1. An inventory of the current land use zoning as a general indication of the types of uses distributed across King County shorelines.
2. An inventory of the distribution of development permits issued since the early 1990s that would be likely result in an alteration of the shoreline environment for parcels located in the shoreline jurisdiction.

### C. Results of land use analysis

The preliminary results of the water-oriented use and land use patterns analysis are shown in Table 10.

**Table 10. Current Land Uses and Land Use Patterns**

<b>Land Use in Unincorporated Shoreline Jurisdiction</b>	<b>Number (permits, facilities, structures, acres, parcels)</b>
<b>Current land uses (structures/parcels):</b>	
Residential docks	102 marine, 1,182 freshwater
Private boat ramps (data available for marine areas only)	58
Parcels with current commercial uses (Assessor's Office)	97
Parcels with current water-oriented uses	67
<b>Facilities and utilities (facilities/miles):</b>	
Sewer/stormwater outfalls	270
Regional stormwater facility	6
Residential/commercial stormwater facility	42
Sewer lines	11.5 miles
King County-maintained levees/revetments	501 levee/115 revetment miles
Pipelines	195 feet
Railroads	17 miles
King County roads	131 miles
Ferry terminals	2

Land Use in Unincorporated Shoreline Jurisdiction	Number (permits, facilities, structures, acres, parcels)
<b>Land use patterns (permits/acres):</b>	
Shoreline permits issued (DDES)**	2,019 permits
Agricultural Production District	18,470 acres
Forest Production District	41,760 acres
<b>Zoning:</b>	
Urban	3,261 acres
Rural	19,085 acres
Resource	50,200 acres
Open	12,650 acres

\*National Pollutant Discharge Elimination System permits are used to regulate discharges under the federal Clean Water Act.

\*\*Includes shoreline substantial development permits issued and shoreline substantial development permit exceptions approved since 1990, and other development permits in the shoreline jurisdiction that would be likely to result in a change in shoreline condition issued since 1999.

### Shoreline Permits

As reported in Table 10 above, DDES issued 2,019 permits in the shoreline jurisdiction since the early 1990s. Of these permits, 562 permits were for single family dwellings; 355 permits were for a wide range of new shoreline development activities such as grading, trails, utility lines, roads, churches, docks and piers, and bulkheads; and 1,103 permits were issued for maintenance or repair of existing shoreline structures, timber harvest, and stormwater management. Multiple permits may have been granted for a single parcel.

### Current Shoreline Land Uses and Zoning

There are approximately 11,000 parcels that are completely or partially within the current King County shoreline jurisdiction. As shown in Table 9, there are 97 known parcels with commercial uses. There is some overlap between water-oriented and commercial parcels. As indicated by data on current uses and in general, the amount of commercial uses in shoreline areas is known to be minimal in King County. Zoning (also shown in Table 10) indicates that the vast majority of unincorporated shorelines in the County are managed for rural residential or resource purposes (including forestry and agriculture) or otherwise set aside as open space.