



NORTH BEND

SHORELINE MASTER PROGRAM

Commercial and Mixed-Use Development in Shoreline Jurisdiction

The City's Shoreline Master Program (SMP), North Bend Municipal Code ([NBMC Chapter 14.20](#)), emphasizes three principles guiding all development:

- 1** *Protect environmental resources*
- 2** *Give preference to water oriented uses*
- 3** *Promote public access*



Shoreline Standards

Shoreline jurisdiction includes both the South and Middle Forks of the Snoqualmie River and areas 200-feet landward of the river's ordinary high water mark and also includes regulated FEMA floodway and associated floodplain and wetlands with this waterbody.

Dimensional standards for the Commercial Conservancy Shoreline Environment Designation include:

- 1** **Shoreline buffer** ([NBMC 14.20.290](#))
 - 75 feet from the OHWM or 20 feet from the edge of the FEMA floodway, whichever is greater (Middle Fork)
 - 100 feet from the OHWM or 20 feet from the edge of the FEMA floodway, whichever is greater (South Fork)
- 2** **Impervious surface** ([NBMC 14.20.280](#))
 - 65% impervious maximum in shoreline jurisdiction (Middle Fork)
 - 60% impervious maximum in shoreline jurisdiction (South Fork)



1



2





NORTH BEND

SHORELINE MASTER PROGRAM

Shoreline Protection

Environmental resource protection within shoreline jurisdiction ([NBMC 14.20.290](#)) is driven by the City's critical areas ordinance (Ord. 1688 on May 21, 2019), and by buffers within the shoreline environment. Note, certain provisions within City's critical areas ordinance ([NBMC Chapter 14.05](#)) do not apply and applicants must instead get a shoreline letter of exemption or shoreline permit authorization, including the following:

- 1 Exemptions for maintenance, repair, and replacement like in-kind (needing a letter of exemption instead), meeting applicable criteria under ([NBMC 14.20.660 Exemptions from shoreline substantial development permits](#))
- 2 Reasonable Use Exceptions and Variances (requires a shoreline variance, with Department of Ecology as the final decision authority)
- 3 Permitted alterations to wetlands, streams and fish, wildlife habitat conservation areas and geologically hazardous areas ([NBMC 14.06.030](#), [NBMC 14.09.040](#) and [14.11.050](#), respectively) are permitted, subject to SMP requirements



Pre-existing Conditions



Construction



Post-construction Mitigation

Mitigation Sequencing

Proposed impacts to native vegetation and critical areas within shoreline jurisdiction must first follow mitigation sequencing ([NBMC 14.20.190\(92\)](#)) where the following actions below are listed in order of preference:

- A **Avoiding** the impact altogether by not taking a certain action or parts of an action;
- B **Minimizing** impacts by limiting the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
- C **Rectifying** the impact by repairing, rehabilitating, or restoring the affected environment;
- D **Reducing** or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- E **Compensating** for the impact by replacing, enhancing, or providing substitute resources or environments; and
- F **Monitoring** the impact and the compensation projects and taking appropriate corrective measures.