



Land Use Review of On-Site Sewage System Applications on Shoreline Parcels

See Repair Application Items on Back

There are many different review criteria that are applied to On-Site Sewage System applications. It is the intent of this handout to summarize these review criteria in a format that both clarifies the review process and facilitates the expedited review of applications by providing the required information at the time of initial application. Prior to starting any design, whether a shoreline parcel or not, it is recommended that you contact DCD staff to assist you in determining when reporting is required to be performed by qualified professionals (wetland, archaeological, geohazard, etc.), and help to assess if there are limitations to development on the parcel.

New Applications:

1. **Site Plan** – the following additional details are required on OSS application site plans for shoreline parcels. The shoreline designation applies to all properties on marine shoreline and properties abutting lakes over 20 acres.
 - a. Field-Located Ordinary High-Water Mark (OHWM)*
 - b. 200-foot Shoreline Jurisdiction line
 - c. The Fish and Wildlife Habitat Conservation Area (FWHCA) water quality buffer line
 - d. Tree Plan – show all trees over 6 inches in Diameter at Breast Height (DBH) that will be removed as part of the project
 - e. Limits of Work (sometimes referred to as clearing limits)
 - f. Geological hazard setbacks for unstable slopes or coastal geologic buffers
 - g. All other setbacks established by critical area reports
2. **Site Plans on undeveloped/forested land within parcels over 2-acres in size** – should have the following added to the site plan for the proposed scope of work
 - Estimate of timber removed for installation (measured in board-feet)**
3. **Establishing Fish and Wildlife Habitat Conservation Area (FWHCA) buffers** – The FWHCA water quality buffer setback is measured from the OHWM on marine shorelines and bank full width (BFW) on mapped streams that may be fish bearing. Use the table below as a guideline to determine the FWHCA water quality buffer line. Septic tanks/pump chambers and sleeved sewer lines are allowed within the buffer, however, drainfields are not. Shoreline variances are only allowed if no other alternative is available, and any intrusion into the water quality buffer requires mitigation.

Calculating FWHCA Water Quality Buffers:

Land Use intensity	Slope ≤ 30%	Slope > 30%
Medium - 1 unit/acre	75'	112.5'
High - More than 1 unit/acre	100'	150'

4. **Appurtenant structures** – all appurtenant structures are required to be landward of the primary residence. OSS components are considered appurtenant structures; therefore, all components must be located either adjacent to or landward of the residence and may not be located on the waterside of the residence.

Repair Applications:

1. **Site Plan** – all information that is required for new applications above applies to repairs as well.
2. **FWHCA water quality buffer** – Use the table above to calculate buffer width and add it to the site plan. For repairs, septic tanks/pump chambers and sleeved sewer lines are allowed within the buffer and drainfields are only allowed if there is no other alternative. If you are proposing a drainfield repair within the water quality buffer, add a justification statement to the site plan to document that you have evaluated all other alternatives.
3. **Appurtenant structures** – In the case of repairs where existing building sewer lines and tanks are located on the water side of the residence, it is recognized that it is an unreasonable hardship to replumb the residence to move the tank location away from the waterside of the residence. In these cases, tank replacements will be allowed on the waterside of the residence. Sewage transport lines in the water quality buffer must be sleeved, and tanks must be watertight. This must be shown on the site plan.

It is not the intent of this handout to answer all questions or be a comprehensive list of all requirements related to specific sites. Please contact a Planner for questions related to a specific parcel.

NOTES

* (Per San Juan County Code 18.20.150 "O" definitions) "Ordinary high water mark (**OHWM**)" means that mark on all lakes, streams, and tidal water that will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from abutting upland, in respect to vegetation, as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the Department of Ecology; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water (RCW 90.58.030).

**For projects involving over 5,000 board-feet of timber removal for regulated parcels, a forest practices permit (filed with Washington Department of Natural Resources) may be required. We may ask for additional clarification concerning timber cut in preparation for development.