

Why Shoreline Regulations?

In 1972, the Shoreline Management Act (SMA) was adopted into Washington Legislature. The SMA requires all counties with shorelines to develop and implement Shoreline Master Programs which serve to “protect the unique and diverse shoreline areas against poor management and destructive use.”

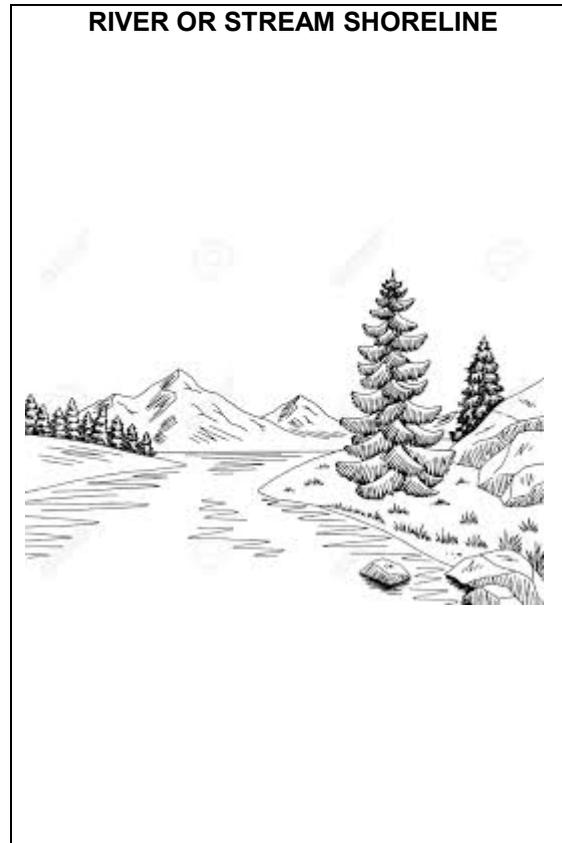
The Klickitat County Shoreline Master Plan (SMP)

The SMP is the document that implements the Washington State Shoreline Management Act at the local level. It applies the policies and goals of the SMA to the unique conditions and features of Klickitat County. Klickitat County’s first SMP was adopted in 1975. Since that time it has been updated to reflect changing local conditions, state rules and guidance. The SMP is developed by the Shorelines Committee, the Planning Commission, the Planning Department, and the Board of County Commissioners. The Department of Ecology (ECY) approves adoption of local SMP’s and has the authority of state law.

Under the SMP, there are five Shoreline Environmental Designations: Natural, Conservancy, Rural, Community, and Urban/Industrial. The permitted, conditional, and prohibited uses are based on the designation of the shoreline environment. For example, commercial development may be permitted in the Community environment and prohibited in the Natural environment.

What shorelines does Klickitat County regulate?

Many waterways within the County fall under the SMP regulation. 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 SMP. Among those, Trout Lake Creek, White Salmon River, Columbia River, and Klickitat River are all shorelines of statewide significance. This jurisdiction includes all surface waters and extends landward 200 horizontal feet from the Ordinary High Water Mark (OHWM) (located on the bank where the vegetation changes due to high water levels).



Within this area, all **substantial developments** (other than those exempted) require a permit from Klickitat County. A **substantial development** is any project with a fair market value of \$7,047 (as of September 2017. This amount is adjusted for inflation every five years). The SMP also designates certain activities as conditional use, which require additional permits.

Shoreline Permits

A **Substantial Development Permit** is required for all substantial developments within the shoreline jurisdiction unless specifically exempted. This permit is issued by the Board of County Commissioners, with input from the Department of Ecology. The decision may be appealed to the Washington State Shorelines Hearing Board.

A **Shoreline Conditional Use Permit** is required if the specific activity proposed is listed as conditional or not specifically listed as a use element in the SMP. If the application meets certain criteria, the County will recommend approval of the permit. The Department of Ecology makes the final determination on shoreline conditional use permits.

A **Shoreline Variance Permit** grants relief from specific bulk or dimensional requirements set forth in the SMP. For example, the SMP states that RVs in RV parks must be set back 100 feet from the OHWM in the Conservancy environment. Should these sites be closer than 100 feet, a variance is required. The County will recommend approval of the application if it meets certain criteria. The Department of Ecology makes the final determination on shoreline variance permits.

Exemptions

A project is exempt from permit regulations if it is not a substantial development or if it is classified as exempt in WAC 173-27-040. An exemption from the substantial development permit process is not an exemption from compliance with SMA or the SMP, or from any other regulatory requirements. In addition, while Klickitat County may issue an exemption, the project may still require permits from other agencies.

For a preliminary determination of whether your proposal will require a substantial development permit, submit a JARPA (Joint Aquatic Resource Permit Application) and associated site plan of the proposal to the Klickitat County Planning Department. The Planning Department will review this information and make a determination.

How long does it take to get a permit?

After receipt of a complete application, the proposal must be advertised in the local newspaper. 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 Klickitat County takes action on the proposal, the permit is then transmitted to the Department of Ecology for a 21 day review period. In the case of variance and conditional use permits, ECY may approve, modify or deny, the proposal. Construction cannot commence until the 21 day review period is complete.

Can a decision be appealed?

Yes. The County's decision may be appealed to the Washington State Shorelines Hearing Board within 21 days.

What other permits may be required?

Before beginning any project within or adjacent to water, you should confirm with the following agencies for permit requirements. The JARPA is used by multiple state and local agencies. While permits from these agencies may not be required, it is best to make this determination ahead of time:

- Dept. of Ecology – NPDES (permit to discharge into water) or Section 401 (water quality)
- Dept. of Fish & Wildlife - Hydraulic Project Approval
- Army Corps of Engineers - Section 404 permit (dredging or filling) or Section 10 (work in navigable waters)
- Department of Natural Resources - Aquatic Use Authorization

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, please call the
Klickitat County Planning Department**

(509) 773-5703

1 800 765-7239

**(509) 493-6084 from the
White Salmon calling area**

Fax (509) 773-6206

Planning2@klickitatcounty.org

or stop by the County Services Building

115 West Court St. 3rd Floor

Goldendale

8:00 AM - 5:00 PM

Klickitat County Planning Department

115 West Court Street, MS-302

Goldendale, WA

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

Klickitat County Development Assistance Brochure

Shoreline Permits



**This publication
explains the SHORELINE
PERMIT PROCESS**

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