

SHORELINES PERMIT APPLICATION

Substantial Development, Timber Cutting, Conditional Uses, Variances



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Request:

- Substantial Development
- Timber Cutting
- Conditional Use
- Variance

Applicant/Contact: _____

Mailing Address: _____

Phone: _____ Fax: _____

E-Mail Address (Optional): _____

Property Owner: _____

Mailing Address: _____

Phone: _____ Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Subject Property Address (Or Nearest Intersection): _____

Tax Parcel Number: _____ **Zoning:** _____

Name of Affected Waterbody: _____ **Shoreline Designation:** _____

Current Use: _____ **Proposed Use:** _____

Brief Project Summary: _____

Water Supply Source: _____ **Sewage Disposal Method:** _____

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 18.04.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: _____ **Date:** _____

Signature of Property Owner: _____ **Date:** _____

For Official Use Only:
Date Application Received _____ • Date Application Complete _____



SUBMIT TO:
City Hall
7121 NE Loop Road

Shorelines Permit

Submittal Requirements

The following information is required for all Shoreline Permit Applications. Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee** (Amount: _____ Date: _____ Receipt #: _____)
- Completed and Signed Shorelines Permit Application**
- Any Associated Land Use and Building Permit Applications**
- Two (2) Complete Site Plan Proposals—Drawn to scale, showing the proposal site and all adjoining areas within 100 feet, and including the following:**
 - A Vicinity Map
 - A North Arrow
 - All property boundary lines **and** dimensions
 - The location and width of all public and private roads
 - The location and size of all existing structures, utility lines, easements, septic tanks and drainfields, wells, and other improvements
 - The location and extent of all proposed structures and/or uses
 - The location, species, and diameter of all significant trees
 - The location and description of all critical areas and buffers

The following information is required for Timber Cutting Permits. Timber cutting permits are related to selective commercial timber cutting where no more than thirty (30) percent of the merchantable timber is harvested, or clear-cutting necessary for the preparation of land for another use.

- Timber Cutting Permits**
 - A Report Prepared by a Professional Forester Documenting the Full Amount of Merchantable Timber Existing at the Time of Application, and the Amount of Timber Proposed for Cutting
 - A Description of Any Topography, Soil Conditions, or Silviculture Practices Necessary for Regeneration that May Render Selective Logging Ecologically Detrimental

The following information is required for Shoreline Conditional Use Permits. Conditional uses are those uses which either do not need a shoreline location or are considered unsuitable for siting within a particular shoreline environment. Such uses must:

- Cause no unreasonable adverse effects on the environment or other uses within the area;
- Not interfere with the public use of public shorelines;
- Have a design that is compatible with the shorelines environment in which it will be located; and
- Not be contrary to the goals, policy statements or general intent of the shoreline environments.

- Shoreline Conditional Use Permits**
 - A Narrative Explaining How the Proposal Meets the Four Criteria Above

Shorelines Permit

Submittal Requirements, Continued

The following information is required for Shoreline Variances. Variances deal with specific requirements of the Shoreline Management Master Program and their objective is to grant relief when there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the Shoreline Management Master Program. The property owner must show that if forced to comply with the provisions then no reasonable use of the property can be made. The fact that the property owner might make a greater profit by using the property in a manner contrary to the intent of the Shoreline Management Master Program is not a sufficient reason for variance. A variance will be granted only after the applicant can demonstrate the following:

- The hardship which serves as a basis for granting of variance is specifically related to the property of the applicant;
- The hardship results from the application of the requirements of the Act and the Shoreline Management Master Program and not from for example, deed restrictions or the applicant's own actions;
- The variance granted will be in harmony with the general purpose and intent of the Shoreline Management Master Program.
- Public welfare and interest will be preserved. If more harm will be done to the area by granting the variance that would be done to the applicant by denying it, the variance will be denied.

Shoreline Variances

- A Narrative Explaining How the Proposal Meets the Four Criteria Above
- A Financial Analysis Showing that No Reasonable Use of the Property Can be Made