



Shoreline Substantial Development

A Substantial Shoreline Development permit is required for any development which does not meet the specific shoreline exemptions established by WAC 173-27-040. Activities requiring this permit include, but are not limited to new docks/piers valued at more than \$11,200; \$22,500 for docks that are constructed to replace existing docks, are of equal or lesser square footage than the existing dock being replaced; single family homes built for subsequent sales, any development worth more than \$7,047.00.

Please provide a project narrative describing the proposed use or uses and activities necessary to complete the project, a general description of the property as it now exists (including physical characteristics, improvements, and structures), and the vicinity of the proposed project, including identification of adjacent uses, structures and improvements, intensity of development, and physical characteristics.

Please demonstrate on a development plan the following information as outlined in WAC [173-27-180](#):

- Boundary of parcel and land upon which the development is proposed.
- Name of water body.
- The Ordinary High Water Mark of all water bodies located adjacent to or within the boundary of the project. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.
- Existing and proposed land contours, at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development
- A delineation of all wetland areas that will be altered or used as a part of the development.
- A general indication of the character of vegetation found on the site.
- The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drain fields, material stockpiles or surcharge, and stormwater management facilities.
- Landscape plan (if applicable).
- Plans for development of areas on or off the site as mitigation for impacts associated with the proposed project (if applicable).
- Quantity, source and composition of any temporary or permanent fill material that is placed on the site.
- Quantity, composition and destination of any excavated or dredged material.
- A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- A depiction of the impacts to views from existing residential uses and public areas (if applicable)

Applicant Information

Name: _____ Owner Name (if different): _____
E-mail: _____ Company (if applicable): _____
Address: _____ Phone: _____

Property Information

Property Address: _____ Parcel Number(s): _____
Total Square Feet: _____ Development Name: _____
Current Zoning: _____ Proposed Use: _____
Critical Areas on or Near Property: _____

Required Documents

Submittal Instructions

- If applying in person, applicants must [schedule an intake appointment](#).
- If applying in person, one paper copy of each document is required, including a signed version of this cover sheet, unless otherwise stated.
- A PDF version of all documents is required at time of submittal, either on a USB drive or CD. File names must contain the document type as listed on this form, the name of the applicant, and the submittal date. For example: *Project_Narrative_Smith_01-18-2018*.

Submittal Documents

- [Acceptance of Financial Responsibility Form / Affidavit of Applicant Status](#)
- Boundary Survey which contains the location of the Ordinary High Water Mark, as surveyed by a professional land surveyor licensed in the State of Washington
- Critical Area Affidavit
- Critical Area Study (if applicable)
- [Eastside Fire & Rescue Plan Review Sheet](#)
- [Habitat Assessment](#) (if work is within Lake Sammamish)
- [Historic Resources Affidavit](#)
- [Joint Aquatic Resources Permit Application](#) Form (if any work is within water)
- Legal Description
- Mailing List ([Template](#)) and [Map](#)
 - a. Mailing list and map to include all property owners within 1,000 feet of the subject site (2,000 feet for properties within EHNSWB overlay).
- Ordinary High Water Mark Determination by Qualified Professional
 - a. If work is for in-water structures, such as bulkheads, other shoreline stabilization and docks.
- Plan Set (3 copies; see page 1 for requirements)
- Pre-Application Conference Meeting Notes
- Project Narrative
- SEPA Checklist (if applicable)
- Signed Application Form
- Title Report (<30 days old)

Fees

Type 4 Land Use Application Counter Service Intake Fee	\$528
Preliminary Review Deposit	\$3,300
Legal Notice Posting	\$315
Legal Notice Publication/Mailing	\$569
Critical Area Review	\$660
SEPA Determination (if applicable)	\$660

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10-hour increment.

Signatures

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will terminate this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with Chapter 20.05 SMC.

Applicant, Representative, and/or Owner Signature:

Date:

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Date: