



Community Development Department

## SHORELINE MANAGEMENT PROGRAM

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In 1971, the Washington State Legislature passed into law the Shoreline Management Act. The Act regulates the use and prescribes the management of Washington's fresh and saltwater shorelines.

Local government is given the primary responsibility of administering the act, and as a result the City of Bonney Lake approved a Shoreline Management Master Plan in April, 1975.

The program requires a permit for any substantial development proposal within 200 feet of Lake Tapps. Substantial development is a non-exempt project that would interfere with normal public uses of water and shorelines, or a project with a fair market value exceeding \$5,000.

Lake Tapps is the only water body presently under the jurisdiction of the City of Bonney Lake that is covered by the Act. This shoreline jurisdiction is applied to any property within 200 feet of the ordinary high water mark (OHWM). The OHWM for Lake Tapps is found at the 545 topographic line. This means that all property within 200 feet of the 545 topographic mark around lake Tapps must be in compliance with the goals, policies, and regulations of the shoreline management master program.

At the time of an application request, the City may determine whether a project meets the requirements of the Act or is exempt from needing a shoreline substantial development permit (SSDP). Because all development on the shoreline requires review to ensure compliance with the Act, either a permit (SSDP, shoreline variance or shoreline conditional use permit), or a shoreline letter of exemption is issued before the development occurs.

Shoreline permits require a fee and are issued after review by the Planning and Community Development Department and the City's Hearing Examiner, State Department of Ecology, and the Attorney General's Office who must concur with the City of Bonney Lake's findings.

### **MINIMUM PROCESSING TIME: 4 MONTHS**

#### **References:**

1. City of Bonney Lake Shoreline Management Master Plan
2. Washington Administrative Code (WAC), Title 173 Chapter 27
3. Revised Code of Washington (RCW), Title 90 Chapter 58, Shoreline Management Act of 1971.

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**City of Bonney Lake – Community Development Department**

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