Planning and Land Services Department  
CURRENT PLANNING SECTION POLICY

Policy Number: CP2015-01  
Title: Self-Contained Equipment in Shorelines  
Date: February 19, 2015  
Management Approval: Deirdre Wilson  
Related Documents: PCC Title 20

**Purpose:** This policy provides criteria for identifying self-contained equipment and establishes that placing such equipment in Shoreline Management Act (SMA) jurisdiction is not subject to permit requirements under the SMA or the Pierce County Shoreline Master Program (SMP).

**Discussion:** All development, uses, and activities occurring within SMA jurisdiction shall be subject to SMA requirements. The SMP implements the SMA in Pierce County.

The SMA defines development: “Development” means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level.”

The SMA permit requirements apply only to development as defined above. Siting a piece of equipment on the ground or platform is not “development” if the action meets the following criteria:

- It consists entirely of a self-contained piece of equipment that is typically fabricated off site and placed on the site as a unit.
- It involves no construction on site. Some assembly of equipment parts is allowed.
- It is not permanently affixed to the ground or other surface or platform.
- It does not require a building permit, mechanical permit, or plumbing permit.
- It is on private property.
- It is not on a tract, easement, or other conveyance that provides for public access.
- It does not include any of the actions listed in the definition for “development.”
- It is sited more than 15 feet landward from the Ordinary High Water Mark or legally established bulkhead.
- Placement of self-contained equipment is subject to the SMP vegetation requirements.
- It is not a “recreational vehicle” as defined in Pierce County Code (PCC) 18.25.030.

**Note:** Siting equipment on a site as allowed here is subject to all other applicable zoning, critical areas, and other land use regulations.
Authority to Establish Policy
This policy is authorized by Washington Administrative Code, Section WAC 173-26-140: Shoreline master program administrative interpretation.

As required by RCW 36.70B.110(11), each local government planning under chapter 36.70A RCW shall adopt procedures for administrative interpretation of its development regulations, which include shoreline master programs. When developing and adopting procedures for administrative interpretation of its shoreline master program, local government shall include provisions requiring consultation with the department to insure that any formal written interpretations are consistent with the purpose and intent of chapter 90.58 RCW and the applicable guidelines. [Statutory Authority: RCW 90.58.140(3) and [90.58].200. WSR 96-20-075 (Order 95-17), § 173-26-140, filed 9/30/96, effective 10/31/96.]

Ecology Approval
This policy was sent to Ecology for review. It was approved by Alexander Callender, Wetland/Shoreland Specialist for Lewis, Thurston, and Pierce Counties, on February 18, 2015.

Sunset
This policy will remain in effect until the effective date of an updated SMP for Pierce County.