

Shorelines

Within the City of Mountlake Terrace, Lake Ballinger is the only body of water regulated under the State of Washington Shoreline Management Act. As part of the City's Shoreline Master Program (see Appendix A), the City has designated Lake Ballinger/Edmount Island and the shoreline north of the public pier as a "Suburban" environment and the shoreline south of the pier as a "Conservancy" environment. The area is primarily developed as parks and a golf course. There are no residential, commercial, or industrial uses along the shoreline of Lake Ballinger within the City.

Geologically Hazardous Areas

Geologically hazardous areas within Mountlake Terrace are related to steep slopes, landslide hazards, erosion hazards, and the City's location within Seismic Zone 3.

Topography influences the suitability of land for development. For example, steep slopes (in excess of 15 percent) are typically low in strength and unstable in nature, are costly to develop, and in certain areas, are not suitable for development. Steep slopes may also have landslide and erosion potential and need to be regulated.

Seismic hazard areas have not been identified in the City. The City, however, lies within Seismic Zone 3, a relatively high hazard area. The geology determines the relative stability of a region, and whether or not the area is prone to shifts or sinkholes.

A map, Figure EN-1, shows the geologically hazardous areas that have been previously identified in Mountlake Terrace.

Mountlake Terrace contains many areas with slopes within the range of 15 – 25 percent and greater than 25 percent. Development on slopes exceeding 25 percent is usually restricted and strongly regulated to avoid potential erosion and slippage.






The ravine associated with the west branch of Lyons Creek serves as the major natural drainage channel for the area east of I-5. The ravine continues to be a major barrier for improving east-west travel. This natural feature, although a major open space asset for residents, has significantly affected access to downtown business.

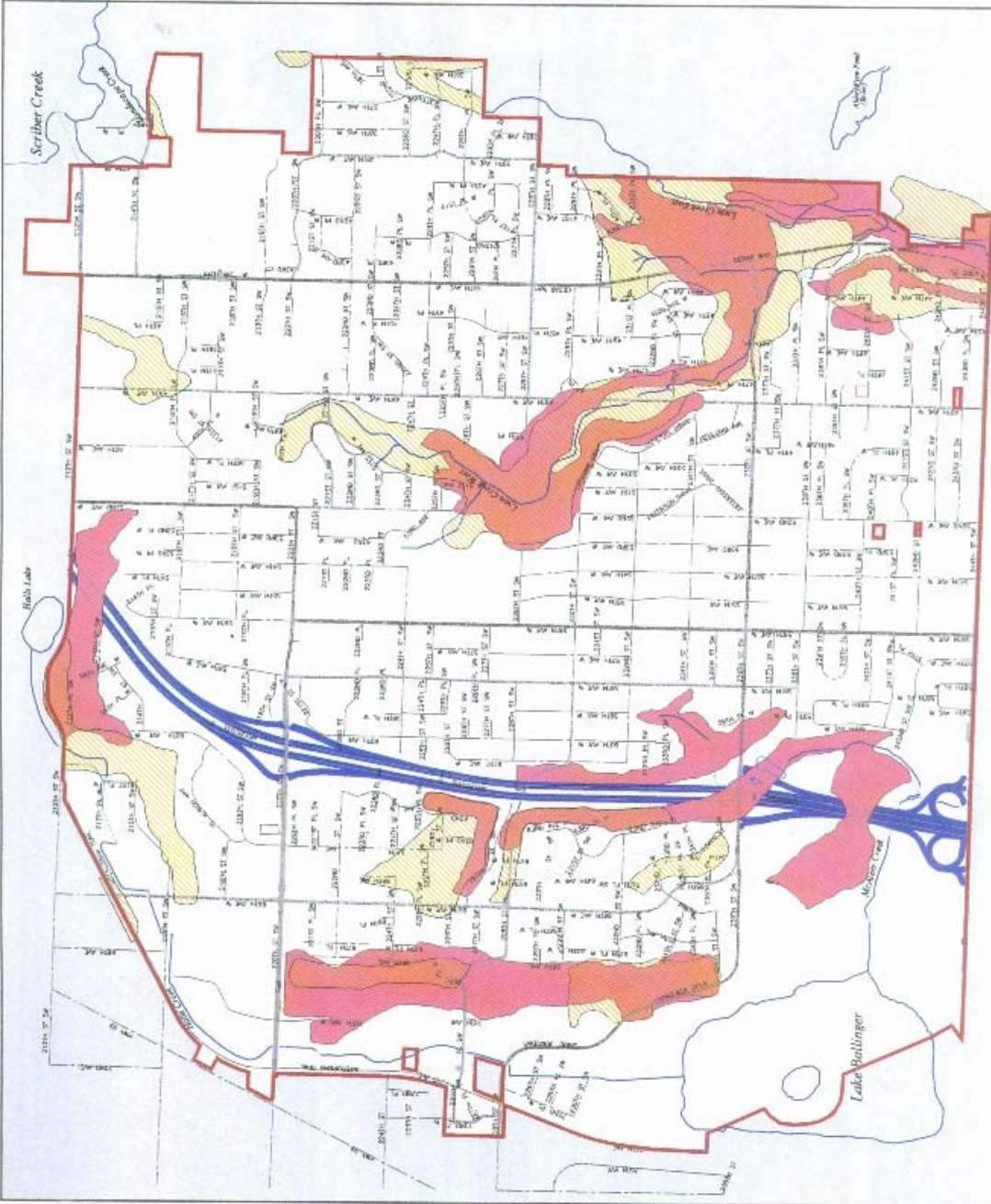
The steep slopes on the east and west flanks of the City are problematic for development because of their instability. In addition, soil suitability for structural support and stability are important factors in determining the potential for development. The survey conducted by the U.S. Soil Conservation Service provides data specific enough to identify potential site development constraints for particular parcels.

The load-bearing capacity of soil, the hydric properties, erosion potential, and characteristics with respect to shrink-swell all play a significant role in development of land. In particular, the hydric properties indicate the existence of wetlands, and signal the potential for other environmental concerns.

The soil survey conducted by the U.S. Soil Conservation Service includes detailed soil maps that can be used for general site selection and planning. This information has been included in the Geologic Features Map, Figure EN-1. The survey explains in great detail each soil's suitability for agricultural, residential, sanitary facility, recreational, woodland wildlife habitat, and other land uses.

Legend

-  Erosive Soils
-  Unstable Soils
-  Streams
-  Stream Below Ground
-  City Boundary



"These areas are generally considered geologically hazardous. Actual observations are subject to site analysis. The information on this map originates from a variety of resources and is a general representation only. Other properties not overlaid on the map may also be designated as sensitive or critical areas, subject to on-site analysis and additional regulation in accordance with City codes.

Figure EN - 1

**Critical Areas:
Geological Features**