



## TO DO THIS

### APPLY AND SUBMIT THE FOLLOWING:

- Development & Planning applications
- Site-specific land survey with a site plan illustrating proposed dune modification:
  - Demonstrate the physical boundaries of the property, the location of the 100' protective strip, and the topography of the site. A cross section view shall indicate what the property looks like pre and post dune modification. Indicate the 24' mean sea level elevation. Survey monuments indicating the physical boundaries, the location of the 100 ft protective strip and also the 24' sea level elevation.
- Review fees of \$440.00

## DO NOT DO THIS



## DEFINITION

Dune: build up of soil inland from the Ocean or Bay providing natural flood protection, wildlife habitat, and other ecological and public safety functions.

100' Protective Strip: dunal area inland from a line drawn along the seaward edge of the natural dune vegetation. Pacific County currently utilizes the 1993 grassline to determine the location of the 100' protective strip.

Mean Sea Level (MSL): average height of the sea surface water level computed by averaging the levels of all tide stages over a 19-year period. MSL along the west side of the Long Beach Peninsula is measured at approximately 21 feet.

## PACIFIC COUNTY CODES

Can be located on the County Website

[www.co.pacific.wa.us](http://www.co.pacific.wa.us)

Shoreline Master Program (SMP)

Critical Areas and Resource Lands (CARL)

Flood Damage Prevention



# Dune Modifications

Pacific County

Department  
of  
Community Development

7013 Sandridge Road  
Long Beach, WA 98631  
(360) 642-9382

P.O. Box 68  
1216 W. Robert Bush Dr.  
South Bend, WA 98586  
(360) 875-9356

[www.co.pacific.wa.us](http://www.co.pacific.wa.us)

## SHORELINE MASTER PROGRAM (SMP)

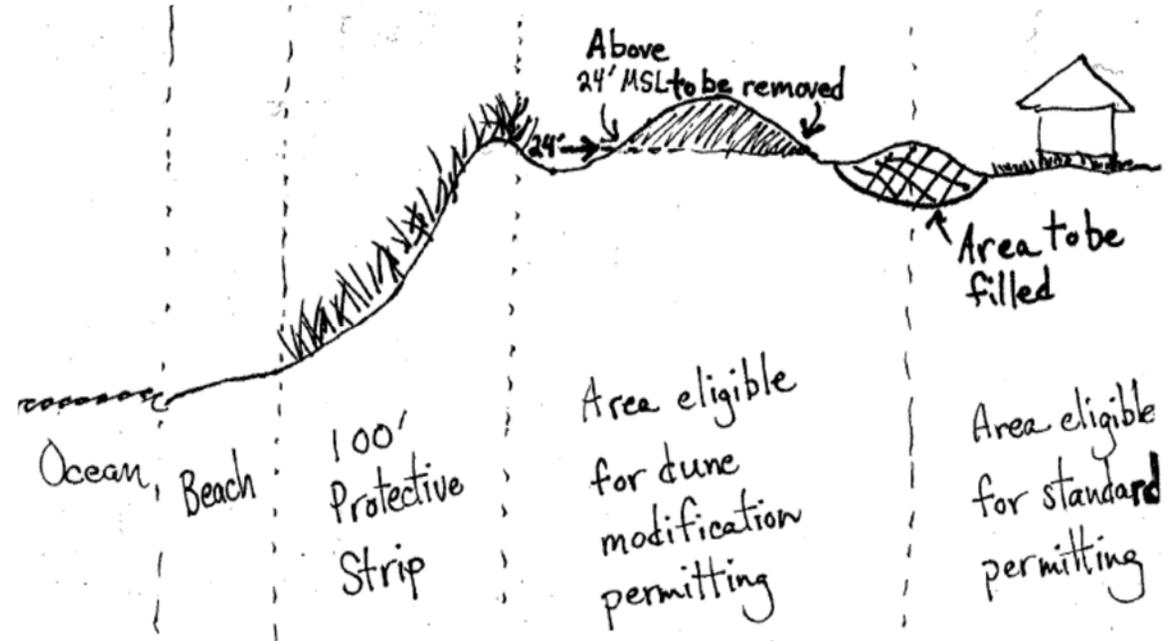
Section 21.3 of the SMP states, “Within the protective strip, any use shall be prohibited which in any manner may damage, destroy or remove any sand dune or part thereof or may kill, destroy or remove any dune grass, shrubbery or other vegetation growing on the sand dune, except that roads, trails, walkways or other means of access to the beach may be permitted provided their effects on the dune land and vegetation is minimal.”

The regulations listed within Section 21 of the Pacific County SMP are very clear in terms of defining the parameters in which a dune modification must occur. Specifically, these regulations are as follows:

- Dune modification must be east of the 100' protective strip or more easterly if necessary to provide a minimum of 50' of undisturbed dunal vegetation.
- 100' protective strip is measured to the east (or landward) of the 1993 grassline survey.
- Re-use of removed dune sand for fill is permitted within the same parcel.
- The disturbed area may not be below 24' MSL.
- Erosion stabilization on all exposed sand surfaces shall be provided for protecting neighboring properties from windblown sand.
- Modification shall take place between the months of November through February with notification of the date of dune modification given at least 24 hours before work begins.
- Total fair market value of the project must be less than \$5,718.

**WHY** does Pacific County Department of Community Development's permitting process for dune modifications require an elevation of 24 feet Mean Sea Level (MSL)? It's a flood precaution issue related to the sea surface water level inland from the Pacific Ocean for both the A and V flood zones. This permitting requirement takes into consideration the proximity of residential and commercial buildings to the primary dunes, and also takes into account the fact that the dunes are very mobile due to wind, especially after their initial dune modification. The purpose of going up 3 feet (above 21' MSL) to 24' MSL is to ensure the dune is not topped by an extreme wave or flood event and is there to protect not only the first row of buildings but others to the east.

**HOW** will it look? After receiving permit approval from Pacific County DCD...



**NOTE:** An official land survey is required for dune modification activities.