

Can a decision be appealed?

Yes. The decision of the Board of County Commissioners may be appealed to the Washington State Shorelines Hearings Board within 21 days of the final decision by the Board.

What other permits may be required?

Before development of any project within or adjacent to the water, you should check with the following agencies for permit requirements. These permits may not be required, but checking with the agencies before development will mitigate problems in the project.

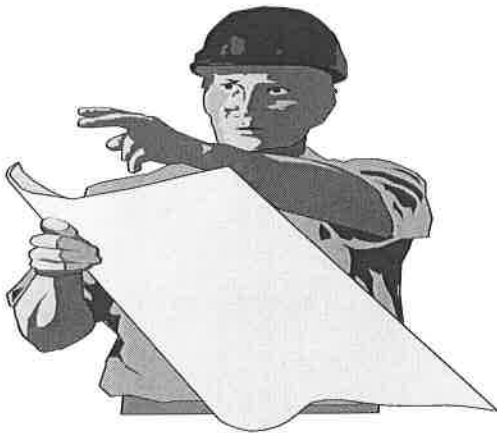
- Dept. of Ecology - NPDES (discharge into the water column)
- Dept. of Fish & Wildlife - Hydraulics permit, aquaculture projects
- Army Corps of Engineers - Section 10 permit (dredging or filling)
- Dept. of Agriculture - Aquaculture projects

Application Fees:

Shoreline Conditional Use/Variance Application
\$700.00

Shorelines Substantial Development Application \$400.00

If a Public Hearing, before the Board of County Commissioners is required there will be an additional fee: \$100.00



If you have questions...

**call the
Klickitat County Planning
Department
(509) 773-5703
493-6084 from the White Salmon
calling area**

**or come by the Courthouse Annex
8:00 AM - 5:00 PM**

**KLICKITAT COUNTY PLANNING DEPARTMENT
COURTHOUSE ANNEX
228 WEST MAIN, MS: CH-17
GOLDENDALE, WA 98620
PHONE: (509) 773-5703
1 (800) 765-7239
FAX: (509) 773-6206**

IF YOUR PROPERTY IS LOCATED IN THE NATIONAL SCENIC AREA, THE COLUMBIA RIVER GORGE COMMISSION REQUIRES YOU TO COMPLY WITH ALL NATIONAL SCENIC AREA REGULATIONS. THEY CAN BE CONTACTED AT 509 493-3323

**Shoreline
Permits**



**This publication
explains SHORELINE
PERMITS, and the process
for obtaining them**

This brochure contains general information only and is subject to periodic change. Contact the Planning Department for specific details regarding current information.

April 2011

Why Shoreline Regulations?

In the early 1970s several large developments took place along Washington shorelines which dramatically impacted the public use and interest in these areas. The increased public concern with shoreline developments resulted in legislative action. The Shoreline Management Act was placed on the ballot and was passed overwhelmingly by the voters of Washington State.

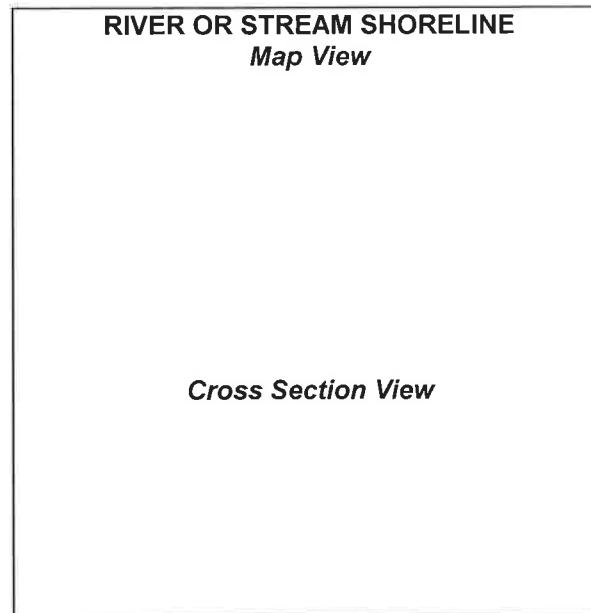
The Klickitat County Shoreline Master Program (KCSMP)

The KCSMP is the document that implements the Washington State Shoreline Management Act at the local level. The KCSMP applies the policies and goals of the State Act to the unique conditions and features of Klickitat County. The KCSMP is a local regulation developed by the Shorelines Committee, the Planning Commission and the Klickitat County Board of Commissioners. Because the Master Program is adopted by the Washington State Department of Ecology, it also has the authority of State Law.

The KCSMP designates all the shorelines of the County as one of five different categories as follows: Natural, Conservancy, Rural, Community and Urban/Industrial. The permitted, prohibited and shoreline conditional uses are based on the designation of the shoreline environment. For example, commercial development may be permitted (although it still may require a permit) in the Community environment and prohibited in the Natural environment.

What Shoreline area does the KCSMP regulate?

All streams with a mean annual flow of 20 cubic feet per second, all lakes over 20 surface acres in size, and all associated wetlands fall under the jurisdiction of the KCSMP. This jurisdiction includes *all* the surface waters and extends landward 200 feet from the ordinary high water mark of the shoreline. (Ordinary high water is the edge of the floodway on a stream.)



Within this area all *substantial developments* (other than those exempted) must obtain a permit from the Local Government. (A *substantial development* is any project with a fair market value over \$2500.) The KCSMP also designates certain activities as conditional uses (see below), which require a permit even if the development is not substantial.

Shoreline Conditional Use — Any project identified as a conditional use in the environment designation of the project site or any unclassified use.

Shoreline Permits

There are three different types of shoreline permits: a **Substantial Development Permit**, a **Shoreline Conditional Use Permit**, and a **Variance Permit**. A given project may require more than one of these.

A **Substantial Development Permit** is required for all substantial developments within the shoreline jurisdiction (unless otherwise exempted). This permit is issued by the Board of County Commissioners, and may be appealed to the Washington State Shorelines Hearing Board.

A **Shoreline Conditional Use Permit** is required if the specific activity you wish to undertake is listed as a conditional use or is not specifically listed as a use element in the KCSMP. This permit is issued by the County, if the application meets certain criteria, and must be approved by the Washington State Department of Ecology.

A Variance Permit is required if the activity does not meet the minimum standards for this type of developments outlined in the Master Program. For example, the KCSMP states that RVs in RV parks must be set back 100 feet from the Shoreline in the conservancy environment. If you wish to have these sites closer than 100 feet, a variance must be obtained. This permit is issued by the County, if the application meets certain criteria, and must be approved by the Department of Ecology.

Exemptions

A project is exempt from permit requirements if it is not a substantial development or if it is exempt by statute, such as a single family dwelling. However, such projects must meet the other requirements of the Master Program. For example, in the case of a single family dwelling, a substantial development permit may not be required, but the residential use must still meet the setback requirements.

If you would like a determination of whether your proposal requires a substantial development permit, you should submit a letter with enough information attached; including the fair market value, a drawing of the development and an accurate description of the project. The Planning Department will review your letter and notify you if your proposal is exempt or requires a shoreline permit.

How long does it take to get a permit?

After receipt of a complete application, the application must be advertised in the local paper. Action on the request cannot be taken until 30 days following the publication or until the regularly scheduled meeting before the Planning Commission. The process will take approximately 90 days.

Once action is taken on the application, the permit is transmitted to the Washington State Department of Ecology for a 21 day review period, and in the case of variances and conditional uses, for DOE to approve, modify or deny the proposal. Construction cannot commence until the review period has been completed.