



Shoreline Development Application

(For projects located within 200 feet of a body of water and/or associated floodway and wetlands under the jurisdiction of the Shoreline Master Program [SMP] ACC Chapter 18.08)

Submittal Requirements

In addition to filling out the applicable contents of this application packet, all applicants must attach the following documents:

<input type="checkbox"/> A scaled site plan showing property boundaries and location of all existing structures, driveways, well, septic, fences, critical areas and shoreline OHWM and proposed structures/uses and distances from property lines and OHWM*
<input type="checkbox"/> Written Project Description
<input type="checkbox"/> JARPA, if required for your project by a State or Federal agency
<input type="checkbox"/> SEPA Environmental Checklist, if not exempt per WAC 197-11-800
<input type="checkbox"/> Application Fee (see below)

*The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project must be shown. This may be an approximate location, provided that for any development where a determination of consistency with the applicable regulations requires a precise location of the OHWM the mark shall be located precisely by a qualified professional and the biological and hydrological basis for the location as indicated on the plans shall be included in the application documents. 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. The requirement for a precise (surveyed) OHWM shall be determined by the Adams County Planning Department.

Depending on existing site conditions and proposed development activities, your application may require additional reports and/or studies to identify and assess potential project impacts. Always consult with the Adams County Planning Department if there are questions prior to submitting your application.

Application Fees:

Application fees vary by permit type-
See Adams County Planning Dept. for current fees

A. General Information- to be completed by all applicants

Applicant Information

Name: _____

Address: _____

Phone Number: _____

Email: _____

Applicant's Representative (if applicable- name, organization, address, phone number):

Is Applicant the property owner? Yes No

If no, provide property owner information below:

Owner Name: _____

Address: _____

Phone Number: _____

Email: _____

Project Overview

Project Location (address and/or parcel number):

Section: _____ Township: _____ Range: _____

(Attach a vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.)

Shoreline Waterbody: _____

Shoreline Environment Designation:

Natural

Rural Conservancy

Shoreline Parks

Proposed Use or Modification:

Type of Permit Requested

Shoreline Substantial Development Permit

Shoreline Conditional Use Permit (must complete Section D below)

Shoreline Variance (must complete Section E below)

B. Existing and Proposed Site Conditions- *to be completed by all applicants*

1. Describe the project site as it currently exists. Include physical characteristics and any existing improvements. Questions below may provide more detail. Attach additional sheets if needed.

Structures and Impervious Surfaces

2. List all existing structures and impervious surfaces, their location and their footprint.

Structure Type	Location*	Footprint (SF)	Impervious Surface	Footprint (SF)

**choose: in water, within shoreline management buffer (see ACC 18.08.650.F.3.b), outside of shoreline buffer*

3. List all proposed structures and impervious surfaces, their location and their footprint.

Structure Type	Location*	Footprint (SF)	Impervious Surface	Footprint (SF)

**choose: in water, within shoreline management buffer (see ACC 18.08.650.F.3.b), outside of shoreline buffer*

4. Will the project result in the removal of any impervious surfaces?

Yes No

If Yes, describe the type, location and amount of impervious surface to be removed:

5. List all overwater structures.

Structure	Existing		Proposed	
	Number	Area (sf)	Number	Area (sf)
Pier				
Dock				
Float				

6. Describe the existing uses of properties adjacent to the project location.

Vegetation Disturbance and Land Modification

7. Describe the existing vegetation on the site:

8. Will any trees be removed within the shoreline jurisdiction boundary?

Yes No

If yes, how many: _____

Are any within the shoreline management buffer?: Yes, # ____ No

9. Will the project result in development within a floodplain?

Yes * No

**Additional documentation or application materials may be required for compliance with flood code. Consult with planning staff if you have questions prior to submitting your application.*

10. Is there any clearing/vegetation removal proposed? Yes No

If yes, how much (square feet): _____

11. Is any grading proposed? Yes No

If yes, how much: _____

12. Will any clearing and/or grading occur within the shoreline buffer? Yes No

If yes, how much: _____

13. If applicable, briefly describe the source and type of fill material, amount in cubic yards you will use, how and where it will be placed, and if its temporary or permanent:

14. For all excavation activities, briefly describe the method for excavation, type and amount of material you will remove and where the material will be disposed:

Shoreline Modification

15. Has the shoreline been modified? Yes No Unknown

If, yes, describe structure (bulkhead, riprap etc.):

16. Indicate any proposed shoreline modifications:

Shoreline stabilization	Fill
Overwater Structures	Restoration/Enhancement
Dredging and Dredge Material	None

17. Linear length of shoreline modification (bulkheads, revetments, bioengineering, groins, retaining walls etc.)

Existing: _____

Proposed: _____

Critical Areas

18. Are any of the following critical areas present on site?* *(If the site has only a critical area buffer present, still check the box for the corresponding critical area.)*

Frequently Flooded Area	Fish and Wildlife Habitat Conservation Area
Critical Aquifer Recharge Area	Geologically Hazardous Area
Wetlands	

**For any critical areas checked, additional reports/documentation may be required per ACC 18.08 Article VI. Consult with planning staff if you have questions prior to submitting your application.*

19. Are impacts proposed to any of the critical areas identified above?

Yes No

If yes, summarize briefly:

C. Environmental Protection- *to be completed by all applicants*

New uses and developments on Adams County shorelines must not have an unmitigated adverse impact on shoreline functions. Projects must be designed, located, sized, constructed and maintained to achieve no net loss of shoreline ecological functions. Mitigation may be required to ensure these provisions are met. ACC 18.08.520 and 18.08.530 describe the mitigation requirement and common examples of potential adverse impact. Critical areas, critical area buffers, and shoreline management buffers must also be protected in accordance with the provisions of ACC 18.08 Article VI (Critical Areas in Shoreline Jurisdiction).

1. Has a mitigation plan been prepared?

Yes (attach)

No

If no, explain why a mitigation plan is not necessary:

2. Summarize how no net loss of shoreline ecological function will be achieved. Attach supporting documentation as necessary:

D. Shoreline Conditional Use Permit

(Answer ONLY if requesting this type of permit)

**Applicant must demonstrate the proposal meets all of the following per the Adams County SMP (ACC 18.08.950)*

Thoroughly answer the following questions on a separate sheet and attach to this application packet:

1. That the proposed use is consistent with the policies of RCW 90.58.020 and the SMP;
2. That the proposed use will not interfere with the normal public use of public shorelines;
3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP;
4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
5. That the public interest suffers no substantial detrimental effect.
6. That if Shoreline Conditional Use Permits were granted for other developments in the area where similar circumstances exist, the cumulative impact of such uses would remain consistent with the policies of RCW 90.58.020 and not produce substantial adverse effects to the shoreline environment.

E. Shoreline Variance

(Answer ONLY if requesting this type of permit)

**Applicant must demonstrate that extraordinary circumstances exist and that the public interest shall suffer no substantial detrimental effect as a result of the proposal per the Adams County SMP (ACC 18.08.955)*

Thoroughly answer the following questions on a separate sheet and attach to this application packet:

1. That the strict application of the bulk, dimensional or performance standards set forth in the SMP precludes, or significantly interferes with, reasonable use of the property;
2. That the hardship described in criterion 1 of this Subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the SMP, and not, for example, from deed restrictions or the applicant's own actions;
3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP and will not cause adverse impacts to the shoreline environment;
4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
5. That the variance requested is the minimum necessary to afford relief; and
6. That the public interest will suffer no substantial detrimental effect.
7. That if shoreline variances were granted for other developments and/or uses in the area where similar circumstances exist, the cumulative impact of the variances would remain consistent with the policies of RCW 90.58.020 and not produce substantial adverse effects to the shoreline environment.

This section required in ADDITION to the questions above for variances requested for uses and/or development that will be located waterward of the OHWM.

1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable SMP precludes all reasonable use of the property;
2. That the public rights of navigation and use of the shorelines will not be adversely affected.

F. Authorization

Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant Adams County the right to enter the above described location to inspect the proposed and/or completed work.

Signature of Applicant (REQUIRED):

Printed Name: _____

Date: _____

Signature of Authorized Agent (REQUIRED if indicated on Application):

Printed Name: _____

Date: _____

Signature of Land Owner (REQUIRED if not the Applicant):

Printed Name: _____

Date: _____