

ZONING

17 Attachment 6

MANAGEMENT UNIT 39 PLANNING AREA VIII

Management Category

UM – Urban Mixed

Boundary Description

Southern Boundary – Management Unit 38.

Western Boundary – a point where the old railroad grade intersects with the shoreline of the western side of Point Chehalis.

Plan Boundary – State Highway and Jetty Haul Road.

Eastern Boundary – the waterward boundary includes all of the water area of the existing marina and protective breakwater.

Management Objectives

This is the most intensely developed management unit in this portion of the estuary. Because of its unique location in the harbor, it is anticipated that this area will be the focus for the harbor's commercial and sport fishing industry. Its unique location at the mouth of the harbor along with equally unique stable soils, also make this area well suited for water-dependent industrial development. Intensive use of the shoreline and adjacent areas is envisioned for both activities. While it is not intended that water-dependent industrial development in the area would preclude expansion of the present marina, if such development should preclude future marina expansion, a plan amendment and Level V mitigation would be required to accommodate a new marina site.

Special Conditions

In addition to standard uses and allowable activities, the following conditions will also apply:

1. The new marina is allowed in the southeastern portion of the management unit.

Allowable Activities

Management Category	UM*	
Structures		
Piers docks wharves	A	
Piling and mooring dolphins	A	
Bridges		
Causeways		
Outfalls	5	
Cable/tineline crossing		
Boathouses	A	
Breakwater	A	
Bank		
Diking	C	
Bulkheading	3. 6	
Groins	A	
Jetty	A	
Special project fills	1 – 4 6	
Bankline straightening		
Bankline erosion control	A	
Special activities		
New access channel		
Channel/berth maintenance		

Legend: Allowed activity

Conditional activity

Special conditions

Not allowed

A
C
1. 3

STANDARD USES

WESTPORT CODE

2. The project is envisioned to involve a plan generally consistent with the size identified in Alternative 2, the Public Brochure released by the Corps of Engineers entitled, "Alternatives and Their Pros and Cons, Small-Boat Basin, Grays Harbor, Washington, Area A – Westport, Draft #3, September, 1973." While such a project must meet applicable local, state and federal regulations, it is not considered an unacceptable adverse impact in the context of the total estuary management plan.
3. Filling and bulkheading as may be required by allowable uses is allowed including necessary reconstruction of existing docks, breakwater, or other existing facilities to permit optimum use of the existing marina.
4. Design options that are developed and evaluated as a part of the marina expansion permit may be constrained by factors in Management Unit 38. Prior to any final evaluations, the conditions and management objective of that management unit should be reviewed for compliance.
5. Continued operations and maintenance of the existing outfall in this management unit is allowed. New outfalls will not be allowed unless it can be demonstrated that they would not adversely affect water quality in Management Unit 38.
6. No more than five acres of wetland fill may be allowed for water-dependent industrial development in this management unit. In any case, the total impacts associated with any water-dependent industrial development which exceeds the impacts anticipated by the planned marina expansion will require Level V mitigation for the excess impacts.