

SHORELINE MANAGEMENT PROGRAM

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 not exempt from the Act.

At the time of an application request, the City may determine that a project be declared exempt from the requirements of a substantial development permit. A letter of exemption will be filed at that time with no fee.

Substantial development 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: 3 MONTHS

References:

1. City of Bonney Lake Shoreline Management Master Plan
2. Washington Administrative Code (WAC), Chapter 173 Section 27, and Chapter 173 Section 26
3. Revised Code of Washington (RCW), Chapter 90 Section 58, Shoreline Management Act of 1971.

Shoreline Substantial Development Permit
Application Form

FOR CITY USE ONLY
Submitted

PROJECT NAME:

Substantial Development Permit Application

	1. Completed Master Land Use Application. (separate document) 6 copies
	2. The filing fee required pursuant to Bonney Lake Municipal Code Chapter 3.68.
	3. Twenty-six (26) copies of a completed environmental checklist (SEPA); if part of another application only need one set of SEPA checklists.
	4. 2 SETS of Mailing labels that include the names and addresses of adjoining property owners within 600 feet of all sides of the subject property along with stamped No. 10 envelopes that include a return label for the city: City of Bonney Lake, P.O. Box 7380, Bonney Lake, Washington, 98391. Include a vicinity map that shows the 600 foot radius and numbered to correspond with list of mailing labels. Please provide source of mailing information and date generated.
	5. A narrative describing the general nature of the improvements and land use within a thousand feet in all directions from the development site (i.e. North – residential, South – commercial).
	6. Attach a copy of Puget Sound Energy’s approval for any work to be done below the 545 elevation line along Lake Tapps.
	7. Total Fair Market Value of proposed improvements.
	8. Site Plan shall include the following: (6 copies full size)
	a. Reduce plat map 11 X 17 (30 copies)
	b. Vicinity map 8 1/2 X 11 (30 copies)
	c. Site Boundary
	d. Property dimensions in vicinity of project
	e. Ordinary high water mark (OHWM)
	f. Typical cross section or sections displaying the existing ground elevations, proposed ground elevations, height of existing structures, and height of the proposed structures.
	g. If development involves grading, cutting, filling, or other alteration of land contours, show proposed land contours using five foot intervals in water area and ten foot intervals on areas land-ward of the OHWM.
	h. Tree survey showing trees larger than 6” in diameter. Label size and type of trees.
	i. Note dimensions and locations of existing structures that will be maintained.
	j. Identify source, composition, and volume of fill material.
	k. Identify composition and volume of any extracted materials and identify proposed disposal area.
	l. Identify location of proposed utilities including sanitary sewer, water, gas, and electricity.



Planning & Community Development Department

Additional information may be required by the City. The applicant will be notified in writing if additional information is necessary.

Please Note: In order to help out potential problems before submittal, the City of Bonney Lake shall require the applicant to attend a pre-application meeting. Please call the Planning and Community Development Department for information or to schedule a meeting.

I certify that I have provided all the necessary information as requested above.

Applicant Signature

Date

If you have any questions, please call the Planning and Community Development Department at 253-862-8602 ext. 356.