



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

RECEIVED:

PERMIT NO.: _____

SHORELINE CONDITIONAL USE PERMIT APPLICATION

SUBSTANTIAL DEVELOPMENT

EXEMPTION

Shoreline development in Mason County must conform with the Mason County Shoreline Master Program. The program requires that substantial development (any development of which the total cost or fair market value exceeds \$8,504.00 or materially interferes with the normal public use of the water or shorelines of the State) be reviewed with the goals, polices, and performance standards established in the Master Program.

The purpose of Conditional Use Permit is to allow greater flexibility in varying the new application of the Use Regulations of the Master Program. Conditional Use Permits should also be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in R.C.W. 90.58. In authorizing a Conditional Use, special conditions may be attached to the permit by local government or the Department of Ecology to prevent undesirable effects of the proposed use.

Other uses, which are not classified or set forth in the Master Program, may be authorized as conditional uses provided that the applicant can demonstrate, in addition to the criteria set forth below, that extraordinary circumstances preclude reasonable use of the property in a manner consisted with the Use Regulations of the Master Program.

Date met with Planner : _____ Name of Planner: _____

APPLICANT:

ADDRESS:

(street)

(city) (state) (zip)

PHONE: _____ EMAIL: _____

AUTHORIZED REPRESENTATIVE:

ADDRESS:

(street)

(city) (state) (zip)

PHONE: _____ EMAIL: _____

Answer all questions completely. Attach any additional information that may further describe the proposed development. **Incomplete application will be returned.**

PROPERTY DESCRIPTION:

General location (include property address, water body and associated wetlands—identify the name of the shoreline):

Include all parcel numbers: Projects located in open water areas, away from land shall provide latitude/longitude.

Is the applicant the property owner?

YES

NO

Owner:

(street)

(city)

(state)

(zip)

Development proposal (identify and describe the proposed project, including the type of materials to be used, construction methods, principle dimensions, and other pertinent information):

Existing Use (identify current use of property with exist improvements):

Reason for requesting development:

Uses that are classified, or set forth in the Master Program as conditional uses, may be authorized provided the applicant can demonstrate all of the following:

1. Show that the proposed use will be consistent with the policies of R.C.W. 90.58 and the policies of the Master Program.
2. Show that the proposed use will not interfere with the normal public use of the shoreline.
3. Show that the proposed use of the site and design of the project will be compatible with other permitted uses within the area.

4. Show that the proposed use will cause no unreasonable adverse effects to the shoreline environment in which it is to be located

5. Show that the public interest suffers no substantial detrimental effect.

Estimated fair market value of project to closest \$1,000: _____

Please attach any additional information, as needed.

ACKNOWLEDGEMENT

I hereby declare, to the best of my knowledge and belief, the forgoing information and all information is true and correct

(property owner or authorized representative)

(date)

The applicant shall provide, at a minimum, the following information:

1. SITE PLAN - drawn to scale and including:

- a. The boundary of the parcel(s) of land upon which the development is proposed;
- b. The ordinary high water mark (OHWM). 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 and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the OHWM is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest OHWM of a shoreline;
- c. The dimensions and location of existing structures which will be maintained;
- d. The dimensions and locations of proposed structures; parking and landscaping;
- e. The location of proposed utilities, such as sewer, septic tanks and drain fields, water, gas and electricity;
- f. The location, source, composition, and volume of fill material;
- g. The location, composition and volume of any extracted materials, and proposed disposal area; (if applicable)

2. CROSS SECTION, drawn to scale including:

- a. The location and height of existing structures;
- b. The location and height of proposed structures;
- c. The OHWM.

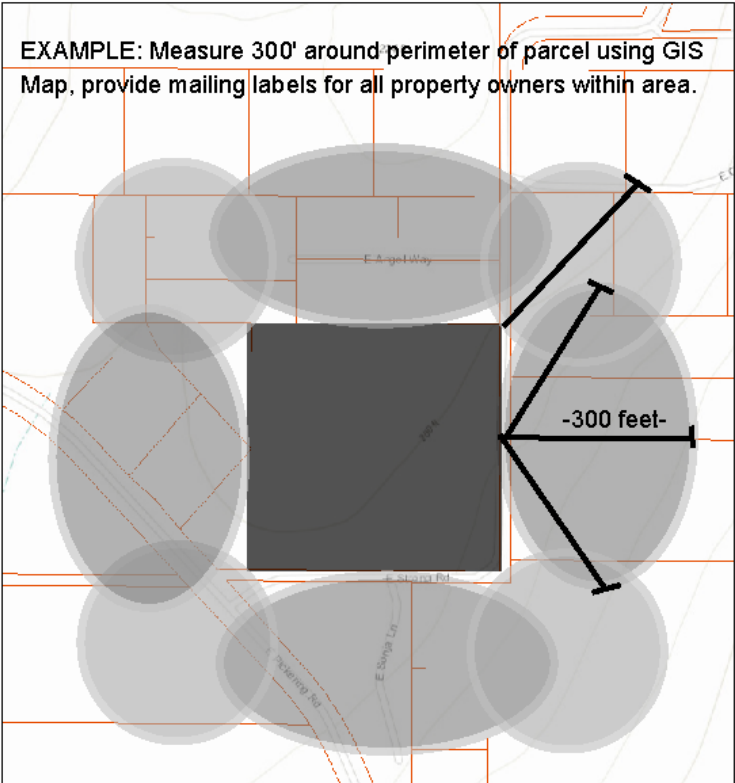
3. VICINITY MAP, including:

- a. The location of subject parcel using natural points of reference (roads, state highways, prominent landmarks, etc.).
- b. If the development involves the removal of any soils by dredging or otherwise, identify the proposed disposal site on the map. If disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the disposal site and its distance to nearest city or town.
- c. On the map, or separately, give a brief narrative description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.

4. ADJACENT LANDOWNERS. Provide names and mailing addresses of all real property owners within 300 feet of property line boundaries where development is proposed as mailing labels or pre-addressed envelopes.

Applicant is to provide pre-addressed envelopes or mailing labels to apply to envelopes of adjacent property owners' **MAILING ADDRESSES** within 300 feet of property boundaries for notification

EXAMPLE: John Smith 555 E Smith Dr Shelton, WA 98584		
Jane Doe PO Box 000 Olympia, WA 98502		



Publication Cost Agreement

Publication cost is the responsibility of the applicant. Final permit processing will **not** occur until advertising fees have been paid to the newspaper by the applicant. The Shelton-Mason County Journal will bill the applicant directly.

Billing Address:

_____ Email: _____

_____ Phone: _____

I / WE understand that I / WE must sign and date the attached acknowledgment indicating and that I / WE understand that is MY / OUR responsibility. I / WE must submit the signed page as part of application in order for it to be considered as complete.

Signature of Property Owner

Date Print Name

OR

Signature of Applicant

Date Print Name